



City of Avondale
City Council Meeting
Monday, November 3, 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, November 3, 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. 2025 CITIZEN POLICE ACADEMY

The Avondale Police Department will be presenting the 2025 Citizen Police Academy to the City Council. This item is for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

4. CONSENT AGENDA

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

a. MINUTES

City Council will consider a request to approve the October 6, 2025 City Council meeting minutes. The Council will take appropriate action.

b. SERIES 12 (RESTAURANT) LIQUOR LICENSE - AZ PIZZA CO AVONDALE

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Brandi Elaine Mostofo for the sale of alcohol at AZ Pizza Co Avondale located at 9915 West McDowell Road #107 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE - OX KOREAN BBQ

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Guohui Chen for the sale of alcohol at OX Korean BBQ located at 10105 West McDowell Road #101 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1066-1125 - EMERGENCY OPERATIONS PLAN (EOP)

City Council will consider a request to: a) adopt Resolution 1066-1125, approving the updated Emergency Operations Plan (EOP) for the City of Avondale; b) authorize the Emergency Management Team to make changes when necessary and appropriate; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 1067-1125 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND THE CITY OF AVONDALE FOR THE CONNECTED VEHICLE ACCELERATION ZONE

City Council will consider a request to adopt Resolution 1067-1125, approving an Intergovernmental Agreement (IGA) with Maricopa County to provide in-kind services valued up to one hundred thousand dollars (\$100,000) in support of the Maricopa County Department of Transportation (MCDOT) Saving Lives with Connectivity: Accelerating Vehicle-to-Everything (V2X) Deployment Program and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The purpose of the IGA is to advance roadway safety and innovation through connected vehicle technology by fostering collaboration between the City of Avondale and Maricopa County. The Council will take appropriate action.

f. ORDINANCE 2037-1125 - AUTHORIZATION FOR REAL ESTATE PURCHASES OF TWO PARCELS FOR WATER SYSTEM IMPROVEMENTS

City Council will consider a request to adopt Ordinance 2037-1125, authorizing the acquisition of a portion of real properties for water system use as a water treatment site and authorizing the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The council will take appropriate action.

g. ORDINANCE 2038-1125 - ABANDONMENT OF 127TH AVENUE RIGHT-OF-WAY

City Council will consider a request to adopt Ordinance 2038-1125, authorizing the abandonment of 127th Avenue right-of-way generally located north of Alamar Boulevard and west of El Mirage Road 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. AGUA FRIA PEDESTRIAN BRIDGE AESTHETIC AND PROPOSED COST

City Council will receive an update from staff regarding the design of the proposed Agua Fria Pedestrian Bridge. This item is for discussion and feedback only; no Council action will be taken at this time.

b. SPEED SAFETY CAMERA PROGRAM

City Council will consider a request to terminate the Professional Services Agreement with American Traffic Solutions, Inc. DBA Verra Mobility, terminating the Police Department's Speed Safety Camera Program effective 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.

c. COUNCIL BUDGET DISCUSSION

City staff will present an update on the City's financials and seek the Council's feedback on the Fiscal Year 2026 budget. This item is for discussion and feedback only; no Council action will be taken.

d. MID-YEAR PUBLIC SAFETY SALARY ADJUSTMENTS - RECONSIDERATION

1. City Council may reconsider the City Council action from the October 20, 2025, meeting approving item 5.d. Mid-year Public Safety Salary Adjustments. The Council will take appropriate action.

If the motion passes, Item 5.d. is back on the table for discussion and action. If the motion fails, Item 5.d stands as approved on October 20, 2025.

2. City Council will consider a request to: a) implement changes to the salary schedule/step plan for Police Officers and Police Sergeants and authorize associated pay increases; b) transition Police Lieutenants and Fire Battalion Chiefs from a traditional market range to a step plan and authorize associated pay increases; c) add two (2) additional full-time equivalent (FTE) Lieutenant positions; and d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents with an effective date of January 5, 2026. The Council will take appropriate action.

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

(5 minutes)

7. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3); (A)(4); (A)(7) for discussion with designated representatives of the public body to consider its position and instruct its representatives and for discussion or consultation with the City's Attorney for legal advice and to instruct the City's Attorney regarding negotiations for the lease and sale of real property located in THE BLVD and negotiations for an Economic Development Agreement with WEB Avondale Investments, LLC for a proposed full service Embassy Suites Hotel located in THE BLVD.

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.a.

SUBJECT: 2025 Citizen Police Academy

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Memo Espinoza, Chief of Police

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: **Connected & Engaged Community**

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

PURPOSE:

The Avondale Police Department will be presenting the 2025 Citizen Police Academy to the City Council. This item is for discussion only.

BACKGROUND:

The Citizen Police Academy is an annual, 8-week program offering an in-depth, behind-the-scenes look at the police department. Participants gain exposure to various divisions and operations, providing a better understanding of how the department functions from the inside.

DISCUSSION:

The following community members have successfully completed the 2025 Citizen Police Academy:

Alyssa Maria Mullins
Amanda Duncan-Billiman
Brenda Gonzalez Lopez
Crystal Gonzalez Lopez
Dan R. Schuh
Dolores Pujol

Glenda Chagolla
Guadalupe Garcia
Ivette Hernandez Ibarra
Jacquelyn Barreto Nunez
Joshua Roy Coghill
Kristopher Davey

Marvin Counts
Matthew Richard Cannon
Tresha Michele Burns
Von Ryan Burns
Xiomy Perez Romero

Xiomy Perez Romero and Glenda Challoga will speak about their experience in the program.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Memo Espinoza

ITEM NUMBER: 4.a.

SUBJECT: Minutes

MEETING DATE: 11/3/2025

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 October 6, 2025 City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute § 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:

City Council held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the October 6, 2025 City Council meeting minutes.

Contact person for document distribution: Chris Pierson

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
October 06, 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; Kirk Beaty, Public Works Director; Cheryl Covert, Economic Development Assistant Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Corey Larriva, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Mark Neerings, Assistant Chief Information Officer; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 30 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. PROCLAMATION – COMMUNITY PLANNING MONTH

City Council presented a Proclamation recognizing the month of October 2025 as Community Planning Month in Avondale and extend appreciation to the staff of the Development Services Department for their dedication and service to Avondale. This item was for discussion only.

b. PROCLAMATION – FIRE PREVENTION WEEK 2025

City Council presented a Proclamation recognizing the week of October 5–11, 2025, as Fire Prevention Week in Avondale and extend appreciation to the staff of the Fire and Medical Department for their dedication and service to Avondale. This item was for discussion only.

c. PROCLAMATION – CODE COMPLIANCE MONTH

City Council presented a Proclamation recognizing October 2025 as Code Compliance Month and extend appreciation to the staff of the Code Compliance Division for their dedication and service to Avondale. This item was for discussion only.

d. PROCLAMATION – DOMESTIC VIOLENCE AWARENESS MONTH

City Council presented a Proclamation recognizing the month of October 2025 as Domestic Violence Awareness Month. This item was for discussion only.

e. PROPERTY ALL-STAR CURB APPEAL AWARD

City Council recognized the following property owners that demonstrated community pride and maintained their properties to a higher standard. This item was for discussion only.

- Commercial Category: Gina & Jason Kaiser, Donut Hideaway Inc
- Residential Category: Everett & Janet Mansfield, Historic Avondale

3. UNSCHEDULED PUBLIC APPEARANCES

- Maribel Cacho spoke about ICE raids and the impact on families. She discussed a recent incident with one of her farm workers where the Judge released her and she returned to her seven American born children. Additionally, she discussed the importance of the City being proactive, while upholding dignity, respect, safety, unity and ensuring law enforcement protects residents' constitutional rights.
- David Scanlon addressed the Council regarding a concern with the Police Department not addressing vehicles crowding the intersection of West Sieno Place and North Silversand Lane. He provided photos of the intersection and the vehicles parked on different occasions and he asked the Council to intercede in this matter.

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 to be 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 White, seconded by Councilmember Conde, 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. MINUTES

City Council approved the September 8, 2025, City Council meeting minutes.

b. QUARTERLY BUDGET TRANSFER

City Council approved the Fiscal Year 2025 budget for carryover appropriation and approve 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 1059-1025 - AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 7, DRUG & ALCOHOL POLICY

City Council adopted Resolution 1059-1025, amending the Personnel Policies and Procedures, Chapter 7, Drug & Alcohol Policy to incorporate revised language under Section C (Substance Abuse Policy) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. ORDINANCE 2035-1025 - LITCHFIELD ROAD RIGHT-OF-WAY DEANNEXATION

City Council adopted Ordinance 2035-1025, authorizing the deannexation of Litchfield Road right-of-way at The Stack Avondale and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. PUBLIC HEARING – PROPOSED LAND USE ASSUMPTIONS (LUA) AND INFRASTRUCTURE IMPROVEMENT PLAN (IIP)

City Council conducted a public hearing on the City's proposed LUA and IIP that will be used as the basis for the development impact fees assessed on new development. This item was for public hearing and discussion only; no action was taken.

Renee Weatherless, Finance and Budget Director, presented the City's proposed Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP). The LUA and IIP will be the basis for the updated wastewater development fees assessed on new development. Development impact fees (DIF) are one-time fees developers are required to pay with new development. The fees fund the necessary cost of public infrastructure and services needed to accommodate the increased demand from new growth. Ultimately the fees ensure growth pays for itself, removing the burden from existing residents and businesses. The DIF revenue can only be used for necessary public services, such as fire, police, parks, streets, water, and wastewater, and facility expansions identified in the infrastructure improvement plan to ensure the City can maintain the same service levels as it grows.

The study utilized components of the LUA and IIP, that were last updated on November 23, 2022, and adopted by City Council on January 1, 2023. The wastewater update included updates for the IIP.

Eric Bay, Public Works Assistant Director, discussed the project that will be utilizing the DIF, noting the update is associated with the cost of the Water Reclamation Facility

Expansion project, which is population growth related. This project will add three million gallons per day of treatment capacity, taking the plant to 12 million gallons per day (MGD). The cost is approximately \$155 million or \$50/gallon which is in alignment with what is seen around the valley and industry post pandemic.

Mr. Bay provided information related to why the City has decided to expand the Water Reclamation Facility now, how did they know it was time to expand, and what the expansion entails. To ensure costs were allocated correctly, Public Works worked extensively with Finance and Legal to ensure existing utility rates covered as much of the project as possible. An overview was provided of the calculations for use of existing utility rate funds and new utility rates necessary for the expansion. To take the plant from 9 MGD to 12 MGD 15 percent of the utility rates and 85 percent of the impact fees would be utilized.

Ms. Weatherless reviewed the wastewater development fee structure, that is based on meter size, noting this report is posted online. The driving factors for the increase as previously mentioned are the significant increase in the cost of the projects as well as the City having to debt finance the entire project and incur finance cost. In comparison to other Cities in the Valley the increase moves Avondale from the bottom half to the top half under Peoria.

The process for updating the DIF that is governed by the Arizona Revised Statutes includes, public notice, releasing the LAU and IIP, and two virtual stakeholder meetings were held. Feedback from the meetings included concerns about the increased fees, impacts on the single-family housing communities, and a question regarding the assumptions and calculations in the report. Staff reviewed the calculations in the assumptions and made an adjustment in the plant capacity that resulted in a fee reduction. All stakeholders were notified by email of the adjustment that was made. Another question from the meeting pertained to the need for financing, which is due to the increased costs.

When will the fees take effect was the final question raised during the stakeholder meetings. Ms. Weatherless reviewed the future timeline for adoption of the LUA and IIP in November, public notice of intent to assess fees, returning to City Council for a public hearing on the fees, with adoption in February 2026. The fees take effect 75 days from date of adoption, being May 9, 2026, if adopted on February 23rd. Therefore, any project that fits the criteria will be subject to the increased fees after May 9, 2026.

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 Council.

Councilmembers were given an opportunity to comment and/or ask questions.

Councilmember Weise asked for a comparison of what percentage of the impact fees were assessed according to home values in 2022 versus now. She further inquired if there is a concern the higher fees will impact growth development and

sought clarification on what a 4-inch meter covers. Mr. Corbin restated the question, asking what kind of business uses a 4-inch line given the cost increase. Mr. Bay shared in his opinion it would be medium sized apartment communities, but they have seen the architect use a bank of 2-inch lines for reliability and redundancy. Most meters in the city are within $\frac{3}{4}$ to 1-inch range for a single-family home.

Vice Mayor Nielson inquired if 12 MGD will be the final build out for Avondale. Mr. Bay explained there will be a final expansion to 15 MGD based on calculations and projected to occur in 2036/37. Ms. Weatherless clarified these fees and calculations do not include another expansion. Vice Mayor Nielson inquired about the life expectancy for the reclamation facility. Mr. Bay noted the typical life expectancy is projected for 50 years, but different equipment will need to be replaced during that time using operational funds. Vice Mayor Nielson confirmed the facility is for residents within the boundaries of Avondale. Mr. Bay concurred that the wastewater service area is within the bounds of Avondale and does not serve any areas outside of that.

Mayor Pineda commented that the way to communicate with residents they will not be penalized for growth is to utilize Ms. Weatherless' statement that growth should pay for growth. The increased fees may potentially lead a developer to choose another municipality, but it is important to balance growth and maintain costs for residents by developers paying their fair share. I appreciate finance taking the time to determine the reduction from \$13,000 to \$10,000, making it more manageable. Demonstrating exactly how the numbers are determined makes it clear for everyone to follow.

b. CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECT UPDATE

Staff provided an overview of the Capital Improvement Program (CIP) within the Engineering Department. This item was for discussion only; no action was taken.

Kim Moon, Director of Engineering, presented an update and discussed Transportation Capital Improvement Program (CIP) project to include key concepts, discussion of projects themselves, questions, and feedback.

CIP projects improve the community and are determined by City Council, staff, and community input to identify needs that are prioritized based on safety, community benefit, and available funding. CIP projects are planned five years in advance to fit them into the budget responsibly.

Guidance from engineering studies, and long-term general studies such as Avondale General Plan, Transportation Master Plan, and the Active Transportation Plan assist with predicting future growth patterns and identify projects for years to come. A Traffic Impact Analysis (TIA) is specific to the current development and determines additional traffic, flow patterns, among others to conclude if traffic improvements are necessary. Transportation projects can be memorialized in agreements with developers as determined by zoning, site planning, or engineering design. These projects have the developer contributing funds to the City for the City to build a project or the City contributes funds to the developer for the developer to build a project. Citizens also

request transportation projects through AviWise. These requests are studied and evaluated to determine if improvements will enhance safety, improve traffic operations, not introduce new delays or risks, and result in the desired outcome.

Ms. Moon reviewed and discussed specific transportation projects.

1. McDowell Road and Dysart Road Project will add turn lanes and make the turn lanes longer among other improvements. Construction will begin in 2027 and is on an expedited schedule to be completed in two years.
2. Thomas Road and 111th Avenue project is for a new traffic signal because this location meets four warrants per the Manuals on Uniform Traffic Control Devices (MUTCD). The outcome will be a safer and efficient intersection. This intersection's interaction with wildlife resulted in the Geese Policy, which is Canadian Geese have become year-round residents that bring health and safety challenges for them and the residents. Geese are protected under the Migratory Birds Convention act of 1917 as updated in 1994 as well as the Migratory Treaty of 1915 and 1918. Engineering developed a policy with feedback from citizens, city staff, and consultants related to transportation projects for cost effective Canadian Geese management and best practices to include natural deterrents, strategic attractants, low costs physical barriers, and public education signage.
3. Encanto Blvd and 99th Avenue project is to install a new traffic signal caused by nearby development and increase in traffic flow. This project spans across jurisdictional boundaries and required an intergovernmental agreement Avondale, Phoenix, and Maricopa County to define responsibilities. Avondale will be responsible for the maintenance, operation, and liability of the traffic signal equipment and construction is scheduled to begin in 2026.
4. McDowell Road and 116th Avenue project is to install a new traffic signal. The City is receiving contributions from the development to the north and south towards this project.
5. Roosevelt Street and 107th Avenue project is to install a new traffic signal due to upcoming commercial development on the northwest corner. The City will provide funds to the developer for installation of the traffic signal in 2026.
6. Avondale Blvd and Miami Avenue project is for a new traffic signal for a new grocery store and residential subdivision. Developers in the area are providing funds to the City for this project.
7. Avondale Blvd and MC-85 project is for a new northbound outer lane and through lanes on the southeast corner and installation of an additional lane over existing utilities.
8. Lower Buckeye Road Widening project will provide additional through lanes in each direction with turn lanes at intersections, completing gaps in sidewalks and

bike lanes on each side. This is one of the big projects and the City has been awarded a MAG Arterial Life Cycle Program (ALCP) Competitive Grant Award in the amount of \$28 million with a \$7.7 million match from the City for a total project cost of \$35 million. An IGA will be executed and ADOT will administer this project.

9. Sidewalks and Trails are included in many of the transportation projects including.
 - a. Western Ave Pedestrian and Decorative Lights Project that includes new pedestrian lights and decorative string lighting overhead.
 - b. The VanBuren Bridge and McDowell Road Bridge Lighting projects to retrofit existing bridges with pedestrian lighting.
 - c. Continue connecting gaps in the trail system along the Aqua Fria River through the Avondale Active Transportation Plan.
 - d. Grant funds are being used for connectivity across the ADOT drainage channel at I-10 to Friendship Park, including the north landing trail loop.
 - e. A trail head is planned for McDowell Road and Friendship Park.
 - f. Other trail connections are being addressed along the Aqua Fria River at significant crossings.
10. Ribbon Cuttings are scheduled for Fire Station 171, Civic Center, and Friendship Park and everyone is invited.

Councilmembers were given an opportunity to comment and / or ask questions.

Vice Mayor Nielson inquired if there is regulatory spacing between traffic signals. Ms. Moon advised there is and the one at 116th Street and 115th Street are as close as they can be within engineering criteria. The installation of the second traffic signal was determined by the TIA for the volume of traffic related to the apartment complex.

Councilmember Weise inquired if the deterrent is being utilized to keep the geese out of the street and near the water be utilized at Garden Lakes as well. Ms. Moon advised this project is limited to the right-of-way at that intersection. However, she will look into the comment which may generate another project. Mr. Corbin suggested this be revisited during the budget process, particularly during the CIP discussion so it can be worked into the budget.

Councilmember White sought clarification on the amount of federal funds received for the Lower Buckeye project. Ms. Moon stated \$28,064,725 was received from the federal grant and \$7,742,025 was the city's match. Mr. Corbin explained the process of acquiring the federal funds and thanked Ms. Moon and the team of staff members that assisted her in obtaining these funds.

Councilmember Solorio stated it is good to see Avondale moving in the right direction and getting the projects seen through. With the political climate we are in now many cities are not getting basic needs.

Councilmember Conde commented on the benefits of the Lower Buckeye widening project, such as creating connectivity to Festival Fields.

Mayor Pineda commented on the multiple traffic signals on Dysart Road and initially being frustrated until they were required because of the TIA studies for safety and other purposes and that needs to be communicated to the residents.

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

Councilmember Solorio shared details about her attendance at the National Association of Latino Elected and Appointed Officials (NALEO) Institute on Policy on Transportation and Infrastructure.

Councilmember White shared details about her opportunity to be a member of the Governor's Commission on African American Affairs and attend the Leadership Consortium Delegation to the Congressional Black Caucus Foundation 54th Annual Legislative Conference in Washington, D.C. from September 24 to 28, 2025. In addition, today she unveiled the countdown clock for the championship race weekend at Phoenix Raceway.

Councilmember Weise spoke about her visit to Project Connect where SONAR was present providing services to the unsheltered population of Avondale. In addition, she toured the Lattie Coor School's literacy hub and spoke about their efforts to raise the reading levels of students.

Councilmember Garcia spoke about her attendance at the Mercy House Gala, highlighting their reading tutoring program for children. In addition, she attended the farmers market at Estrella Mountain Community College.

Vice Mayor Nielson noted the four young men in attendance of the Gala that were success stories from the Mercy House programs. In addition, he attended the Kiwanis inauguration of the President and Vice Presidents from 15 different school clubs within the west valley.

Mayor Pineda recognized the Parks and Recreation Department's Barks and Treats event.

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)(3) and (A)(4), discussion with the City Attorney or attorneys for the City for

legal advice concerning contemplated or pending litigation and to instruct the City Attorney and attorneys for the City on such litigation for the claims and matters of: (i) John Keenan, Donnell Mackie and James “Scott” Plymessenger; (ii) Charles Montoya v. City of Avondale, et al.; (iii) Lana Nabaty v. City of Avondale; (iv) Michael Pullem v. City of Avondale, et, al.; 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 07:03 p.m.

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 6th day of October 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

ITEM NUMBER: 4.b.

SUBJECT: Series 12 (Restaurant) Liquor License - AZ Pizza Co Avondale

MEETING DATE: 11/3/2025

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: **Economic Growth and Prosperity**

Avondale supports a thriving local economy by fostering and supporting business growth, job creation, and workforce development. The City advances economic development, attracts high-quality entertainment and full-service amenities, and promotes a variety of attainable housing opportunities that strengthen the City's vitality.

PURPOSE:

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Brandi Elaine Mostofo for the sale of alcohol at AZ Pizza Co Avondale located at 9915 West McDowell Road #107 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

AZ Pizza Co Avondale is a new establishment to be located at 9915 West McDowell Road #107 in Avondale. Issuance of a Series 12 (Restaurant) liquor license is required to allow alcohol sales on the premises. Series 12 restaurant liquor licenses are exempt from the state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

DISCUSSION:

As required by state law and city ordinance, the application was posted for the required period of time. The Police, Fire & Medical, Development Services, and Finance & Budget Departments have reviewed the application and their comments are attached.

The business does not have an active business license; however, they have been in contact with staff and the applicant has acknowledged the requirement.

BUDGET IMPACT:

The applicant's liquor license application fee of \$250 has been paid in full which is accounted for in the annual budget.

RECOMMENDATION:

Staff is recommending City Council recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Brandi Elaine Mostofo for the sale of alcohol at AZ Pizza Co Avondale located at 9915 West McDowell Road #107 in Avondale.

Contact person for document distribution: Emily Soria

60th Day
11-23-2025

Name:
BRANDI ELAINE MOSTOFO

Title:
Manager-LLC

% Interest:
100.00

MOSTFAM LLC - Manager-LLC

Name: BRANDI ELAINE MOSTOFO
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]@HOTMAIL.COM

MANAGERS

Name: BRANDI ELAINE MOSTOFO
Gender: Female
Correspondence Address: [REDACTED]
USA
Phone: [REDACTED]
Alt. Phone:
Email: [REDACTED]@HOTMAIL.COM

APPLICATION INFORMATION

Application Number: 359149
Application Type: New Application
Created Date: 09/02/2025

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
property tenant
- 3) Is there a penalty if lease is not fulfilled?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
none

- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
contiguous
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
January 2026
- 9) What type of business will this license be used for?
quick serve pizza and wings

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
ORGANIZATIONAL DOCUMENTS	app.pdf	09/08/2025
QUESTIONNAIRE	PIQ.pdf	09/08/2025
RESTAURANT OPERATION PLAN	OP.pdf	09/08/2025
MISCELLANEOUS	ALIEN.pdf	09/08/2025
RECORDS REQUIRED FOR AUDIT	recordsforaudit.pdf	09/08/2025
MISCELLANEOUS	Fingerprint.pdf	09/08/2025
MENU	AvondaleMenu.pdf	09/08/2025
MISCELLANEOUS	otherlicenses.pdf	09/08/2025
MISCELLANEOUS	image0-3.jpeg	09/08/2025
MISCELLANEOUS	LiquorManager.pdf	09/08/2025
MISCELLANEOUS	USLL.pdf	09/08/2025
DIAGRAM/FLOOR PLAN	Diagram.pdf	09/08/2025
	SignedLiquorCerts.pdf	09/19/2025
	Newdiagram.pdf	09/19/2025
	NewListofLicenses.pdf	09/19/2025
	NewQuestionnaireSec2.pdf	09/19/2025
	NewRecordsforAudit.pdf	09/19/2025

Mustfam LLC
AZ PIZZA CO. Avondale
9915 W. McDowell
#107 Avondale 85392
#12 License

consumed in:
dinning area
& fenced
patio w/ lock
gate

Sold at
order
← counter

Stored in
prep area &
kitchen

WALK
in cooler

Kitchen-exit ↗

Square feet
2455

[illegible]

GENERAL NOTES

REFER TO DRAWING SHEET (T1) FOR CODE
AND TAIL

KEYNOTES 

1. BACKGROUND LIGHT

2. WALL MOUNTED FINE STRUCTURE

3. LIGHT SOURCE (CENTER OF LIGHT SOURCE)

LEGEND

 KEYNOTES CORRELATE EACH OF THEM

A1.1

LIFE SAFETY PLAN

PRODUCT

PIE OLOGY PIZZERIA
SHOPS AT
GATEWAY CROSSING
IN DOWNTOWN
SUITE 107, 8032 WADSWORTH RD
AVALONDALE, AZ 85305

DATE	TIME	LOCATION	STATUS
1	12:00 PM	PIE OLOGY PIZZERIA	OK
2	1:00 PM	PIE OLOGY PIZZERIA	OK
3	2:00 PM	PIE OLOGY PIZZERIA	OK
4	3:00 PM	PIE OLOGY PIZZERIA	OK
5	4:00 PM	PIE OLOGY PIZZERIA	OK
6	5:00 PM	PIE OLOGY PIZZERIA	OK
7	6:00 PM	PIE OLOGY PIZZERIA	OK
8	7:00 PM	PIE OLOGY PIZZERIA	OK
9	8:00 PM	PIE OLOGY PIZZERIA	OK
10	9:00 PM	PIE OLOGY PIZZERIA	OK
11	10:00 PM	PIE OLOGY PIZZERIA	OK
12	11:00 PM	PIE OLOGY PIZZERIA	OK

100 TOWNS

FM
GROUP INC
4684 N. 17TH ST SUITE 10
SCOTTSDALE, AZ 85269
602.317.7671



RESTAURANT/HOTEL/MOTEL OPERATION PLAN

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

AZ PIZZA CO AVONDALE

1. Name of restaurant (Please print): _____

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - <u>NO ATTACHMENTS</u>	
Grill	NONE
Oven	Pizza oven Middlebay Marshall, PS570
Freezer	Advantco 29" reach in solid door
Refrigerator	Amerikooler QC061077**FBSC 6' x 10' x 7' 7" Quick Ship Indoor Walk-In Cooler with Aluminum Floor and Top Mounted Refrigeration
Sink	Regency 17" x 15" Wall-Mounted Hand Sink with Gooseneck Faucet and Side Splash
Dish Washing Facilities	Regency 16 gauge, stainless steel, 3 compartment
Food Preparation Counter (Dimensions)	Regency 30" x 96" 16-Gauge Stainless Steel Commercial Work Table with 4" Backsplash and Undershelf
Other	Fryer-Avantco FF50 Natural Gas 50 lb. Stainless Steel Floor Fryer - 120,000 BTU

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 40 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) _____ %

6. List the seating capacity for:

a) Restaurant dining area of your premises:

[114]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area

[+ 0]

TOTAL [= 114]

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☐ Disposable ☒ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ YES ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

4 TV's

9. Do you have live entertainment or dancing? ☐ YES ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	2
Bartenders	0
Hostesses	0
Managers	1
Servers	0
Other (Cashier)	2
Other ()	
Other ()	

I, (Print Full Name) Brandi Mostofo, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: Brandi Mostofo

APPETIZERS

Garlic Bread \$4.99
W/Cheese \$5.99
Bread Sticks \$6.99
W/ Cheese \$7.99
French Fries \$8.99
Onion Rings \$9.99
Mozzarella Sticks \$9.99
Zucchini Sticks \$9.99
Toasted Beef Ravioli \$9.99

DESSERTS

Cookie \$3.49
Marshmallow Bar \$3.49
Cinnamon Pizza \$8.99

FOLLOW US ON:
FACEBOOK & INSTAGRAM
@AZPIZZACOPEORIA

LEAVE US A REVIEW
ON GOOGLE

SUBS

6inch \$7.99/ 12inch \$13.99

Philly Cheese Steak
steak, onions, peppers,
mushrooms & mozzarella

Chicken Philly
chicken, onions, peppers,
mushrooms & mozzarella

Buffalo Chicken Sub
buffalo chicken, mozzarella,
buffalo sauce & ranch

Meatball Sub
meatballs, marinara & mozzarella

Italian Sub
ham, salami, pepperoni, mozzarella, lettuce,
tomato, & pepper rings

Club Sub
turkey, ham, mozzarella, lettuce tomato,
pepper rings & mayo

Turkey Sub
turkey, mozzarella, lettuce, tomato,
pepper rings & mayo

Ham Sub
ham, mozzarella, lettuce, tomato,
pepper rings & mayo

SALADS

Antipasto \$11.99/\$13.99
ham, salami, pepperoni, mozzarella, bell
pepper, olives, pepper rings & onion

Greek \$11.99/\$13.99
chicken, feta, black olives,
onion tomato, cucumber
& greek dressing

Chef \$11.99/\$13.99
turkey, ham, mozzarella, tomato,
cucumber, bell pepper, black olive

Cobb \$11.99/\$13.99
chicken, bacon, egg, cheddar, tomato

Chicken Caesar \$11.99/\$13.99
chicken, parmesan, croutons

Caesar \$7.99
parmesan, croutons

Garden \$7.99
bell peppers, mushrooms, black olives,
cucumber, tomatoes, pepper rings &
mozzarella

Dressings: Ranch, Blue Cheese, Italian, Greek,
Honey Mustard, Balsamic Vinaigrette,
Thousand Island



PIZZA - WINGS
SUBS - SALADS

623.123.4567

Sun - Thur 10am to 8pm
Fri & Sat 10am to 9pm

9915 W. McDowell Rd
Avondale AZ 85392

ORDER ONLINE @
azpizzacoavondale.com

MAKE IT YOUR WAY

Mozzarella & Pizza Sauce

MED - 12 in	\$10.99
MED - 12 in gluten free	\$13.99
LRG - 14 in	\$12.99
XL - 16 in	\$14.99

Add Toppings:

MED..\$1.50 LRG..\$1.75 XL..\$1.95

pepperoni - sausage - ham - bacon

meatball - salami - chicken

mushroom - onions - bell peppers

spinach - tomato - jalapeño

fresh garlic - pepper rings

black olive - pineapple

anchovy - feta - ricotta

DRINKS

Fountain Soda \$2.49

2 Liter Soda \$4.49

Bottle Water \$1.75

Domestic Beer \$3.95

Premium Beer \$4.95

Wine \$5.00

SPECIALTY PIZZAS

MED - 12 inch	\$16.99
MED - 12 inch GF	\$17.99
LRG - 14 inch	\$19.99
XL - 16 inch	\$22.99

Supreme

pepperoni - sausage - mushrooms - onions -
black olives - green peppers

Classic

pepperoni - ham - mushrooms - onions -
black olives - green peppers

Meathead

pepperoni - sausage - ham
bacon - meatball

Chicken Supreme

chicken - mushrooms - onions
black olives - green peppers

Hawaiian Pizza

ham - bacon - pineapple

White Pizza

olive oil & Italian seasoning - tomato
parmesan-mozzarella - ricotta

MORE SPECIALTY PIZZAS

Veggie Delight

mushrooms - onions - black olives
green peppers - tomato

Buffalo Chicken Pizza

Buffalo Sauce - Chicken - mozzarella

BBQ Chicken Pizza

BBQ Sauce - Chicken - mozzarella

Pepperoni Extreme Pizza

Marinara - pepperonis - sliced - diced &
juliened - mozzarella

WINGS

Boneless or Traditional
with ranch or blue cheese

10 wings \$13.99

20 wings \$26.99

Pick Your Flavor:

mild - medium - hot

nashville hot - honey hot

bbq - spicy bbq - korean bbq

teriyaki - sweet red chili

garlic parmesan - mango habanero

lemon pepper

PIZZA SPECIALS

XL-1 topping & 20 Wings \$38.99

LRG-1 topping & 20 wings \$36.99

2 LRG 1 topping Pizzas \$25.99

XL - 1 topping pizza \$14.99

Family Feast:

2 large 1 topping pizzas,

20 wings, large garden salad

& 2 Liter Soda \$59.99

LUNCH SPECIALS

available Mon-Fri 10am to 2pm

no substitutions on lunch specials

Slice & drink \$4.99

2 Slices & drink \$6.99

sm. garden & drink \$6.99

slice, garden & drink \$8.99

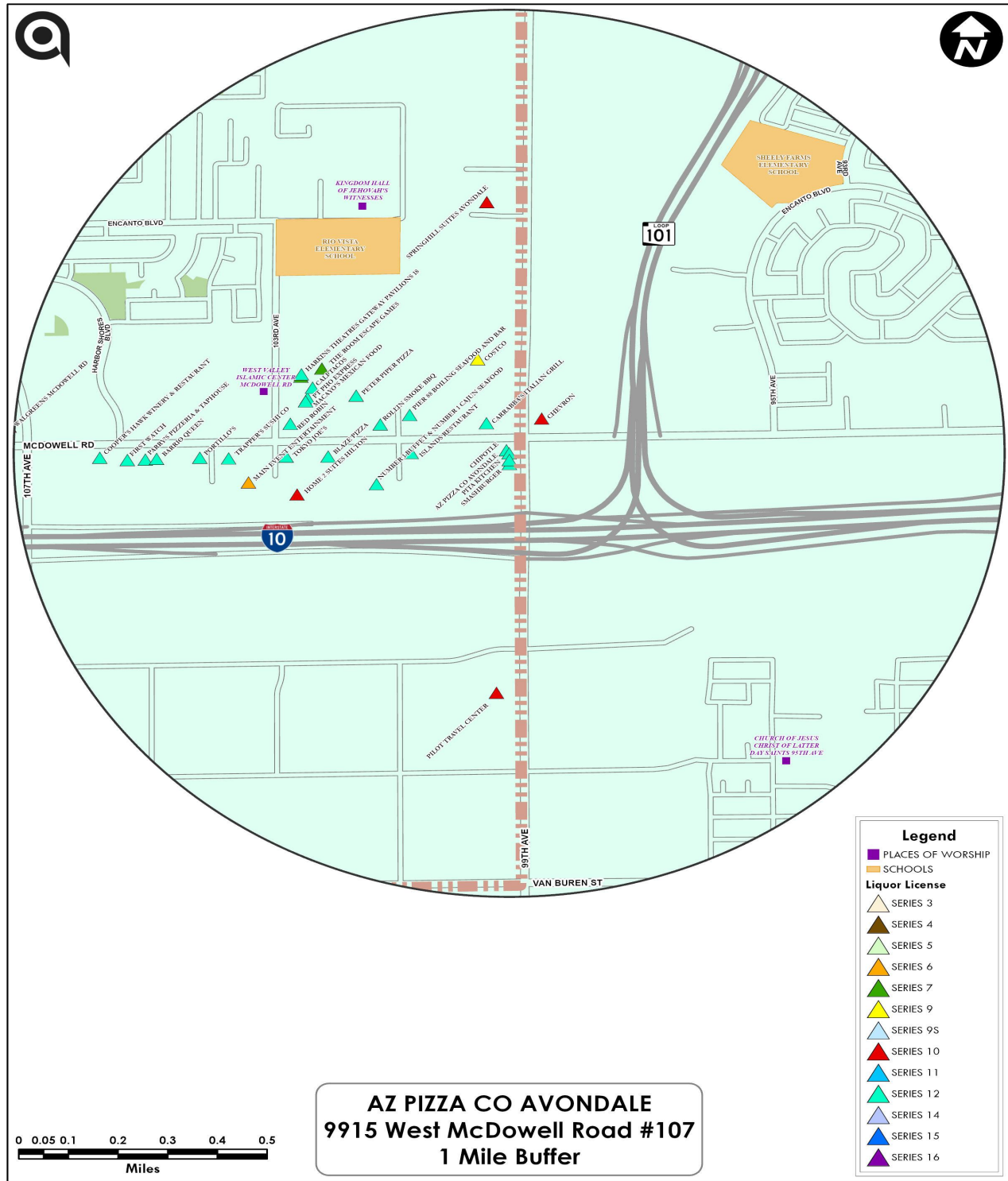
6in sub, chips & drink \$8.99

slice, 5 wings & drink \$9.99

5 wings, garden & drink \$9.99

11:30 AM - 2:00 PM

GIS MAP



LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Brandi Elaine Mostofo
Business Name	AZ Pizza Co Avondale
Business Address	9915 West McDowell Road #107 Avondale, AZ 85392
Department Comments	
Restaurant use is permitted in this zoning district.	
☐ Police Department	☐ Fire Department
☒ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<u>Joshua Orton</u> Joshua Orton (Sep 25, 2025 07:52:07 PDT)	Lead Senior Planner
E-Signature	Title
Joshua Orton	Sep 25, 2025
Name	Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Brandi Elaine Mostofo
Business Name	AZ Pizza Co Avondale
Business Address	9915 West McDowell Road #107 Avondale, AZ 85392
Department Comments	
This business has not applied for a license. They were email requesting information.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☒ Approved	☐ Denied
<u>Revenue Division</u> Revenue Division (Sep 25, 2025 10:00:53 PDT)	Customer Service Representative
E-Signature	Title
Revenue Division	Sep 25, 2025
Name	Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Brandi Elaine Mostofo
Business Name	AZ Pizza Co Avondale
Business Address	9915 West McDowell Road #107 Avondale, AZ 85392
Department Comments	
Approved	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
 L.Scott Miller (Sep 25, 2025 14:54:36 PDT) E-Signature	Fire Marshal Title
L.Scott Miller Name	Sep 25, 2025 Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Brandi Elaine Mostofo
Business Name	AZ Pizza Co Avondale
Business Address	9915 West McDowell Road #107 Avondale, AZ 85392
Department Comments	
Reviewed. No concerns.	
☒ Police Department ☐ Fire Department	
☐ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
<u>Varney Lopez</u> Varney Lopez (Sep 25, 2025 15:46:23 PDT)	Lieutenant
E-Signature	Title
Varney Lopez	Sep 25, 2025
Name	Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

ITEM NUMBER: 4.c.

SUBJECT: Series 12 (Restaurant) Liquor License - OX Korean BBQ

MEETING DATE: 11/3/2025

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: **Economic Growth and Prosperity**

Avondale supports a thriving local economy by fostering and supporting business growth, job creation, and workforce development. The City advances economic development, attracts high-quality entertainment and full-service amenities, and promotes a variety of attainable housing opportunities that strengthen the City's vitality.

PURPOSE:

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Guohui Chen for the sale of alcohol at OX Korean BBQ located at 10105 West McDowell Road #101 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

OX Korean BBQ is a new establishment to be located at 10105 West McDowell Road #101 in Avondale. Issuance of a Series 12 (Restaurant) liquor license is required to allow alcohol sales on the premises. Series 12 restaurant liquor licenses are exempt from the state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

DISCUSSION:

As required by state law and city ordinance, the application was posted for the required period of time. The Police, Fire & Medical, Development Services, and Finance & Budget Departments have reviewed the application and their comments are attached.

The business does not have an active business license; however, they have been in contact with staff and the applicant has acknowledged the requirement.

BUDGET IMPACT:

The applicant's liquor license application fee of \$250 has been paid in full which is accounted for in the annual budget.

RECOMMENDATION:

Staff is recommending City Council recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Guohui Chen for the sale of alcohol at OX Korean BBQ located at 10105 West McDowell Road #101 in Avondale.

Contact person for document distribution: Emily Soria

**State of Arizona
Department of Liquor Licenses and Control**

Created 09/25/2025 @ 03:12:22 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	OX KOREAN BBQ		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	10105 W MCDOWELL ROAD STE 101 AVONDALE, AZ 85392 USA		
Mailing Address:	11110 N TATUM BOULEVARD #100 PHOENIX, AZ 85028 USA		
Phone:	(469)318-1506		
Alt. Phone:			
Email:	[REDACTED]@GMAIL.COM		

AGENT

Name:	GUOHUI CHEN
Gender:	Male
Correspondence Address:	11110 N TATUM BOULEVARD #100 PHOENIX, AZ 85028 USA
Phone:	(469)318-1506
Alt. Phone:	
Email:	[REDACTED]@GMAIL.COM

OWNER

60th day - 11/24/25

Name: HORNS MANAGEMENT LLC
Contact Name: GUOHUI CHEN
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23749396 State of Incorporation: AZ
Incorporation Date: 11/08/2024
Correspondence Address: 11110 N TATUM BOULEVARD
#100
PHOENIX, AZ 85028
USA
Phone: (469)318-1506
Alt. Phone:
Email: [REDACTED]@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
MEIHUA CHEN	Mgr-Member	80.00
JIAN CHEN	Mgr-Member	20.00

HORNS MANAGEMENT LLC - Mgr-Member

Name: MEIHUA CHEN
Gender: Male
Correspondence Address: 11110 N TATUM BOULEVARD
#100
PHOENIX, AZ 85028
USA
Phone: (646)515-0162
Alt. Phone:
Email: 282023688@QQ.COM

HORNS MANAGEMENT LLC - Mgr-Member

Name: JIAN CHEN
Gender: Male
Correspondence Address: 11110 N TATUM BOULEVARD
#100
PHOENIX, AZ 85028
USA
Phone: (917)690-3972
Alt. Phone:
Email: [REDACTED]@GMAIL.COM

APPLICATION INFORMATION

Application Number: 357547
Application Type: New Application
Created Date: 08/15/2025

M

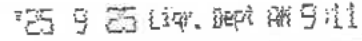
QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
TENANT
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
10% LATE FEE
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
No
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
10/01/2025
- 9) What type of business will this license be used for?
RESTAURANT

[illegible]

N
↑



2004



RESTAURANT/HOTEL/MOTEL OPERATION PLAN

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

1. Name of restaurant (Please print): OX Korean BBQ

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	Westar Restaurant Equipment Inc Gas Range, 6 rings 50,000 BTU
Oven	Montague Grizzly 4 burner range with 12 griddle and standard oven
Freezer	Amerikooler QF101077**FBRF 10' x 10' Indoor Walk-in Freezer w/ Remote Compressor
Refrigerator	Amerikooler QC101287**NBRC-448A 10' x 10' Indoor Walk-In Cooler w/ Remote Compressor
Sink	Splash 3 Compartment Sink w/ 14"L x 16"W, 12" Deep
Dish Washing Facilities	Auto-Chlor Dishwasher Rental
Food Preparation Counter (Dimensions)	Blue Air BLMT72-HC 3 doors All stainless Mega Top Prep Table 72" wide
Other	Vulcan 2GR45MF Gas Fryer - (2) 50 lb Vats, 240,000 BTU

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 60 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☒ YES ☐ No

(If yes, what percentage of the public floor space does this area cover?) 5 %

6. List the seating capacity for:

a) Restaurant dining area of your premises:

[214]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area

[+ 18]

TOTAL [= 232]

7. What type of dinnerware is primarily used in your restaurant? ☒ Reusable ☐ Disposable ☐ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ YES ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

4-TV's

9. Do you have live entertainment or dancing? ☐ YES ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	3
Bartenders	2
Hostesses	3
Managers	2
Servers	8
Other (Kitchen staffs)	4
Other ()	
Other ()	

I, (Print Full Name) Guohui Chen, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: X 



RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with **Black Ink**

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

OX Korean BBQ

1. Name of restaurant (Please print): OX Korean BBQ
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks

12. **Tax Records**

- A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
- B. Income Tax Return - city, state and federal (copies)
- C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each work day)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

I, (Print Full Name) Guohui Chen, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: X 

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

SOUP BASE



Thai Tom Yum



Szechuan Spicy



Tomato



Healthy Herbs



Japanese Miso



Korean Seafood Tofu



Mushroom



Gluten Free

SLICED MEAT



Sliced Pork \$12.99 G



Sliced Pork Belly \$14.99 G



Sliced Beef Belly \$14.99 G



Prime Brisket \$15.99 G



Sliced Lamb \$16.99 G



Sliced Chicken \$12.99 G



Sliced Ribeye \$14.99 G



Beef Tongue \$14.99 G

SEAFOOD



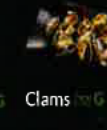
Squid \$12.99 G



Swai Fish \$12.99 G



White Clams \$12.99 G



Clams \$12.99 G



Crawfish \$12.99 G



Mussels \$12.99 G



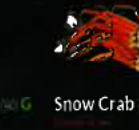
Baby Octopus \$14.99 G



Oysters \$12.99 G

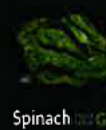


Shrimp Prawns \$12.99 G

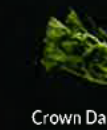


Snow Crab \$12.99 G

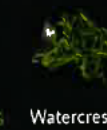
VEGETABLES



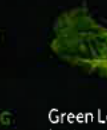
Spinach \$12.99 G



Crown Daisy \$12.99 G



Watercress \$12.99 G



Green Leaf Lettuce \$12.99 G



Broccoli \$12.99 G



Bok Choy \$12.99 G



Shiitake Mushroom \$12.99 G



Beech Mushroom \$12.99 G



Napa \$12.99 G



Seaweed Knots \$12.99 G



Mung Bean Sprout \$12.99 G



Sliced Pumpkins \$12.99 G



Daikon \$12.99 G



Fried Taro \$12.99 G



Enoki Mushroom \$12.99 G



Lotus Root \$12.99 G



Eggplant \$12.99 G



Potato \$12.99 G



Baby Bamboo Shoot \$12.99 G



Corn \$12.99 G

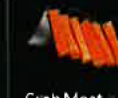


King Mushroom \$12.99 G

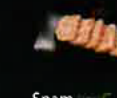


Black Fungus \$12.99 G

MEAT/SIDES



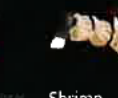
Crab Meat \$12.99 G



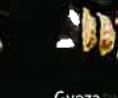
Spam \$12.99 G



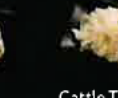
Mini Sausages \$12.99 G



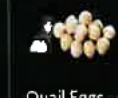
Shrimp Dumplings \$12.99 G



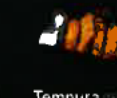
Gyoza \$12.99 G



Cattle Tripe \$12.99 G



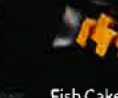
Quail Eggs \$12.99 G



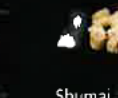
Tempura \$12.99 G



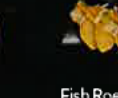
Fish Meatballs \$12.99 G



Fish Cakes \$12.99 G



Shumai \$12.99 G



Fish Roe Bags \$12.99 G



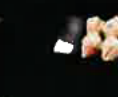
Boneless Duck Feet \$12.99 G



Beef Meatballs \$12.99 G



Fish Roe Balls \$12.99 G

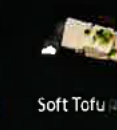


Lobster Balls \$12.99 G

SOY BEAN



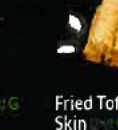
Fried Tofu \$12.99 G



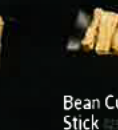
Soft Tofu \$12.99 G



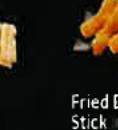
Frozen Tofu \$12.99 G



Fried Tofu Skin \$12.99 G



Bean Curd Stick \$12.99 G



Fried Dough Stick \$12.99 G

NOODLES



Vermicelli \$12.99 G



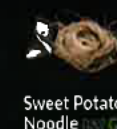
Udon \$12.99 G



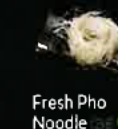
Mei Fun \$12.99 G



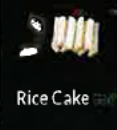
Ramen Noodle \$12.99 G



Sweet Potato Noodle \$12.99 G



Fresh Pho Noodle \$12.99 G



Rice Cake \$12.99 G



White Rice \$12.99 G



KOREAN BBQ
ALL YOU CAN EAT

9796 W McDowell Rd
suite 101
Avondale, AZ 85392

Tel: 623.231.1111

**SOFT DRINK or
Bottle Water**

\$3.29

- **Pepsi**
- **Sirra Mist**
- **Orange Crush**
- **Dr. Pepper**
- **Pink Lemonade**
- **Diet Pepsi**
- **Raspberry Tea**
- **Ice Tea** unsweetened
- **Juice**

BEEF



Beef Bulgogi (150)
Marinated beef



Spicy Beef Bulgogi (150)
Marinated beef with spicy sauce



Prime Brisket (210) G



Sliced Beef Belly (160) G



Beef Tongue (190) G



KPOT Steak (120) G



Fingers Ribs (240) G



KPOT Short Rib (160)
Marinated short rib



Hanger Steak (120) G



Angus Chuck Flap Tail (240) G

PORK & CHICKEN



Chicken Bulgogi (120)
Marinated chicken



Spicy Chicken Bulgogi (120)
Marinated chicken with spicy sauce



Garlic Chicken (150)
Marinated chicken with garlic sauce



Spicy Pork Bulgogi (170)
Marinated pork with spicy sauce



Pork Belly (130) G
Regular style sliced pork belly



Spicy Pork Belly (130)
Marinated pork belly with spicy sauce



Smoked Garlic Pork Belly (120)
Smoked & marinated pork belly with garlic sauce



KPOT Pork Belly (140)
Marinated premium pork belly



Sliced Pork Belly (130) G



Signature Pork Cheek (120) G



Sausage (125)

SEAFOOD



Spicy Calamari (110)
Marinated calamari with spicy sauce



Spicy Fish Fillet (100)
Marinated fish fillet with spicy sauce



Mussels (150) G



Garlic Shrimp (100)
Marinated shrimp with garlic sauce



Shrimp Prawns (100) G



Spicy Baby Octopus (100)
Marinated baby octopus with spicy sauce



Spicy Salmon (120)
Marinated salmon with spicy sauce

VEGETABLES



Eggplant (100) G



Pumpkin (120) G



Potato (100) G



Sweet Potato (100) G



Zucchini (75) G



Pineapple (45) G



King Oyster Mushroom (100) G



Pepper (25) G



Onion (50) G



Garlic (150) G



Green Leaf Lettuce (15) G



White Rice (110) G

Milk Tea

MOCKTAILS \$ 7.99

Virgin Strawberry Daiquiri

\$3.29

Virg
Virg

Pepsi / Diet Pepsi / Sierra Mist
Brisk Iced Tea / Fruit Punch / Lemonade
Gingerale / Club Soda / Crush Orange



SIGNATURE COCKTAILS

Pineapple Painkiller

Don O'Pana, Coconut Puree, Pineapple Juice, Orange Juice

Strawberry Hennessy

Hennessy, Triple Sec, Sour Mix, Strawberry Puree

Ultimate Margarita

Teremana Tequila, Cointreau, Sour Mix, Lime Juice

(\$2 Flavored)

Peach / Strawberry / Mango / Lychee

Passion fruit / Watermelon / Coconut

Seoul.I.T. MANGO LIT

Soju, Rum, Gin, Tequila, Triple Sec, Mango Puree, Sour Mix

Peachy Sangria

Red/White

Lychee-Tini

Absolut Peach, Sake, Lychee Puree

Passion fruit Soju Mule

Soju, Passion Fruit Puree, Lime Juice, Gosling Ginger Beer

Jameson Smash

Jameson Orange, Orange Bitters, Simple Syrup

Blue Lagoon

Teremana Tequila, Blue Curacao, Sour Mix

Mai Tai

Don O'Gstad, Triple Sec, Myers Dark Rum, Lime Juice, Orange Juice

CLASSIC COCKTAILS

Classic Mojito

(\$2 Flavored)

Peach / Strawberry / Mango / Lychee

Passion fruit / Watermelon / Coconut

Classic Margarita

(\$2 Flavored)

Peach / Strawberry / Mango / Lychee

Passion fruit / Watermelon / Coconut

Classic Martini

(\$2 Flavored)

Apple / Lemon / Watermelon

Whiskey Sour

Cherry Blossom Kosmo

Soju, Cranberry, Lime Juice, Triple Sec

Manhattan

Long Island Iced Tea

BEER & WINE \$7.99

Draft Beer

G/P*

Yuengling

Blue Moon

Goose IPA

Sapporo

Stella Artois

Blue Moon

Guinness

Modelo

Bottled Beer

Budweiser

Tsingtao

Heineken

Sapporo

Corona Extra

Red Wine

G/B*

CK Mondavi

Cabernet Sauvignon

CK Mondavi

Merlot

Sartori Family

Pinot Noir

White Wine

G/B*

CK Mondavi

Chardonnay

CK Mondavi

Pinot Grigio

CK Mondavi

Moscato

SOJU \$7.99

Soju

Original / Peach / Apple / Yogurt / Plum
Strawberry / Green Grape / Grapefruit

SAKE \$7.99

Hot Sake

Nikko Oni

Kome Uma

Junmai Ginjo



LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Guohui Chen
Business Name	OX Korean BBQ
Business Address	10105 West McDowell Road #101 Avondale, AZ 85392
Department Comments	
A restaurant use deriving more than %50 of its total revenue from food sales is permitted at this site.	
☐ Police Department	☐ Fire Department
☒ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<u>Joshua Orton</u> Joshua Orton (Sep 29, 2025 09:35:45 PDT)	Lead Senior Planner
E-Signature	Title
Joshua Orton	Sep 29, 2025
Name	Date

This license is scheduled for the City Council Meeting on: 11/03/2025

Please complete form by: 10/20/2025

LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Guohui Chen
Business Name	OX Korean BBQ
Business Address	10105 West McDowell Road #101 Avondale, AZ 85392
Department Comments	
The business does not have an active Transaction Privilege Tax license from the State of Arizona and Business License from City of Avondale.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☐ Approved	☒ Denied
 Finance & Budget Business License (Sep 29, 2025 15:08:33 PDT)	Revenue Analyst
E-Signature	Title
Finance & Budget Business License	Sep 29, 2025
Name	Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

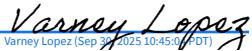
LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Guohui Chen
Business Name	OX Korean BBQ
Business Address	10105 West McDowell Road #101 Avondale, AZ 85392
Department Comments	
Approved	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
<u>L. Scott Miller</u> L. Scott Miller (Sep 29, 2025 15:56:50 PDT)	Fire Marshal
E-Signature	Title
L. SCott Miller	Sep 29, 2025
Name	Date

This license is scheduled for the City Council Meeting on: 11/03/2025

Please complete form by: 10/20/2025

LICENSE REVIEW FORM

Type of License	12 Restaurant
Applicant's Name	Guohui Chen
Business Name	OX Korean BBQ
Business Address	10105 West McDowell Road #101 Avondale, AZ 85392
Department Comments	
No concern	
☒ Police Department ☐ Fire Department	
☐ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
 Varney Lopez (Sep 30, 2025 10:45:07 PDT)	Lieutenant
E-Signature	Title
Varney Lopez	Sep 30, 2025
Name	Date

This license is scheduled for the City Council Meeting on: **11/03/2025**

Please complete form by: **10/20/2025**

ITEM NUMBER: 4.d.

SUBJECT: Resolution 1066-1125 - Emergency Operations Plan (EOP)

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Aaron Glass, Deputy Chief – Emergency Management

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.

PURPOSE:

City Council will consider a request to: a) adopt Resolution 1066-1125, approving the updated Emergency Operations Plan (EOP) for the City of Avondale; b) authorize the Emergency Management Team to make changes when necessary and appropriate; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The Emergency Operations Plan (EOP) is updated every five years to ensure the City of Avondale remains prepared for emergencies and aligned with current emergency management standards. The previous EOP was adopted in September 2019.

Recognizing the City's continued growth and evolving needs, the Avondale Division of Emergency Management collaborated with all City departments and offices to revise and modernize the plan. The goal was to produce a comprehensive document that accurately reflects how the city will mitigate, prepare for, respond to, and recover from major disasters.

In keeping with the "Whole Community" approach to emergency management, the update process also incorporated input from Volunteer Organizations Active in Disaster (VOADs), faith-based organizations, and private sector partners. This collaborative approach ensures the plan reflects how Avondale, as a community—not just a municipality—will respond to and recover from emergencies.

DISCUSSION:

The updated EOP is organized into three primary sections:

1. Section I – Base Plan:

The Base Plan outlines the City's overarching emergency policies, authorities, and organizational structures. It includes the Emergency Support Functions (ESFs) that guide coordinated response efforts across departments. Many of these policies are derived from state statutes or City ordinances. The Base Plan is the portion of the EOP presented to the City Council for adoption.

2. Section II – Support Annexes:

These annexes detail specific operational procedures used during emergency response, such as public warning, evacuation, sheltering, and volunteer and donations management. Because these procedures are frequently refined and updated, they function as living documents and do not require separate Council approval for each revision.

3. Section III – Hazard-Specific Annexes:

This section identifies the various hazards that pose a risk to Avondale—such as flooding, extreme heat, and hazardous materials incidents—and outlines the City's strategies for mitigation, preparedness, response, and recovery. Like the Support Annexes, these documents are procedure-based and updated as needed.

The updated EOP was developed in alignment with FEMA's Comprehensive Preparedness Guide (CPG) 101, Version 3 (2025): Developing and Maintaining Emergency Operations Plans, ensuring compliance with national best practices across all levels of government.

BUDGET IMPACT:

There is no impact on the budget.

RECOMMENDATION:

Staff recommends that the City Council adopt the updated Emergency Operations Plan for the City of Avondale, which will remain in effect through 2030, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

Contact person for document distribution: Aaron Glass

RESOLUTION 1066-1125

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING THE CITY OF AVONDALE EMERGENCY OPERATIONS PLAN.

WHEREAS, the City of Avondale (the “City”) entered into an Intergovernmental Agreement (the “Agreement”) with Maricopa County (the “County”) relating to disaster and emergency management services on May 7, 2018; and

WHEREAS, the Agreement requires that the City develop, publish and distribute an Emergency Operations Plan that is complementary to and compatible with the County’s Emergency Operations Plan; and

WHEREAS, the Emergency Operations Plan has been updated and revised and the Council of the City of Avondale desires to adopt the revised Emergency Operations Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Emergency Operation Plan, dated November 3, 2025 (the “EOP”), is hereby approved in substantially the form and substance, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor is hereby authorized and directed to sign the Letter of Promulgation ordering the execution of the EOP substantially in the form and substance, attached hereto as Exhibit B and incorporated herein by reference.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
November 3, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1066-1125

[Emergency Operations Plan]

See following pages.



SECTION I - BASE PLAN AND EMERGENCY SUPPORT FUNCTIONS

2025 CITY OF AVONDALE EMERGENCY OPERATIONS PLAN

**11/03/2025
FINAL**

FOR OFFICIAL USE ONLY

NOTICE: This document contains information pertaining to the deployment, mobilization, and tactical operations for the City of Avondale in response to emergencies. It is exempt from public disclosure under ARS § Title 41-1803

EXHIBIT B
TO
RESOLUTION NO. 1066-1125

[Letter of Promulgation]

See following page.

Approval and Implementation

The City of Avondale Emergency Operations Plan (EOP) is the framework for emergency responders, City of Avondale governmental departments, and outside supporting agencies to effectively coordinate and collaborate before, during, and after a disaster to provide a comprehensive response to all emergencies.

The Avondale City Council authorizes the Avondale Emergency Manager, as directed by the Avondale City Manager, to make changes and updates to this plan that do not materially affect the overall planning procedures or significantly change the responsibilities of senior Avondale officials or City of Avondale departments. Changes will be recorded in the Record of Changes.

This plan supersedes all previously published copies of the City of Avondale Emergency Operations Plan.

A copy of this plan has been filed in the Office of the Clerk of City of Avondale, under the provisions of Arizona Revised Statutes, Section 26-307B.

Date

Mike Peneda
City of Avondale, Mayor

Ron Corbin
City of Avondale, City Manager

Marsella Sarmiento
City of Avondale, City Clerk

ITEM NUMBER: 4.e.

SUBJECT: Resolution 1067-1125 - Intergovernmental Agreement with Maricopa County and the City of Avondale for the Connected Vehicle Acceleration Zone

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Kimberly Moon, City Engineer

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Resilient Infrastructure & Transportation**

Avondale invests in safe and sustainable infrastructure, including water, roads, and utilities, and actively participates in regional planning and development.

PURPOSE:

City Council will consider a request to adopt Resolution 1067-1125, approving an Intergovernmental Agreement (IGA) with Maricopa County to provide in-kind services valued up to one hundred thousand dollars (\$100,000) in support of the Maricopa County Department of Transportation (MCDOT) Saving Lives with Connectivity: Accelerating Vehicle-to-Everything (V2X) Deployment Program and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The purpose of the IGA is to advance roadway safety and innovation through connected vehicle technology by fostering collaboration between the City of Avondale and Maricopa County. The Council will take appropriate action.

BACKGROUND:

The Maricopa County Department of Transportation (MCDOT) received \$20 million from the U.S. Department of Transportation (DOT) and Federal Highway Administration (FHWA) for the Connected Vehicle Acceleration Zone (CVAZ) initiative. This project will deploy Connected Vehicle (CV) and Vehicle-to-Everything (V2X) technologies throughout Maricopa County, enabling communication between vehicles, road users, and roadside infrastructure. The CVAZ initiative aims to improve transit reliability, enhance the safety of vulnerable road users, increase freight mobility, and strengthen emergency response operations to help reduce and ultimately eliminate roadway crashes. Avondale Traffic Operations and Fire Department staff will provide in-kind services to support the Emergency Vehicle Preemption (EVP) component of the project, which will improve emergency response times and intersection safety.

DISCUSSION:

The Maricopa County Department of Transportation (MCDOT) has been awarded \$20 million from the U.S. Department of Transportation (DOT) and the Federal Highway Administration (FHWA) to implement the Connected Vehicle Acceleration Zone (CVAZ) initiative. This regional program will deploy Connected Vehicle (CV) and Vehicle-to-Everything (V2X) technologies throughout Maricopa County, enabling vehicles to communicate with one another, with pedestrians, cyclists, and other road users, as well as with roadside infrastructure. The goal of the CVAZ initiative is to enhance transit reliability, improve the safety of vulnerable road users, increase freight mobility, and strengthen emergency response operations, with the broader objective of reducing and ultimately eliminating roadway crashes.

As part of this regional effort, Avondale's Traffic Operations and Fire Department staff will provide in-kind services valued up to \$100,000 to assist in the deployment, operation, and maintenance of the Emergency Vehicle Preemption (EVP) component of the CVAZ project. The EVP technology allows emergency vehicles to communicate with traffic signals, improving response times and intersection safety.

City Council will consider adopting Resolution 1067-1125, approving an Intergovernmental Agreement (IGA) with Maricopa County to formalize the City's participation and contribution to this effort. Through this partnership, the City of Avondale supports innovation in transportation safety and continues to collaborate with regional partners to enhance mobility and protect residents and road users.

BUDGET IMPACT:

Waived permit fees for permits related to project work will reduce revenues associated with those permits. The up to \$100,000 in staff time will be covered by Engineering Services' Traffic Division and does not require a budget increase.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 1067-1125, approving an Intergovernmental Agreement (IGA) with Maricopa County to provide in-kind services valued up to \$100,000 in support of the Maricopa County Department of Transportation (MCDOT) Saving Lives with Connectivity: Accelerating Vehicle-to-Everything (V2X) Deployment Program, and authorize staff to take all necessary actions to execute and implement its terms.

Contact person for document distribution: Jonathan Almanza, Kimberly Moon

RESOLUTION NO. 1067-1125

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY RELATING TO THE CONNECTED VEHICLE ACCELERATION ZONE PROJECT.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Intergovernmental Agreement for the Connected Vehicle Acceleration Zone Project with Maricopa County, relating to the deployment of interoperable Connected Vehicle and Vehicle to Everything technologies that enable vehicular communication between and among public safety vehicles and public infrastructure, is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to cause the execution of the Amendment and to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, November 3, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1067-1125

[Agreement]

See following pages.

INTERGOVERNMENTAL AGREEMENT

BETWEEN MARICOPA COUNTY AND

THE CITY OF AVONDALE

FOR THE 'Connected Vehicle Acceleration Zone' PROJECT (TE088)

Federal Grant Award #:693JJ32550007
COUNTY PROJECT #: TE088

This Intergovernmental Agreement (**Agreement**) is between the County of Maricopa, a political subdivision of the State of Arizona (**County**), and the City of Avondale, an Arizona municipal corporation (**City**). The County and the City are collectively referred to as the **Parties** or individually as a **Party**.

This Agreement becomes effective as of the date it is approved by the Maricopa County Board of Supervisors.

STATUTORY AUTHORIZATION

1. The County is authorized, pursuant to Arizona Revised Statutes (**A.R.S.**) § 11-251 and §§ 28-6701 *et. seq.*, to lay out, maintain, control, and manage public roads within the County.
2. The City is authorized, pursuant to A.R.S. § 9-240 and §§ 9-276 *et. seq.*, to lay out and establish, regulate, and improve streets within the City.
3. Public agencies are authorized, pursuant to A.R.S. §§ 11-951 *et. seq.*, to enter into Intergovernmental Agreements for the provision of services or joint or cooperative action.

BACKGROUND

4. The Project seeks to deploy interoperable Connected Vehicle (CV) and Vehicle to Everything (V2X) technologies within Maricopa County, enabling vehicular communication with each other, other road users, and roadside infrastructure, with the intent to improve the following.
 - 4.1 Reliability of transit services through Transit Signal Priority (TSP).
 - 4.2 Safety of vulnerable road users (VRUs) through detection and alerts.
 - 4.3 Mobility of freight with Freight Signal Priority (FSP).
 - 4.4 Emergency Responder, emergency vehicle priority, post-crash care, and general community safety through Emergency Vehicle Preemption (EVP).

5. The project shall be executed in the following three (3) phases.
 - 5.1 Design, build, and test phase. The expected duration of this phase is eighteen (18) months from the effective start date of the project.
 - 5.2 Operate and evaluate phase. Upon completion of the design, build and test phase, the system will enter operational status. This phase is expected to last between twelve (12) to eighteen (18) months.
 - 5.3 Post-deployment phase. The duration for post-deployment operations and maintenance planning shall extend for a period of five (5) years. This period is not grant funded.
6. The Project is funded from local and federal funds through the federal grant award. The total Project cost is \$27,452,802.
7. This Agreement is contingent upon the City's compliance with the Single Audit Act of 1984 and the availability of federal funds through Saving Lives with Connectivity: Accelerating Vehicle to Everything (V2X):
 - 7.1 Federal Contract Number: 693JJ32550007
 - 7.2 Catalog of Federal Domestic Assistance (**CFDA**) Number: 20.205
 - 7.3 Fiscal Years: FY 2025
 - 7.4 Total Project Cost: \$27,452,802
 - 7.5 Federal Funded Amount: \$19,655,243
 - 7.6 Funding Sources:
 - i. Saving Lives with Connectivity: Accelerating Vehicle to Everything (V2X)
 - 7.7 Project Contact Information:
 - i. Name: Joe Cottrell, Traffic Technology Branch Manager
 - ii. Agency: Maricopa County Department of Transportation
 - iii. Phone: 480-604-7474
 - iv. Email: Joe.Cottrell@Maricopa.Gov

PURPOSE OF THE AGREEMENT

8. The purposes of this Agreement are to identify the roles and responsibilities of the Parties with respect to the Project and to define the cost sharing of the local match requirements for the Project.

TERMS OF THE AGREEMENT

9. The County:

- 9.1 The County is the lead agency for all planning, design, procurement, construction, and construction management for the Project.
- 9.2 The County will receive and administer the project federal-aid funding for the duration of the Project.
- 9.3 The County will provide planning, design and installation documents to the City for review in a timely manner.
- 9.4 The County will request from the City any necessary right-of-way, utility, and environmental clearance background information.
- 9.5 The County will provide certification of right-of-way with the assistance of the City.
- 9.6 The County will apply for no-cost permits for Project work within City boundaries.
- 9.7 The County, or by extension the contractor, will not modify, configure, or program any device in the traffic signal right-of-way without approval from the City.
- 9.8 The County, or by extension the contractor, will only conduct work in the City right-of-way in the presence of an employee from the City.
- 9.9 The County, or by extension the contractor, will not modify, configure, or program any device in a City vehicle without approval from the City.
- 9.10 The County will provide the construction documents and other resources from the Project to the City's representative when completed.

10. Responsibilities of the City:

- 10.1 The City will support the region's participation in the Project, including partnership with the US DOT/FHWA and the V2X community for the duration of this Project.
- 10.2 The City will actively participate in activities throughout the Project to enable the use cases as described in Volume 1 of MCDOT's Connected Vehicle Acceleration Zone, located in the Appendix B.
- 10.3 The City will assist in delivery of the Project per the schedule outlined in the Appendix and within the City's boundaries.
- 10.4 The City will provide timely review of all procurement, design, and installation documents provided by the County. The City will provide comments to the County within five (5) working days after receiving documents for review from the County.
- 10.5 The City will provide the County any necessary right-of-way, utility, and

environmental clearance background information.

- 10.6 The City will issue the County no-cost permits for Project work within the City boundaries.
- 10.7 The City will coordinate with the County contractors and partners to install up to 20 Roadside Units (RSUs) or virtual RSUs at signalized intersections throughout the City.
- 10.8 The City will make good faith efforts to upgrade traffic signal controllers to ensure compatibility with Connected Vehicle (CV) and Vehicle to Everything (V2X) equipment. As part of the Project, it is anticipated that the City will receive no fewer than 15 traffic signal controllers to support the requirements of this project. The exact number of traffic signal controllers may be adjusted as specified through the Systems Engineering process.
- 10.9 The City will provide VPN access to the County's ITS Network Administrator to the communication devices located within the City's jurisdiction as outlined in the Appendix within the Project's boundaries.
- 10.10 The City will not be held responsible for the data provided by Signal Phase and Timing (SPaT) messages due to latency issues, communications loss, or other network-related issues.
- 10.11 The City will not be held responsible for the usage of Signal Phase and Timing (SPaT) messages by the end-users.
- 10.12 The City shall make available to the County up to fifteen (15) vehicles involved in active emergency response for the installation of (OBUs) provided by the Project.
- 10.13 The City shall provide access to the emergency response vehicles at locations and schedules agreed upon in advance with the County to facilitate installation activities to minimize disruption to the City operations.
- 10.14 The City shall provide technical assistance to the County or its designated contractors, including access to vehicle specifications, diagnostic information and vehicle system interfacing with the OBUs, and upon reasonable request, provide available personnel to answer technical questions or assist in resolving installation-related issues.
- 10.15 The City will dedicate an estimated \$100,000 in staff time to support the development, testing, deployment, and operation of the Emergency Vehicle Preemption (EVP) technologies.
- 10.16 The City will own, operate, and maintain the equipment installed within the City's jurisdiction as part of this Project and upon completion of the Project as outlined in the Appendix within the Project's boundaries.
- 10.17 The City will be responsible for equipment repairs and replacements following the expiration of the grant-funded portion of the Project. This responsibility shall continue for a period of five (5) years during the Post-

Deployment Phase.

- 10.18 The City will respond to maintenance, operation, and repairs no later than 30 days after notice of failed equipment.

GENERAL TERMS AND CONDITIONS

11. To the extent permitted by law, each Party will indemnify, defend, and save the other Parties harmless, including any of the Parties departments, agencies, officers, employees, elected officials, or agents, from and against all liability, loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or nonperformance by the indemnifying Party of any of the provisions of this Agreement, including but not limited to injuries or death of persons or damages to or destruction of property. In the event of an action, the damages that are the subject of this indemnity shall include costs, expenses of litigation, and reasonable attorney's fees.
12. This Agreement shall become effective as of the date it is executed by all the governing bodies of the Parties and shall remain in full force and effect until all stipulations previously indicated have been satisfied.
13. This Agreement may be amended only upon written Agreement by all Parties.
14. This Agreement is subject to the provisions of A.R.S. § 38-511. The Parties warrant that they are in compliance with A.R.S. Section 41-4401 and further acknowledge that:
 - 14.1 Any contractor or subcontractor who is contracted by a Party to perform work on the Project shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-Verify program under A.R.S. Section 23-214(A), and shall keep a record of the verification for the duration of the employee's employment or at least three years, whichever is longer.
 - 14.2 Any breach of the warranty shall be deemed a material breach of the contract that is subject to penalties up to and including termination of the contract.
 - 14.3 The Parties retain the legal right to inspect the papers of any contractor or subcontractor employee who works on the Project to ensure that the contractor or subcontractor is complying with the warranty above and to require that the contractor make all papers and employment records of said employee available during normal working hours in order to facilitate such an inspection.
 - 14.4 Nothing in this Agreement shall make any contractor or subcontractor an agent or employee of the Parties to this Agreement.

15. The Parties warrant that they are following A.R.S. § 41-4401 and further acknowledge that:
 - 15.1 Any contractor or subcontractor who is contracted by a Party to perform work on the Project shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214(A), and shall keep a record of the verification for the duration of the employee's employment or at least three (3) years, whichever is longer.
 - 15.2 Any breach of the warranty shall be deemed a material breach of this agreement of which breaching party may be liable for penalties including termination of the agreement.
 - 15.3 The Parties retain the legal right to inspect the papers of any contractor or subcontractor employee who works on the Project to ensure that the contractor or subcontractor is complying with the warranty above and that the contractor agrees to make all papers and employment records of said employee available during normal working hours to facilitate such an inspection.
 - 15.4 Nothing in this Agreement shall make any contractor or subcontractor an agent or employee of the Parties to this Agreement.
 - 15.5 Any contractor or subcontractor who engages in for-profit activity and has 10 or more employees, if the value of the contract is a minimum of \$1,000,000, certify it is not currently engaged in and agrees for the duration of this Agreement to not engage in, a boycott of goods or services from Israel. This certification does not apply to a boycott prohibited by 50 U.S.C. § 4842 or a regulation issued according to 50 U.S.C. § 4842.
16. Each Party warrants and certifies that no contractor or vendor under contract with the Party to provide goods or services toward the accomplishment of the objectives of this Agreement currently has, and for the duration of the contract will not, use:
 - 16.1 The forced labor of ethnic Uyghurs in the People's Republic of China.
 - 16.2 Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
 - 16.3 Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
 - 16.4 If any Party becomes aware during the term of the Agreement that any contractor or vendor is not in compliance with this paragraph, the Party shall notify the other Party within five business days after becoming aware of the noncompliance. Failure of the Party to provide a written certification that the contractor or vendor has remedied the noncompliance within one hundred eighty (180) days after notifying the public entity of its noncompliance, this Agreement shall terminate unless the Term of this Agreement shall end prior to said one hundred eighty (180) day period.

17. It shall be a material breach of this Agreement for a Party to fail to observe or perform any of the material covenants, conditions or provisions of this Agreement, where such failure shall continue for a period of thirty (30) days after the non-defaulting Party provides the defaulting Party with written notice of such failure; provided, however, that such failure shall not be a Default if the defaulting Party has commenced to cure the Default within such thirty (30) day period and thereafter is diligently pursuing such cure to completion. The total aggregate cure period shall not exceed ninety (90) days unless the Parties otherwise agree in writing. In the event of Default, the non-defaulting Party, at its option, may terminate this Agreement without waiving any available remedies at law or in equity.
18. All notices required under this agreement to be given in writing shall be sent to:

Maricopa County Department of Transportation
Transportation Director
2901 West Durango Street
Phoenix, AZ 85009

City of Avondale
Kimberly Moon, PE
City Engineer
11465 W. Civic Center Drive, Suite #120
Avondale, AZ 85323
19. All notices required or permitted by this Agreement or applicable law shall be in writing and may be delivered in person (by hand or courier) or may be sent by regular or certified mail or U.S. Postal Service Express Mail, with postage prepaid, or by commercial delivery service performed with receipt. Any notice sent by certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. If sent by regular mail, the notice shall be deemed given 72 hours after the notice is addressed as required in this paragraph and mailed with postage prepaid. Notices delivered by the United States Express Mail or overnight delivery service that guarantees next-day delivery shall be deemed given 24 hours after delivery of the notice to the Postal Service or courier for delivery.
20. Any funding provided for in this Agreement, other than in the current fiscal year, is contingent upon being budgeted and appropriated by the governing bodies of the Parties in such fiscal year.
21. This Agreement shall be construed as a whole and under its fair meaning and without regard to any presumption or other rule requiring construction against the party drafting this Agreement.
22. The waiver by any Party of any right granted to it under this Agreement is not a waiver of any other right granted under this Agreement, nor may any waiver be deemed to be a waiver of a subsequent right obtained because of the continuation of any matter previously waived.

23. Except as otherwise provided in this Agreement, all covenants, agreements, representations, and warranties outlined in this Agreement, or any certificate or instrument executed or delivered according to this Agreement shall survive the expiration or earlier termination of this Agreement for a period of one (1) year.
24. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute the same instrument. Electric signatures are acceptable as original signatures.
25. The Parties will execute and/or deliver to each other such other instruments and documents as may be reasonably necessary to fulfill the covenants and obligations to be performed by such Party according to this Agreement.
26. The venue for any claim arising out of or in any way related to this Agreement shall be Maricopa County, Arizona.
27. This Agreement shall be governed by the laws of the State of Arizona.

End of Agreement - Signature Page Follows

CITY OF AVONDALE

Recommended by:

City Manager

Date

Approved and Accepted by:

Mayor

Date

Attest by:

Clerk of the Council

Date

APPROVAL OF CITY ATTORNEY

I hereby state that I have reviewed the proposed Intergovernmental Agreement and declare the Agreement to be in proper form and within the powers and authority granted to the City by its respective governing body under the laws of the State of Arizona.

City Attorney

ITEM NUMBER: 4.f.

SUBJECT: Ordinance 2037-1125 - Authorization for Real Estate Purchases of Two Parcels for Water System Improvements

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Kirk Beaty, Public Works Director

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Resilient Infrastructure & Transportation**

Avondale invests in safe and sustainable infrastructure, including water, roads, and utilities, and actively participates in regional planning and development.

PURPOSE:

City Council will consider a request to adopt Ordinance 2037-1125, authorizing the acquisition of a portion of real properties for water system use as a water treatment site and authorizing the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The council will take appropriate action.

BACKGROUND:

The City's Northside Booster Pump Station (BPS) is bordered to the north by two (2) fee simple parcels with separate ownership. These parcels are identified as APN 501-72-001G and APN 501-72-0001N (Generally referred to as the Northside Parcels). The City intends to purchase a portion of each of these parcels to utilize for water system infrastructure improvements to ensure the City's water system remains compliant with federal drinking water regulations.

The total gross site area of these two parcels is 0.45 Acres (+/-).

DISCUSSION:

On April 10, 2024, the United States Environmental Protection Agency (USEPA) announced a final National Primary Drinking Water Regulation (NPDWR) for six per- and polyfluoroalkyl substances (PFAS) compounds. A subsequent evaluation of the City's water quality determined that 70% of the City's total water production capacity exceeds the April 2024 NPDWR maximum contaminant levels (MCLs) and that water treatment needs to occur to keep the City's water in compliance with federal guidelines.

A portion of Parcels APN 501-72-001G and APN 501-72-0001N, the Northside Parcels, located at the southwest corner of El Mirage and Indian School Roads, were identified as one of several locations within the

City where the installation of the required PFAS treatment infrastructure is needed to comply with federal guidelines.

These sites were selected after a detailed analysis of treatment alternatives at and around the Northside BPS site. Providing centralized treatment to the raw water coming from three remote wells feeding the Northside BPS site was found to be the most economical approach because all three existing wells exceed the EPA's 2024 NPDWR MCL's for PFAS. However, the City owned parcels which contain the existing Northside BPS are not large enough to accommodate the required PFAS treatment infrastructure. Therefore, these two new real estate acquisitions are necessary to provide adequate space for treatment infrastructure. This is just one of the four projected locations where PFAS treatment equipment will be installed. Future land acquisitions will be contemplated upon continued detailed development and design of the PFAS treatment project.

It is recommended to move forward with purchasing the needed portions of the Northside Parcels at this time because the needed portions are currently undeveloped and may not be available for purchase at a point in the future.

BUDGET IMPACT:

Purchase of a portion of Parcels APN 501-72-001G and APN 501-72-0001N shall be determined from a Commercial Appraisal by a State Licensed Appraisal Company. It is estimated that the purchase price for each parcel will be approximately \$125,000, for a total purchase amount of \$250,000 for both parcels. Funding for this purchase is available under the Land Purchase - Water Treatment & Storage Sites (U0362) project.

RECOMMENDATION:

Staff recommends that City Council adopt Ordinance 2037-1125, authorizing the acquisition of a portion of real properties for water system use as a water treatment site and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Eric V. Bay, Public Works Assistant Director

ORDINANCE NO. 2037-1125

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR PUBLIC USE FOR WATER OPERATIONS.

WHEREAS, Article I, Section 3 of the Avondale City Charter authorizes the City of Avondale (the “City”) to acquire real property in fee simple or any lesser interest or estate, inside or outside its corporate limits, for any City purpose as the City’s interests may require; and

WHEREAS, the City Council desires to authorize the acquisition of certain real property generally located south of Indian School Road and west of El Mirage Road and assigned Maricopa County Assessor’s Parcel Numbers 501-72-001G and 501-72-001N for public use for water operations.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The acquisition, by purchase, condemnation or dedication of real property generally located south of Indian School Road and west of El Mirage Road, consisting of two parcels, (i) totaling $\pm$ 0.224 acres for Parcel Number 501-72-001G as more particularly depicted and described on Exhibit 1, and (ii) $\pm$ 0.224 acres for Parcel Number 501-72-001N as more particularly depicted and described on Exhibit 2, and as attached hereto and incorporated herein by reference, is hereby authorized.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
November 3, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT 1
TO
ORDINANCE NO. 2037-1125

[Legal Description and Map]

See following pages.

EXHIBIT A

N. 1/4 COR.
SEC.26, T2N, R1W.
FOUND MCHD BCHH

POC
NE. COR. SEC.26,
T2N, R1W.
FOUND MCHD BCHH

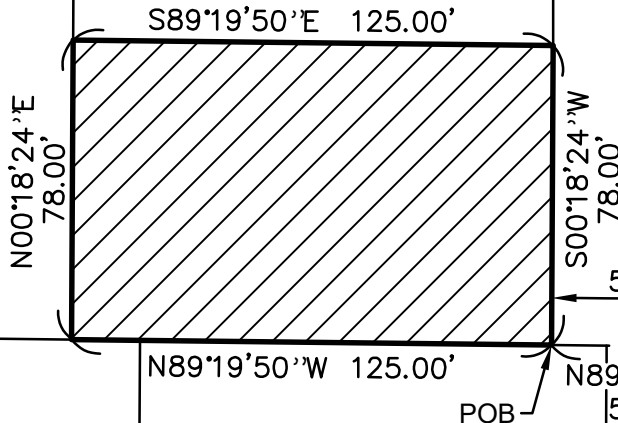
INDIAN SCHOOL RD.

N89°19'50"W 2623.68'
(BASIS OF BEARINGS)

EL MIRAGE RD.

APN# 501-72-001N
YOUSIF INVESTMENTS LLC
INST.#2021-0703885, MCR
(PARCEL NO. 1)

APN# 501-72-001G
ASRO, LLC
INST.#2018-0815459, MCR



APN# 501-72-001T
CITY OF AVONDALE
INST.#2006-0428694, MCR
-BK.718,PG.41,MCR-

APN# 501-72-001P
CITY OF AVONDALE
DKT.15428,PG.498-499,MCR
-BK.1206,PG.7,MCR-

FOUND ACF
STAMPED WC
RLS 36563 S25
S26 T2N R1W 2003



PARCEL AREA
= 9,750.20 S.F.
(0.224 AC)



SCALE:
N.T.S.
NE 1/4
SEC 26
T. 2 N.
R. 1 W.

						SHEET NO: 1 OF 2			410 North 44th Street, Suite 460 Phoenix, AZ 85008 Phone: 602-283-2701 Fax: 602-273-1230	
						SCALE: N.T.S.				
						PROJECT NO: 2500040300	ALTA / NSPS LAND TITLE SURVEY APN# 501-72-001G 12345 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85253			
						DRAWN BY: PHK				
						CHECKED BY: MRS				
						APPROVED BY: MRS				
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D					

EXHIBIT A (TAKE)

A PARCEL OF LAND BEING A PORTION OF THAT TRACT AS CONVEYED TO ASRO LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2018-0815459 MARICOPA COUNTY RECORDS (MCR) AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE) BEARS NORTH 89°19'50" WEST A DISTANCE OF 2623.68 FEET;

THENCE SOUTH 00°18'24" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 355.00 FEET;

THENCE NORTH 89°19'50" WEST, ACROSS THE RIGHT-OF-WAY OF EL MIRAGE ROAD, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID ASRO, LLC PARCEL, THE POINT OF BEGINNING:

THENCE NORTH 89°19'50" WEST, ALONG THE SOUTH LINE OF SAID ASRO, LLC PARCEL, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°18'24" EAST, ALONG THE WEST LINE OF SAID ASRO, LLC PARCEL, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 89°19'50" EAST, ACROSS SAID ASRO, LLC PARCEL, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EL MIRAGE ROAD;

THENCE SOUTH 00°18'24" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.224 ACRE OF LAND (9,750.20 S.F.) MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS NORTH 89°19'50" WEST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688, PAGE 40, MARICOPA COUNTY RECORDS.



						SHEET NO: 2 OF 2	WILSON & COMPANY 410 North 44th Street, Suite 460 Phoenix, AZ 85008 Phone: 602-283-2701 Fax: 602-273-1230
						SCALE: N/A	
						PROJECT NO: 2500040300	
						DRAWN BY: PHK DATE: 8-06-25	
						CHECKED BY: MRS 8-06-25	ALTA / NSPS LAND TITLE SURVEY APN# 501-72-001G 12345 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85253
						APPROVED BY: MRS 8-06-25	
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D		

MAISGRPCPHXISURVEYPROJECTS2500040300 - CAROLLO ENG. - ALTA/APN 501-72-001G ALTA Survey/2 Disciplines/Survey/Drawings/2500040300 - CAROLLO - APN 501-72-001G - GROUND - 1,000128.dwg Plotted on: Aug 06, 2025 - 2:07pm By: PKaminsky

CLOSURE (TAKE)

North: 906977.4480' East: 575916.7088'

Segment #1 : Line

Course: N89°19'50"W Length: 125.00'
North: 906978.9085' East: 575791.7173'

Segment #2 : Line

Course: N00°18'24"E Length: 78.00'
North: 907056.9074' East: 575792.1348'

Segment #3 : Line

Course: S89°19'50"E Length: 125.00'
North: 907055.4469' East: 575917.1263'

Segment #4 : Line

Course: S00°18'24"W Length: 78.00'
North: 906977.4480' East: 575916.7088'

Perimeter: 406.01' Area: 9,750.20 Sq. Ft. (0.224 ACRE)
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000

Precision 1: 406,000,000.00



EXHIBIT 2
TO
ORDINANCE NO. 2037-1125

[Legal Description and Map]

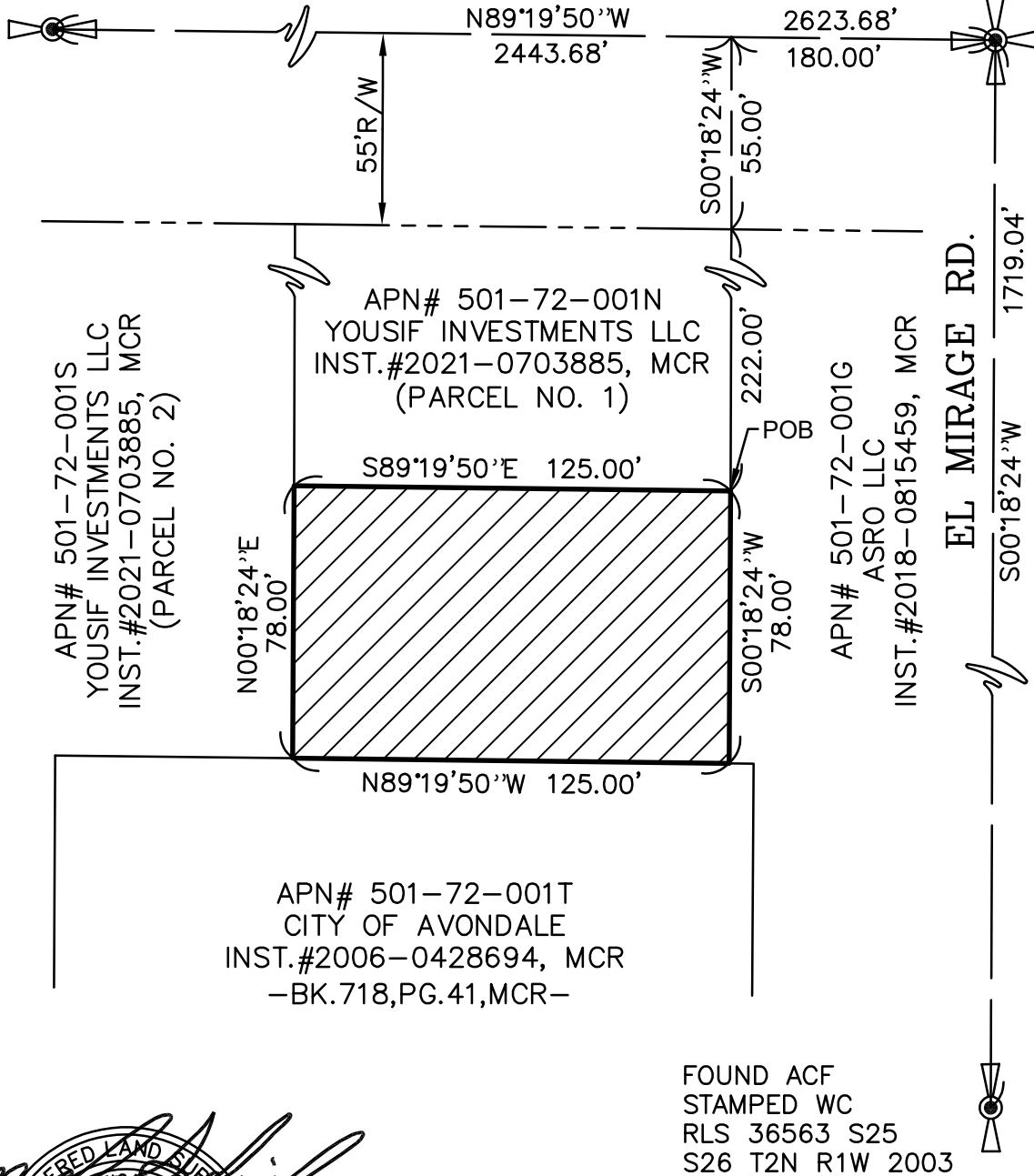
See following pages.

EXHIBIT A

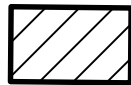
N. 1/4 COR.
SEC.26, T2N, R1W.
FOUND MCHD BCHH

INDIAN SCHOOL RD.
(BASIS OF BEARINGS)

POC
NE. COR. SEC.26,
T2N, R1W.
FOUND MCHD BCHH



FOUND ACF
STAMPED WC
RLS 36563 S25
S26 T2N R1W 2003



PARCEL AREA
= 9,750.20 S.F.
(0.224 AC)

SCALE:
N.T.S.
NE 1/4
SEC 26
T. 2 N.
R. 1 W.

						SHEET NO: 1 OF 3	 410 North 44th Street, Suite 460 Phoenix, AZ 85008 Phone: 602-283-2701 Fax: 602-273-1230	
						SCALE: N/A		
						PROJECT NO: 2500040300		
						DRAWN BY: PHK		DATE: 8-06-25
						CHECKED BY: MRS		8-06-25
						APPROVED BY: MRS		8-06-25
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	ALTA / NSPS LAND TITLE SURVEY APN# 501-72-001N 12351 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85253		

EXHIBIT A (TAKE)

A TRACT OF LAND BEING A PORTION OF ONE OF THOSE PARCELS AS CONVEYED TO YOUSIF INVESTMENTS, LLC, MORE SPECIFICALLY BEING A PORTION OF PARCEL 1 BY DEED OF RECORD IN INSTRUMENT NUMBER 2021-0703885, MARICOPA COUNTY RECORDS (MCR) AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE) BEARS NORTH 89°19'50" WEST A DISTANCE OF 2623.68 FEET;

THENCE NORTH 89°19'50" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 180.00 FEET;

THENCE SOUTH 00°18'24" WEST, ACROSS THE RIGHT-OF-WAY OF INDIAN SCHOOL ROAD, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 00°18'24" WEST, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID PARCEL 1 THE FOLLOWING (3) THREE COURSES AND DISTANCES:

THENCE SOUTH 00°18'24" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 78.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89°19'50" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER THEREOF;



						SHEET NO: 2 OF 3	WILSON & COMPANY 410 North 44th Street, Suite 460 Phoenix, AZ 85008 Phone: 602-283-2701 Fax: 602-273-1230
						SCALE: N/A	
						PROJECT NO: 2500040300	
						DRAWN BY: PHK DATE: 8-06-25	
						CHECKED BY: MRS DATE: 8-06-25	
						APPROVED BY: MRS DATE: 8-06-25	ALTA / NSPS LAND TITLE SURVEY APN# 501-72-001N 12351 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85253
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D		

M:\SGR\PCPH\XIS\SURVEY\PROJECTS\2025\2500040300 - CAROLLO ENG - ALTA\APN 501-72-001N ALTA Survey\2_Disciplines\Survey\Drawings\2500040300 - CAROLLO - APN 501-72-001S & 001N - GROUND - 1,000126.dwg Plotted on: Aug 06, 2025 - 2:30pm By: PKaminsky

EXHIBIT A (TAKE)

THENCE NORTH 00°18'24" EAST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 89°19'50" EAST, ACROSS SAID PARCEL 1, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.224 ACRE OF LAND (9,750.20 S.F.) MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS NORTH 89°19'50" WEST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688, PAGE 40, MARICOPA COUNTY RECORDS.



						SHEET NO: 3 OF 3	WILSON & COMPANY 410 North 44th Street, Suite 460 Phoenix, AZ 85008 Phone: 602-283-2701 Fax: 602-273-1230
						SCALE: N/A	
						PROJECT NO: 2500040300	
						DRAWN BY: PHK DATE: 8-06-25	
						CHECKED BY: MRS DATE: 8-06-25	ALTA / NSPS LAND TITLE SURVEY APN# 501-72-001N 12351 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85253
						APPROVED BY: MRS DATE: 8-06-25	
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D		

CLOSURE (TAKE)

North: 907056.9090' East: 575792.1324'

Segment #1 : Line

Course: S00°18'24"W Length: 78.00'
North: 906978.9101' East: 575791.7149'

Segment #2 : Line

Course: N89°19'50"W Length: 125.00'
North: 906980.3706' East: 575666.7234'

Segment #3 : Line

Course: N00°18'24"E Length: 78.00'
North: 907058.3694' East: 575667.1409'

Segment #4 : Line

Course: S89°19'50"E Length: 125.00'
North: 907056.9090' East: 575792.1324'

Perimeter: 406.01' Area: 9,750.20 Sq. Ft. (0.224 ACRE)
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000

Precision 1: 406,000,000.00



ITEM NUMBER: 4.g.

SUBJECT: Ordinance 2038-1125 - Abandonment of 127th Avenue Right-of-Way

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Resilient Infrastructure & Transportation**

Avondale invests in safe and sustainable infrastructure, including water, roads, and utilities, and actively participates in regional planning and development. The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to adopt Ordinance 2038-1125, authorizing the abandonment of 127th Avenue right-of-way generally located north of Alamar Boulevard and west of El Mirage Road and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Maricopa County acquired a 40-foot-wide permanent easement and right-of-way along 127th Avenue as recorded in Docket 6542, Page 393, with the Maricopa County Recorder's Office. This right-of-way was accepted by the City of Avondale when the City adopted Ordinance 484 to extend and increase the corporate limits of the City as recorded in Document Number 1990, Page 394935, with the Maricopa County Recorder's Office.

DISCUSSION:

City Council approved "Final Plat Alamar - Phase 5" on January 8, 2024, which was recorded in Book of Maps 1778, Page 31 of the Maricopa County Recorder's Office. However, a portion of 127th Avenue was not properly abandoned prior to the recording of the plat. The developer of Alamar, Brookfield Lakin LLC, is requesting the City abandon a 40-foot-wide portion of 127th Avenue right-of-way to clear title and ownership to the property to allow them to move forward with the development of Alamar Phase 5. Staff determined this right-of-way is no longer needed and requests that it be abandoned, and the rights are returned to the fee owner.

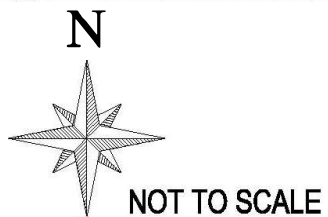
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance authorizing the abandonment of a portion of 127th Avenue right-of-way generally located north of Alamar Boulevard and west of El Mirage Road, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore



127TH AVENUE HIGHWAY EASEMENT TO BE ABANDONED

ORDINANCE NO. 2038-1125

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, ABANDONING A PORTION OF RIGHT OF WAY RUNNING ALONG 127TH AVENUE GENERALLY LOCATED SOUTH OF ELWOOD STREET, IN AVONDALE, ARIZONA.

WHEREAS, Article I, Section 3 of the Avondale City Charter authorizes the City of Avondale (the “City”) to dispose of its acquired property as the City’s interests may require; and

WHEREAS, the 127th Avenue Right-of-Way recorded at Instrument No. 19900394935 in the Maricopa County Recorder’s Office on August 31, 1990 (the “ROW”), was conveyed to the City when the City annexed Lakin Ranch through Ordinance Number 1652-518 adopted by the Council of the City of Avondale (the “City Council”) on May 21, 2018; and

WHEREAS, the City Council has determined a portion of the ROW, approximately $\pm$ 0.5531 acres, is no longer necessary for public use (the “Abandoned ROW”) and the City is authorized to vacate and abandon rights-of-way pursuant to ARIZ. REV. STAT. § 9-240(B)(3)(e) and ARIZ. REV. STAT. § 28-7205; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Abandoned ROW, as more particularly described and depicted in Exhibit A, attached hereto and incorporated herein by reference, is hereby declared to be no longer necessary and is hereby abandoned to the adjacent property.

SECTION 3. The Mayor, the City Manager or authorized designee, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale,
November 3, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2038-1125

[Legal Description and Map of Abandoned ROW]

See following pages.

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

June 1, 2022
WP# 174612.11
Page 1 of 2
See Exhibit "A"

LEGAL DESCRIPTION
Alamar
127th Avenue Right-of-Way Abandonment

A portion of those certain Highway Easements for 127th Avenue, recorded in Docket 6489, page 494, Maricopa County Records (MCR), and Docket 6542, page 393, MCR, lying within Section 23, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the center of said Section 23, a 3 1/2-inch brass cap in handhole, from which the west quarter corner of said section, a 4-inch Salt River Project brass cap flush stamped 1/4 S22 S23 1915 1922, bears North 89°41'20" West (basis of bearing), a distance of 2620.94 feet;
THENCE along the north-south mid-section line of said section, South 00°51'18" East, a distance of 719.53 feet, to the southerly line of Lucy T. Homesites Unit 2, recorded in Book 142, page 26, MCR and the **POINT OF BEGINNING**;
THENCE leaving said mid-section line, along said southerly line, North 79°56'43" East, a distance of 40.52 feet, to the east line of said certain Highway Easements;
THENCE leaving said southerly line, along said east line, South 00°51'18" East, a distance of 605.85 feet, to the south line of the north half of the southeast quarter of said section;
THENCE leaving said east line, along said south line, North 89°56'50" West, a distance of 40.01 feet, to said north-south mid-section line;
THENCE leaving said south line, along said mid-section line, North 00°51'18" West, a distance of 598.74 feet, to the **POINT OF BEGINNING**.

Containing 24,092 square feet or 0.5531 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of July, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174612.11 Alamar 127th Ave ROW Abandonment L79 06-01-22.docx



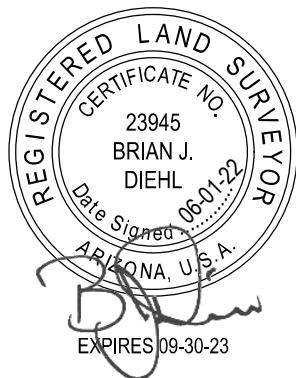
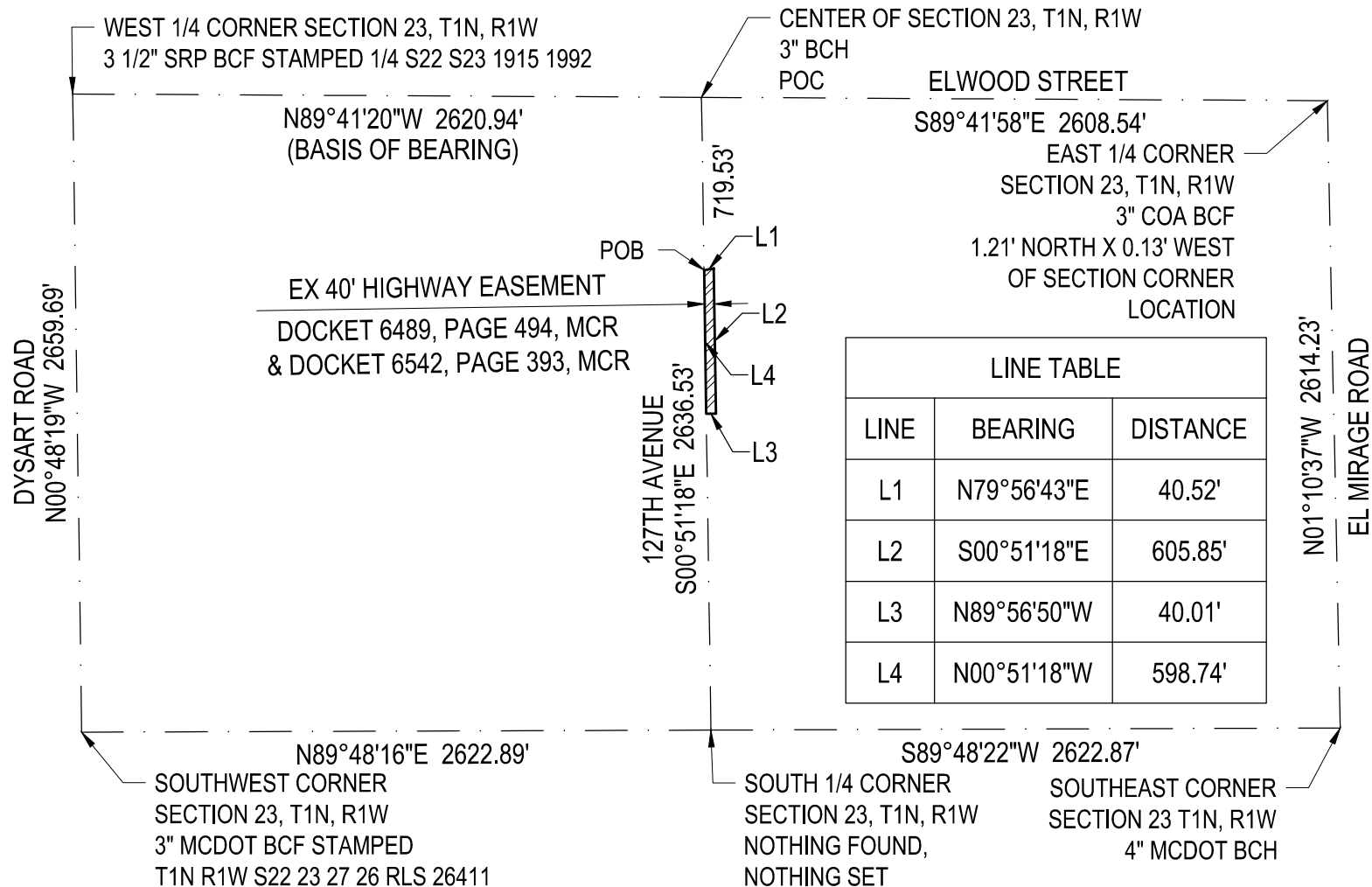


EXHIBIT "A"
 ALAMAR
 127TH AVENUE
 RIGHT-OF-WAY ABANDONMENT
 6/1/2022
 WP# 174612.11
 PAGE 2 OF 2
 NOT TO SCALE
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ITEM NUMBER: 5.a.

SUBJECT: Agua Fria Pedestrian Bridge Aesthetic and Proposed Cost

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Kimberly Moon, Engineering Department Director

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

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 receive an update from staff regarding the design of the proposed Agua Fria Pedestrian Bridge. This item is for discussion and feedback only; no Council action will be taken at this time.

BACKGROUND:

The proposed project includes construction of a pedestrian and bicycle bridge, with integrated communication conduits, spanning the Arizona Department of Transportation (ADOT) channel to connect Friendship Park with the existing Agua Fria trailhead located at the I-10 underpass.

Enhancing connectivity within Avondale's trail system remains a key priority for both residents and the surrounding region. Currently, pedestrians and cyclists can only access Friendship Park by using major arterial roadways such as McDowell Road, Dysart Road, and Avondale Boulevard. These high-traffic routes present safety challenges and discourage active transportation. Creating safe, convenient, and connected non-motorized routes to parks and recreation areas supports community goals for an accessible, user-friendly pathway network.

The bridge project seeks to establish a safe, off-street connection that minimizes conflicts between vehicles, pedestrians, and cyclists—enhancing accessibility and promoting active, sustainable transportation throughout the City.

The City of Avondale previously entered into an Intergovernmental Agreement (IGA) with ADOT to receive and administer a Federal Highway Administration (FHWA) grant for the design of a multi-use path along the east bank of the Agua Fria River. This segment extends from Van Buren Street northward, passes under I-10, and

terminates at the southern edge of the ADOT channel.

The original IGA authorized design of the multi-use path; subsequent amendments expanded the scope to include full construction funding for the I-10 underpass segment. This first phase—covering both design and construction—was fully funded through the FHWA grant administered by ADOT and has since been completed, providing a continuous trail from Van Buren Street to the ADOT channel.

The City is now exploring options to extend the path across the ADOT channel to connect with Friendship Park, completing a critical link in Avondale's trail system and improving regional pedestrian and bicycle connectivity.

DISCUSSION:

Staff is requesting Council input on the following items:

1. Crossing Type Preference
 - a. Spanned Structural Bridge: A dedicated pedestrian bridge spanning the channel, providing year-round access and improved safety.
 - b. At-Grade Crossing: A pathway constructed along the bottom of the ADOT channel, subject to seasonal flooding and higher maintenance needs.
2. Design and Aesthetic Considerations
 - a. Council feedback is requested regarding the bridge's visual design, materials, and architectural style to ensure consistency with community character and park aesthetics.

Based on Council direction, staff will advance preliminary design concepts for the preferred crossing type, develop cost estimates and funding strategies, incorporate the project into Fiscal Year 2027 budget planning, and, if desired, conduct community engagement to gather public input on design preferences.

Engineering staff will present conceptual designs for both the proposed bridge and the at-grade crossing for Council discussion.

BUDGET IMPACT:

Construction of the pedestrian bridge is not currently included in the City's Capital Improvement Plan (CIP). Staff will evaluate and pursue various funding sources, which may include:

1. Additional grant opportunities,
2. Potential bond funding, and
3. Future CIP allocations.

Council feedback will help staff develop Fiscal Year 2027 budget priorities and determine project sequencing and funding strategies.

For this meeting, there is no immediate budget impact, as the item is presented for discussion purposes only.

RECOMMENDATION:

For discussion only.

Contact person for document distribution: Rick Carr, Kimberly Moon

ITEM NUMBER: 5.b.

SUBJECT: Speed Safety Camera Program

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Memo Espinoza, Chief of Police

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

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

STRATEGIC PLAN:

PURPOSE:

City Council will consider a request to terminate the Professional Services Agreement with American Traffic Solutions, Inc. DBA Verra Mobility, terminating the Police Department's Speed Safety Camera Program effective 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.

BACKGROUND:

On May 2, 2022, City Council approved the implementation of a Speed Safety Camera Program. The Avondale Police Department partnered with Verra Mobility to lease two (2) mobile speed camera devices. Deployment locations are determined through an analysis of accident data, officer observations, community concerns, and site assessments conducted by Verra Mobility. The program was officially implemented in May 2024 to help reduce speeding and enhance roadway safety throughout the City of Avondale.

On September 8, 2025 Staff provided an update on the Speed Safety Camera Program to Council in which the impact and operations of the program were discussed. Council requested additional data from the current speed camera location. Staff requested feedback and direction from Council regarding the program moving forward.

DISCUSSION:

During the September 8, 2025, Council Meeting presentation on the Speed Safety Camera Program, staff discussed the effectiveness and challenges associated with the program. These challenges included the significant staff time required to review citations and respond to citizen inquiries, vandalism to camera devices, and a high number of rejected violations due to factors such as poor image quality, glare, and other technical issues.

Since the September 8, 2025, Council Meeting, staff have gathered additional data regarding the effectiveness of the Speed Safety Camera Program. The data indicates that the program is effective in reducing speed while cameras are in place and for a short period after they are removed. However, the cameras show no long-term effect on reducing speed once they are removed from problem locations.

To continue efforts to reduce excessive speeding on Avondale streets and decrease speed-related collisions, the Avondale Police Department will reinforce existing speed-reduction strategies. These strategies include filling Traffic Unit vacancies, purchasing additional radar and laser units for patrol officers, continuing participation in the West Valley Traffic Safety Task Force, conducting directed enforcement in identified problem areas, enhancing community education and outreach efforts related to traffic safety, continue to work with our Traffic Engineering partner as part of their speed safety grant, purchasing additional speed notification devices and covert track devices and create special details within the Police Department to focus on excessive speed driving behavior.

BUDGET IMPACT:

The cost for terminating the speed safety camera program by June 30, 2026, is estimated to be \$107,000.

RECOMMENDATION:

Staff recommends that the City Council terminates the Police Department's Speed Safety Camera Program on 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.

Contact person for document distribution:

ITEM NUMBER: 5.c.

SUBJECT: Council Budget Discussion

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

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

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

STRATEGIC PLAN:

This agenda item supports all Avondale Strategic Outcome Areas. The Strategic Plan guides the allocation of funding to the highest priorities.

PURPOSE:

City staff will present an update on the City's financials and seek the Council's feedback on the Fiscal Year 2026 budget. This item is for discussion and feedback only; no Council action will be taken.

BACKGROUND:

The presentation will cover the current status of the City's financials and the needs for the Fiscal Year 2027 budget.

DISCUSSION:

The presentation will cover the current status of the City's financials and needs for the Fiscal Year 2027 budget.

BUDGET IMPACT:

The discussions today will provide guidance for the development of the Fiscal Year 2027 budget.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: N/A

ITEM NUMBER: 5.d.

SUBJECT: Mid-Year Public Safety Salary Adjustments - Reconsideration

MEETING DATE: 11/3/2025

TO: Mayor and Council

FROM: Andrew Mesquita, Human Resources Director

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

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

STRATEGIC PLAN:

n/a

PURPOSE:

1. City Council may reconsider the City Council action from the October 20, 2025, meeting approving item 5.d. Mid-year Public Safety Salary Adjustments. The Council will take appropriate action.

If the motion passes, Item 5.d. is back on the table for discussion and action. If the motion fails, Item 5.d stands as approved on October 20, 2025.

2. City Council will consider a request to: a) implement changes to the salary schedule/step plan for Police Officers and Police Sergeants and authorize associated pay increases; b) transition Police Lieutenants and Fire Battalion Chiefs from a traditional market range to a step plan and authorize associated pay increases; c) add two (2) additional full-time equivalent (FTE) Lieutenant positions; and d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents with an effective date of January 5, 2026. The Council will take appropriate action.

BACKGROUND:

On October 20, 2025, City Council approved a) changes to the salary schedule/step plan for Police Officers and Police Sergeants and authorize associated pay increases; b) transitioned Police Lieutenants and Fire Battalion Chiefs from a traditional market range to a step plan and authorize associated pay increases; c) added two (2) additional full-time equivalent (FTE) Lieutenant positions; and d) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents with an effective date of January 5, 2026.

DISCUSSION:

The item is for discussion and possible reconsideration.

BUDGET IMPACT:

n/a

RECOMMENDATION:

Staff recommends City Council discuss the agenda item and vote to reconsider, if desired.

Contact person for document distribution: Andrew Mesquita, Human Resources