



City of Avondale
City Council Meeting
Monday, December 1, 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, December 1, 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 Engineering Department employee will be introduced to City Council. This item is for discussion only.

- Eddie Black, Traffic Control Inspector

b. PROCLAMATION - HOMELESS PERSONS' REMEMBRANCE DAY

City Council will present a proclamation recognizing December 21, 2025 as Homeless Persons Remembrance Day. This item is for discussion only.

c. PROCLAMATION - WORLD AIDS DAY

City Council will present a Proclamation recognizing December 1, 2025 as World AIDS Day. This item is for discussion only.

d. RECOGNITION OF OUTGOING BOARD & COMMISSION MEMBERS

City Council will recognize the 2025 outgoing Board & Commission Members who have completed at least one full term (a minimum of three years of service). This item is for discussion only.

- Fabian Prado, Neighborhood and Family Services Commission
- Jan Graham, Municipal Art Committee
- Janet Beason, Parks, Recreation, and Libraries Advisory Board
- Larry White, Planning Commission
- Linda Warren, Risk Management & Worker's Compensation Board
- Stephanie Robinson, Correction Officers Retirement Pension Board
- Stephanie Rodriguez, Parks, Recreation, and Libraries Advisory Board

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 November 3, 2025 City Council meeting minutes. The Council will take appropriate action.

b. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE - QUIKTRIP #1518

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 Ryan Witner Anderson to sell beer and wine at QuikTrip #1518 located at 1590 N Avondale Blvd and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

c. LICENSE AGREEMENT WITH THE UNITED STATES OF AMERICA DEPARTMENT OF ENERGY WESTERN AREA POWER ADMINISTRATION (WAPA)

City Council will consider a request to authorize a License Agreement with the Western Area Power Administration (WAPA) to allow the installation of a 16-inch underground waterline (facility) crossing beneath WAPA's Liberty to Westwing and Liberty to Rudd 230-kV Transmission Lines and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1075-1225 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LITCHFIELD PARK FOR SENIOR SERVICES

The City Council will consider a request to adopt Resolution 1075-1225, approving the Intergovernmental Agreement with the City of Litchfield Park for fiscal year 2025-2026 for Senior Services provided to Litchfield Park residents by the Avondale Senior Services Division in the amount of \$12,000 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 1076-1225 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF TOLLESON FOR DETENTION SERVICES

City Council will consider a request to adopt Resolution 1076-1225, approving an Intergovernmental Agreement (IGA) with the City of Tolleson to continue using the Avondale Detention Center, located at 50 N. Eliseo C. Felix, Jr. Way, Avondale, for the processing and housing of City of Tolleson prisoners and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. ORDINANCE 2044-1225 - ACQUISITION OF REAL PROPERTY LOCATED NORTH OF LOWER BUCKEYE ROAD AND EAST OF DYSART ROAD

City Council will consider a request to adopt Ordinance 2044-1225, authorizing the acquisition of fee or lesser interest of real property by purchase, dedication, or condemnation, for public use located north of Lower Buckeye Road and east of Dysart Road and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. ORDINANCE 2045-1225 – ACCEPTANCE OF DONATION OF A PERPETUAL EASEMENT AGREEMENT PROVIDING FOR NOISE, ODOR AND AESTHETIC SETBACKS FROM TOLLESON UNION HIGH SCHOOL DISTRICT

City Council will consider a request to adopt Ordinance 2045-1225, authorizing the acceptance of the donation of a Perpetual Easement Agreement Providing for Noise, Odor and Aesthetic Setbacks from Tolleson Union High School District and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. ORDINANCE 2046-1225 - ADOPTING AMENDMENTS TO CHAPTER 4 OF THE CITY CODE, BUILDINGS AND BUILDING REGULATIONS, AND ADOPTING THE 2024 INTERNATIONAL CODE COUNCIL CODES WITH CITY OF AVONDALE 2024 BUILDING CODE AMENDMENTS, AND THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE

City Council will consider a request to adopt Ordinance 2046-1225, amending Chapter 4 of the City Code, Buildings and Building Regulations, and to adopt by reference the 2024 International Code Council (ICC) building codes, which include the following codes below, with City of Avondale 2024 Building Code Amendments, and adoption of the 2023 Edition of the National Electrical Code. These amendments reflect the incorporation of these codes, remove outdated language, and align administrative provisions with current best practices. Council action will authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Mechanical Code (IMC)
- 2024 International Plumbing Code (IPC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Property Maintenance Code (IPMC) (first-time adoption)
- 2024 International Pool and Spa Code (IPSC) (first-time adoption)
- 2023 Edition of the National Electrical Code (NEC)

5. REGULAR AGENDA

a. SPECIAL EVENTS UPDATE

City Council will receive an update from staff on special events held to date this fiscal year, including attendance figures, collected survey data, and other key metrics. Staff will also provide an overview of the remaining special events scheduled for the rest of the fiscal year. This item is for discussion only.

b. AQUATIC CENTER UPDATE

City Council will receive a comprehensive overview of the recent Aquatic Center operations, including programming highlights, attendance data, and key performance indicators. This item is for discussion only.

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 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.