



City of Avondale
City Council Meeting
Monday, November 17, 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 17, 2025**

CITY COUNCIL CHAMBER | 11465 WEST CIVIC CENTER DRIVE | AVONDALE AZ, 85323

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should submit a Request to Speak online at <http://www.avondaleaz.gov/requesttospeak> prior to consideration of that agenda item.

REGULAR MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

**CALL TO ORDER BY MAYOR
PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE ANNOUNCEMENTS

The following employees will be introduced to City Council. This item is for discussion only.

Police Department

- Timothy Canfield, Officer
- Kristian Urbina, Officer
- Brennan Zehr, Officer
- Rene Valenzuela, Officer
- Scott Kellenberger, Officer
- Kaleb Gaytan, Officer
- Hayden Pearce, Officer
- Dakota Farrow, Officer
- Derek Albano, Officer
- Kylie Evans, Dispatcher
- Danielle Lawson, Dispatcher
- Gabrielle Aragon, Dispatcher
- Jeremiah Chavira, Park Ranger
- Jeff Vaughn, Park Ranger
- Anthony Fullerton, Detention Supervisor
- Willie Hall, Community Service Officer

Fire and Medical Department

- Travis Lambert, Fire Captain (Promotion)
- Tim Lambert, Fire Engineer (Promotion)

Human Resources Department

- Debbie Pierce, Sr. HR Analyst

Parks, Recreation & Libraries Department

- Cameron Townson, Recreation Programmer
- Adam Pryde, Park Maintenance Worker

Public Works Department

- Giovanni Rodriguez, Solid Waste Equip. Opr.
- Leonel Huerta, Fleet Preventive Maint. Tech.
- Andrew Duran, Management Analyst

b. PROCLAMATION - INTERNATIONAL FRAUD AWARENESS WEEK

City Council will present a proclamation recognizing November 16 - 22, 2025 as International Fraud Awareness Week. This item is for discussion only.

c. PROCLAMATION - UNIFIED RESPONDER COMMUNITY MONTH

City Council will present a Proclamation recognizing November as Unified Responder Community Month. This item is for discussion only.

d. PROCLAMATION - EPILEPSY AWARENESS MONTH

City Council will present a Proclamation recognizing November as Epilepsy Awareness Month. 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 20, 2025 City Council meeting minutes. The Council will take appropriate action.

b. APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS

City Council will consider a request to approve various appointments and reappointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions as listed in the staff report and authorize the City Clerk to process the appointments. The Council will take appropriate action.

c. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE — QUICK STOP SP

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Hasan Salameh Bader Mahmoud for the sale of alcohol at Quick Stop SP located at 127 West Main Street in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

d. FOURTH AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AVONDALE AND AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION LOCAL 3924

City Council will consider a request to amend the Memorandum of Understanding (MOU) between the City of Avondale and Avondale Professional Firefighters Association (APFFA) Local 3924 to update the hourly on-call pay rate for eligible employees assigned to on-call status to ensure consistency with the City of Avondale Compensation Policy (Administrative Policy 95) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. A retroactive effective date of June 23, 2025, is being requested. The Council will take appropriate action.

e. RESOLUTION 1068-1125- CANVASS OF VOTES FOR THE NOVEMBER 4, 2025 SPECIAL ELECTION

City Council will consider a request to adopt Resolution 1068-1125, canvassing the results of the November 4, 2025 Special Election and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1069-1125 - LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND NOTICE OF INTENT

City Council will consider a request to adopt Resolution 1069-1125, adopting the Land Use Assumptions (LUA), Infrastructure Improvement Plan (IIP) and a notice of intent to adopt revised development impact fees and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. RESOLUTION 1070-1125 - SUBRECIPIENT AGREEMENT FOR SUPPORTIVE SERVICES FOR FAMILIES EXPERIENCING HOMELESSNESS

City Council will consider a request to: a) adopt Resolution 1070-1125, authorizing a four-year award of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funding not to exceed \$300,000; b) approve the execution of a subrecipient agreement with A New Leaf relating to acceptance and administration of the award; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1071-1125 - UPDATED IMPACT STUDY - WEB AVONDALE INVESTMENTS, LLC

City Council will consider a request to adopt Resolution 1071-1125, approving an updated impact study report which estimates the economic and fiscal impacts associated with the development and ongoing operations of a full-service hotel in Avondale and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. RESOLUTION 1072-1125 - ECONOMIC DEVELOPMENT AGREEMENT WITH WEB AVONDALE INVESTMENTS LLC

City Council will consider a request to adopt Resolution 1072-1125, approving an Economic Development Agreement with WEB Avondale Investments, LLC and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. ORDINANCE 2039-1125 - GROUND LEASE TO PURCHASE OPTION AGREEMENT WITH WEB AVONDALE INVESTMENTS, LLC AND THE CITY OF AVONDALE

City Council will consider a request to adopt Ordinance 2039-1125, approving the Ground Lease to Purchase Option Agreement with WEB Avondale Investments, LLC for city owned property located at the SEC of Roosevelt Street and 114th Avenue, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

k. PARKING LICENSE AGREEMENT WITH WEB AVONDALE INVESTMENTS LLC

City Council will consider a request to approve a Parking License Agreement with WEB Avondale Investments, LLC and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

l. ORDINANCE 2040-1125 – GRANTING OF A RIGHT-OF-WAY EASEMENT TO ARIZONA PUBLIC SERVICE EASEMENT ACROSS CITY-OWNED PROPERTIES

City Council will consider a request to adopt Ordinance 2040-1125, authorizing granting a right-of-way easement to Arizona Public Service across several City-owned parcels 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. PUBLIC HEARING AND RESOLUTION 1073-1125 — AVONDALE TECH CENTER – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-25-0120

City Council will hold a public hearing and consider a request to adopt Resolution 1073-1125, approving a request by Michelle Santoro of Gammage and Burnham for a minor General Plan amendment for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue, amending the subject property's General Plan 2030 Land Use Map designation from Mixed Use to Business Park to facilitate the development of a technology campus focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. PUBLIC HEARING AND ORDINANCE 2041-1125 – AVONDALE TECH CENTER – REZONING – APPLICATION PL-25-0121

City Council will hold a public hearing and consider a request to adopt Ordinance 2041-1125, approving a request by Michelle Santoro of Gammage & Burnham for a rezone request for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue, to rezone the subject property from City Center District (CCD) to Avondale Tech Center Planned Area Development (PAD) with underlying zoning of Commerce Park (CP) to facilitate the development of a technology campus primarily focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. AVONDALE TECH CENTER – COMPREHENSIVE SIGN PLAN – APPLICATION PL-25-0181

City Council will consider a request from Michelle Santoro of Gammage & Burnham for approval of a Comprehensive Sign Plan (CSP) for the Avondale Tech Center, a proposed advanced technology campus focused on employment uses and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The approximately 38-acre site is located at the northwest corner of Corporate Drive and 117th Avenue. The Council will take appropriate action.

d. PUBLIC HEARING AND ORDINANCE 2042-1125 - ZONING ORDINANCE TEXT AMENDMENTS - CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS) - APPLICATION PL-25-0189

City Council will hold a public hearing and consider a request to adopt Ordinance 2042-1125, approving a city-initiated request for text amendments to the Zoning Ordinance to allow for continued refinement of the Zoning Ordinance to align with economic development initiatives and trends, reflect changes in policies and procedures, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. PUBLIC HEARING - RESOLUTION 1074-1125 — GENERAL PLAN TEXT AMENDMENT – CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING — APPLICATION PL-25-0190

City Council will: a) hold a public hearing; b) adopt Resolution 1074-1125, amending the text of the City of Avondale General Plan 2030 to approve a City-initiated request for a text amendment designating the Gateway, Village, and Park Avenue Districts within The BLVD land use category as the Central Business District for Middle Housing and adding an overlay map of the Central Business District for Middle Housing to the Land Use Map, all as required by State law; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. PUBLIC HEARING AND ORDINANCE 2043-1125 — ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); NEW ARTICLE 14 (MIDDLE HOUSING) — APPLICATION PL-25-0188

City Council will hold a public hearing and consider a request to adopt Ordinance 2043-1125, approving city-initiated text amendments to the Zoning Ordinance, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The amendments will allow for continued refinement of the Zoning Ordinance to reflect recent changes in State law related to middle housing, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Council will take appropriate action.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS
(5 minutes)

7. ADJOURNMENT

Councilmembers of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.