

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" Plymesser; (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 (Nov 5, 2025 21:32:46 MST)
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

November 3, 2025
Date Approved by City Council