

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
December 15, 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 5:30 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; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Craig Jennings, Judge; Elisabeth Kahn, Assistant City Engineer; Corey Larriva, Parks and Recreation Director; Andy Mesquita, Human Resources Director; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 50 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. CODE DEPARTMENT OF THE YEAR AWARD

City Council recognized the Avondale Code Compliance Division for being awarded the National Code Enforcement Department of the Year from the American Association of Code Enforcement (AACE). This item was for discussion only.

b. HOLIDAY EDITION - PROPERTY ALL-STAR CURB APPEAL AWARD

City Council recognized the following property owners in Avondale who were selected to receive the Holiday Edition Property All-Star Award. This item was for discussion only.

- Johnny & Sarah Rendon, Del Rio Ranch
- Janet & Everett Mansfield, Historic Avondale
- Jesus & Andres Perez, Alamar
- Jimmy Arbizu, Glenarm Farms
- Barney Hernandez, Cantada Ranch

c. CITIZEN LEADERSHIP ACADEMY

The following 2025 Avondale Citizens Leadership Academy graduates were recognized for completion of the program. This item was for discussion only.

- Alyssa Sgro
- Amanda Flores
- Carl Peterson
- Deanna Sapata
- Evan Ho
- Frances DeWindt
- Gene Bracken
- Gloria McDowell
- Juanita Bracken
- Le Var Seymore
- Rachel Bracken
- Valentina Robles
- Walter Gonzales

d. AVONDALE AMBASSADOR PROGRAM RECOGNITION

City Council recognized the following participants of the Avondale Ambassador Program. This item was for discussion only.

- Al Nunez
- Amanda Duncan-Billiman
- Ben Ruoti
- Brian Swanson
- Cheri Gerlach
- Cindy De La Riva
- Crystal Lopez-Davey
- Cynthia Ceasar-McCarthy
- Dan Schuh
- David Garrison
- Deanna Sapata
- Janet Beason
- Lindsay Kothe
- Mike Martin
- Natosha Edmonds
- Paul Lemmon
- Ramon Sanchez
- Rhonda Bell
- Walter Gonzales
- William "Bill" Reeves

3. UNSCHEDULED PUBLIC APPEARANCES

Rev. Diaz provided an overview of the church's community services in Avondale. These efforts include distributing student gift bags with treats and essential school supplies, as well as establishing a chess and STEM club to support academic enrichment. He also described the church's work in offering meals and compassionate support to individuals experiencing housing instability. Rev. Diaz invited the City Council to join the congregation on Sunday to assist in serving these families. He concluded his remarks with a prayer for the Council.

Ms. Alvarado thanked the City Council for recognizing academy graduates and award recipients, and she extended holiday wishes to all. She then addressed the Council regarding expectations for the behavior of all Avondale residents, including elected officials. Ms. Alvarado referenced accusations connected to a lawsuit filed in Maricopa County Superior Court involving Councilmember Garcia, as well as allegations of driving at speeds greater than reasonable and prudent. She highlighted the City's Code of Conduct, emphasizing that its purpose is to ensure elected officials act with honor. She stated that if the Council is unable to act, the community will work to ensure all Councilmembers uphold professional, ethical, and accountable conduct.

Mayor Pineda clarified that the Council cannot act at this time because the matters mentioned are accusations, and Councilmember Garcia remains innocent unless proven otherwise.

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. Councilmember White requested agenda items 4f and 4g be pulled for separate consideration. Motion was made by Councilmember Conde, seconded by Councilmember Solorio, to approve the Consent Agenda except for agenda items 4f and 4g.

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 November 17, 2025, City Council meeting minutes.

b. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE PLANNING COMMISSION

City Council appointed Alex McBurney as the Chair of the Planning Commission and Shaun Grimm as the Vice Chair of the Planning Commission for the 2026 calendar year.

c. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE BOARD OF ADJUSTMENT

City Council reappointed LaChrisha Dourisseau as the Chair of the Board of Adjustment and Kenneth Shoaff as the Vice Chair of the Board of Adjustment for the 2026 calendar year.

d. SERIES 12 (RESTAURANT) LIQUOR LICENSE - ED'S FISH & CHIPS

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Mark Christopher Rincon, allowing for the sale of beer and wine at Ed's Fish & Chips located at 306 N Central Avenue in Avondale, and authorized the Mayor and City Clerk to execute the necessary documents.

e. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE - SUPER CARNICERIA MI RANCHITO

City Council recommended 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 Alma Leticia Gamez Monge for the sale of alcohol at Super Carniceria Mi Ranchito located at 19 E Western Avenue in Avondale and authorized the City Clerk to execute the necessary documents.

f. PROJECT BUDGET TRANSFER

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

g. LICENSE AGREEMENT FOR A PRIVATE ELECTRICAL TRANSMISSION LINE IN PUBLIC RIGHT-OF-WAY WITH SIERRA LUNA ENERGY STORAGE, LLC

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

h. RESOLUTION 1077-1225 - INTERGOVERNMENTAL AGREEMENT AMENDMENT WITH DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS (DEMA)

City Council adopted Resolution 1077-1225, approving an amendment to the existing Intergovernmental Agreement between the Arizona Department of Emergency and Military Affairs (DEMA) and the City of Avondale, on behalf of the four partnering agencies of the Southwest Family Advocacy Center (the Cities of Avondale, Buckeye, Goodyear, and the Maricopa County Sheriff's Office). The request also authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. RESOLUTION 1078-1225 - AUTHORIZING THE GRANT ACCEPTANCE OF ARIZONA LOTTERY FUNDS FROM VALLEY METRO

City Council adopted Resolution 1078-1225, authorizing the City of Avondale's acceptance of Arizona Lottery Funds in the amount of \$225,883 from Valley Metro for WeRIDE operational expenses, and to authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. RESOLUTION 1079-1225 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LITCHFIELD PARK AND THE CITY OF AVONDALE FOR POLICE SERVICES

City Council adopted Resolution 1079-1225, approving an Intergovernmental Agreement (IGA) with the City of Litchfield Park to continue to provide law enforcement services to their City through June 30, 2031, and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

k. RESOLUTION 1080-1225 - INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR THE GRANT ACCEPTANCE FROM THE FEDERAL HIGHWAY ADMINISTRATION FOR AGUA FRIATRIL PHASE 2 PEDESTRIAN BRIDGE

City Council adopted Resolution 1080-1225, approving an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) for the Agua Fria Trail Phase 2 Pedestrian Bridge North Connection Project to allow the City to access federal funds awarded for the project and establish the ADOT as the City's designated agent for design review, bidding, award, and construction administration and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

l. RESOLUTION 1081-1225 - FIRST AMENDMENT TO DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER, AND INTERGOVERNMENTAL AGREEMENT – ALAMAR COMMUNITY FACILITIES DISTRICT (CFD)

City Council adopted Resolution 1081-1225, approving and authorizing the first amendment to district development, financing participation and intergovernmental agreement for the Alamar CFD and authorizing the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The amendment replaces Brookfield Residential (Arizona) LLC with Brookfield Communities US LLC and North America Sekisui House, LLC. This amendment was requested by the developer because of corporate restructuring.

m. RESOLUTION 1082-1225 – THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT AMONGST THE CITIES OF AVONDALE, GLENDALE, MESA, SCOTTSDALE AND TEMPE AND THE TOWN OF GILBERT RELATING TO JOINT LEGAL REPRESENTATION IN THE GILA RIVER GENERAL STREAM ADJUDICATION

City Council adopted Resolution 1082-1225, approving the Third Amendment to the Intergovernmental Agreement amongst the cities of Avondale, Glendale, Mesa, Scottsdale and Tempe for joint legal representation in the Gila River General Stream Adjudication (IGA) to add the Town of Gilbert and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

n. RESOLUTION 1083-1225 - CANVASS OF ELECTION, PUBLIC SAFETY RETIREMENT SYSTEMS LOCAL BOARD ELECTIONS

City Council a) adopted Resolution 1083-1225, declaring and adopting the results of the Local Board Election held on November 6, 2025, electing Ryan Myers as Board Member to the Public Safety Personnel Retirement System Police Board and Evan Titterington as Board Member to the Public Safety Personnel Retirement System Fire Board; b) appointed Evan Goldberg as Board Member to the Corrections Officers Retirement Pension Board; and c) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

o. ORDINANCE 2047-1225 – GRANTING OF AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

City Council adopted Ordinance 2047-1225, granting an irrigation easement to the Salt River Project Agricultural Improvement and Power District along the east side of 107th Avenue north of Encanto Boulevard and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

NOTE FROM THE CITY CLERK: THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY.

f. PROJECT BUDGET TRANSFER

City Council considered a request to: a) approve a budget transfer in the amount of \$100,000 from the Fire Station 171 Replacement project (S0104); b) approve a budget transfer in the amount of \$500,000 from general fund contingency to the Fire Apparatus Replacement FY2026 project (A0454); c) increase the project's award authority by \$50,000 for a new amount of \$1,550,000; and d) authorize Finance and Budget Department staff to take the steps necessary to execute the transfers.

Councilmember White expressed concern with transferring funds from the Fire Station 171 Replacement Project because it is not complete and the completion cost is unknown.

Mr. Corbin explained Fire Station 171 is expected to be completed late January or early February 2026. Presently, the project is running \$500,000 under budget. In case something unusual were to happen, \$400,000 in contingencies was left with the contractor. The timing of this transfer is due to this is the last City Council meeting to obtain authorization for the transfer of funds, the contract expires at the end of December, and to avoid another price increase on the fire apparatus.

A brief discussion ensued confirming the \$400,000 savings that would be realized as savings that goes into the general fund to be used on the next project.

Councilmember White stated if the money goes back into the general fund, her preference is to have all of funds transferred from the general rather than utilize a portion of the funds from a project that isn't closed.

Mr. Corbin further explained the proposed transfers are budgeted out in a way that works and everyone feels comfortable. They were careful with the amount of money taken out of contingencies and reserves. This process is common, especially in Public Works, when projects end or start funds get moved around from project to project. However, if Ms. Weatherless, the Finance Director, agrees we can move the funds the other way. Ms. Weatherless advised that all funds can come from the contingency because it will roll forward in the balance in the end.

Motion was made by Councilmember White, seconded by Councilmember Solorio, to: a) transfer the full needed amount from the general fund contingency to the Fire Apparatus Replacement FY2026 (A0454)*; b) increase the project's award authority by \$50,000 for a new amount of \$1,550,000; and c) authorize Finance and Budget Department staff to take the steps necessary to execute the transfers.

**Part the requested motion did not allow a budget transfer from the Fire Station 171 Replacement project (S0104); however, a budget transfer of the full amount from the General Fund was approved.*

Upon vote, the motion was carried unanimously 5 to 2.

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

g. LICENSE AGREEMENT FOR A PRIVATE ELECTRICAL TRANSMISSION LINE IN PUBLIC RIGHT-OF-WAY WITH SIERRA LUNA ENERGY STORAGE, LLC

City Council considered a request to approve a License Agreement for a Private Electrical Transmission Line in Public Right-of-Way with Sierra Luna Energy Storage, LLC, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Councilmember White explained that although this agreement pertains to an easement for occupying airspace, she wanted the clarification from the City Attorney's Office to be made part of the official record. The agreement's standard wording permits the licensee to enter into a mortgage arrangement; however, the City of Avondale already has an agreement stating that this licensee does not plan to sell the property.

Nicholle Harris, City Attorney, clarified that the agreement grants the licensee authority to install lines over the property pursuant to the development agreement previously approved by City Council for the Sierra Luna Battery Storage project. The agreement incorporates standard financing provisions negotiated between the City Attorney's Office and the licensee's legal counsel, including the right to assign a mortgage for up to 30 years. County approval for this arrangement was secured in August 2025.

Councilmember Weise moved to approve a License Agreement for a Private Electrical Transmission Line in Public Right-of-Way with Sierra Luna Energy Storage, LLC, and

authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Vice Mayor Nielson 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

5. REGULAR AGENDA

a. RESOLUTION

City Council considered a request to: a) adopt Resolution 1084-1225, adopting the 2026 Public Policy Priorities for the upcoming state and federal legislative sessions, b) authorize the City Manager or his designee(s) to act on such items; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Liz Baker Alvarez, Intergovernmental Affairs Administrator, began her presentation with an overview of role in advocating for or against state and federal legislation or policies on behalf of the City of Avondale. The process starts by identifying the City's position on proposed measures and public policy priorities, which offer a framework while keeping up with the fast-paced legislative sessions and active in constantly changing political environment.

The current environment was reviewed highlighting the FY26 budget balance is estimated at \$69 million compared to \$469 million last year. Spengind on school vouchers has peaked \$1 billion. Cost shifts for programs like Medicaid and SNAP will cost \$400 million for the next two to three years. The November 2026 statewide election is for members of the legislature and federal midterm.

The District 22 Legislators include Representative Contreras who has served for over a decade and Representative Luna-Najera and Senator Diaz both who have served two years. Law makers took advantage of an offer for a deep dive into issues impacting Avondale, such as economic development, water portfolio, and current issues. They appreciated the tour of the community and in-depth knowledge of each department regarding what is going on in Avondale.

Approximately 1,700 bills are filed each year, which are reviewed by Ms. Baker Alvarez. Upon determining a potential impact on the City, the bill is forwarded to the appropriate department for a thorough review and report on how it will impact the City of Avondale. Ms. Baker Alvarez uses the information to collaborate with other cities

and industry partners and compare the information to policy priorities. Upon discussing the impact with leadership, position and action are determined. The next phase is to develop policy priorities by looking at past legislative sessions. What are the priorities of regional organizations, ongoing conversations and collaborations with other City Intergovernmental staff to get a sense of what may occur at the upcoming session. The nine proposed 2026 Public Policy Priorities were reviewed, which are in more detail within the meeting materials, including examples.

Mayor Pineda and Councilmembers were given an opportunity to comment and ask questions.

Mayor Pineda emphasized the need for ongoing collaboration and open communication when deciding how to support or oppose a bill. City Council members are encouraged to work with local organizations to better understand how their choices impact the city, especially issues of local governance. The mayor also highlighted challenges the city faces, like the effects of losing the rental tax and the need for both preparation and flexibility. Often, residents are unaware of these impacts, so clear communication is essential to explain what changes mean, how everyone can stay involved, and the importance of making thoughtful decisions and participating in the process.

Vice Mayor Nielson thanked Ms. Baker Alvarez for her efforts and noted the positive feedback from those who interacted with her who appreciated her insight, vision, and collaboration. Councilmember Solorio thanked Ms. Baker Alvarez for her all she does and looks forward to spending more time with her. Councilmember White thanked Ms. Baker Alvarez for all she does including providing information that allows proactive responses and ensuing the city is well represented by providing places to represent the City of Avondale. Councilmember Weise thanked Ms. Baker Alvarez for her support and being available to answer questions.

Councilmember Solorio moved to adopt Resolution 1084-1225, adopting the 2026 Public Policy Priorities for the upcoming state and federal legislative sessions, b) authorize the City Manager or his designee(s) to act on such items; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action; Councilmember White 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

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

Councilmember Garcia shared her experience of a giving community including the Fire Department, Police Department, and City employees. Along with attendance at Cashin has Heart and the Recreational Center in Litchfield.

Vice Mayor Nielson noted his attendance at Winterfest and the positive feedback received. In addition, to placing wreaths on veterans' graves at the Goodyears Farm Cemetery.

Councilmember Solorio echoed Vice Mayor's comments and spoke of Mr. Larriva's staff and leadership. Quoting Simon Sinek, "leadership is not about being in charge, it is taking care of those in your charge".

Councilmember Weise commented on the library's rolling truck in Cashin that was full of books for the children.

Councilmember White spoke about her attendance at the Black Chamber of AZ 27th Pinnacle Pathways Gala celebrating black businesses throughout the State of Arizona.

Mayor Pineda commented on the various events made possible by the City of Avondale staff, particularly recognizing Mr. Larriva and staff.

7. ADJOURNMENT

There being no further business before the Council, Councilmember Conde moved to adjourn the Regular Meeting; Councilmember White 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 7:05 p.m.

Mike Pineda
Mike Pineda (Jan 13, 2026 12:46:46 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 15th day of December 2025. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Sarmiento, City Clerk

January 12, 2026

Date Approved by City Council