

**MINUTES OF THE AVONDALE CITY COUNCIL**  
CITY OF AVONDALE, ARIZONA  
CITY COUNCIL CHAMBER  
February 23, 2026

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; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; 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; 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 20 members of the public were present.

**1. ROLL CALL BY THE CITY CLERK**

**2. PRESENTATION ITEMS (DISCUSSION ONLY)**

**a. INNOVATION TEAM RECOGNITION**

City Council recognized the following graduates of the 2024-2025 Avondale Innovation Team program. This item was for discussion only.

- Christina Baker, Senior Budget Analyst, Finance & Budget Department;
- Mariela Gonzalez, Youth & Community Engagement Coordinator, Neighborhood & Family Services Department; and
- Mayra Garibo-Davila, Administrative Assistant, Neighborhood & Family Services Department.

**b. LIFE SAVING AWARD PRESENTATION**

The following Police Department employees were presented with Life Saving Awards. This item was for discussion only.

- Matthew Berger, Police Officer; and
- Robert Cruz, Police Officer.

**c. PROCLAMATION – ENGINEERS WEEK**

City Council presented a proclamation recognizing February 22 through February 28, 2026, as Engineers Week. This item was for discussion only.

**d. PROCLAMATION – BLACK HISTORY MONTH**

City Council presented a proclamation recognizing February 2026 as Black History Month. This item was for discussion only.

**e. PROPERTY ALL-STAR CURB APPEAL AWARD**

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

- QuikTrip #423; and
- Junior Solorio.

**3. UNSCHEDULED PUBLIC APPEARANCES**

None.

**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 February 9, 2026 City Council meeting minutes.

**b. RESOLUTION 1011-0226 - MUNICIPAL ART COMMITTEE BYLAWS CHANGES**

City Council adopted Resolution 1011-0226, amending the bylaws of the Municipal Art Committee to remove outdated approval and funding language and revise committee eligibility requirements and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

**c. RESOLUTION 1012-0226 - AUTHORIZING THE WAIVER OF OUTSTANDING LIBRARY FINES**

City Council adopted Resolution 1012-0226, authorizing the waiver of outstanding library fines that accrued prior to July 1, 2023, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

**d. RESOLUTION 1013-0226 - AMENDING THE WASTEWATER DEVELOPMENT IMPACT FEE**

City Council adopted Resolution 1013-0226, amending the Wastewater Development Impact Fee and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

**5. REGULAR AGENDA**

**a. PUBLIC HEARING – 2026-2027 HUD ANNUAL ACTION PLAN**

City Council held a public hearing and received an update on the draft of the City's 2027 Annual Action Plan, which is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding. This item was for discussion only.

Chris Lopez, Director of the Neighborhood and Family Services Department, presented an overview of the Annual Action Plan, explaining that it is an extension of the City's 5-Year Consolidated Plan. The Annual Action Plan allocates HUD funds each year to specific activities, and every funded activity must advance the Consolidated Plan's long-term goals: preserving and expanding affordable housing, investing in public infrastructure and facilities, supporting vital community services, and ensuring effective program administration.

Recommended use of the Community Development Block Grant (CDBG) \$695,530 allocation includes program administration, housing preservation, public facilities and infrastructure, and vital community services. Recommended use of the HOME Investment Partnerships federal block grant \$241,051 allocation, inclusive of a 25 percent match or \$48,000 from the General Fund, are program administration and home repair program.

The timeline for the Annual Action Plan reflects the public review process that began in February 2025, with the release of a draft plan for public review and comment. In November 2025, staff presented the draft to the Neighborhood and Family Services Commission, which served as the first public hearing; the Commission voted unanimously to forward the funding recommendations to City Council. Today's meeting represents the second public hearing before City Council. A subsequent Council hearing is scheduled for March 23, 2026, for consideration and possible action. Following Council action, the finalized plan is scheduled for submission to HUD on May 4, 2026, with funding agreements and availability of funds anticipated by mid-August.

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.

Mayor and Councilmembers were provided an opportunity to offer comments and ask questions. In response to Vice Mayor Nielson's inquiry regarding the distinction between home repair and home preservation, Mr. Lopez explained that the terms are used interchangeably. He noted that home repair involves evaluating the condition of the home and addressing code violations, health and safety concerns, and other issues to ensure the property remains safe, habitable, and part of the community's preserved affordable housing stock. He added that the program, along with others, is widely advertised throughout the community and may include direct outreach to homes that appear to need repair. Interested residents must apply, complete the income-qualification process requiring household income below 80 percent of the area median. Some homeowners may have the ability to complete some or all of the repairs. Funding is generally awarded on a first-come, first-served basis for applicants who meet the requirements.

In response to Councilmember Conde's question regarding ADA repairs, Mr. Lopez stated that these projects are among the department's preferred and most meaningful efforts. Mayor Pineda commented on the strong return generated by the City's \$48,000 match, noting that the investment helps keep homes affordable and allows residents to remain in their homes, creating an impact that cannot be overstated. Councilmember Weise commended Mr. Lopez and all departments involved for meeting all grant requirements, emphasizing that the absence of deficiencies reflects the significant work and diligence that goes into administering the programs.

**b. 'GREEN FOR GOOD' COMMUNITY SUSTAINABILITY GRANT PROGRAM**

City Council received a presentation from Public Works on the 'Green for Good' Community Sustainability Grant Program. This item was for discussion only.

Kim Anderson, Sustainability Officer, presented an overview of the Green for Good Grant Program. She explained that the program was developed by Avondale's first AviPro Intern, Madison Bigham, in collaboration with multiple City departments and with input from the Cities of Mesa and Flagstaff. The program is designed to support

grassroots community sustainability efforts by providing small-scale funding to initiate or enhance projects that strengthen Avondale's environmental resilience and deliver measurable community benefits. Ms. Anderson reviewed the requirement that each proposed project align with at least one sustainability pathway identified in the City's Sustainability Plan and noted that an accompanying Idea Document has been created to offer examples and inspire potential applicants. This document will be updated over time to showcase successfully completed projects.

Ms. Anderson stated that eligibility for the program was intentionally kept broad to encourage participation across the community, emphasizing that all residents and organizations play a role in advancing sustainability. Organizations may submit multiple applications if each has a different lead applicant. City staff, Sustainability Commission members, and City Council are not eligible to apply. She noted that \$15,000 in Environmental Funds was previously approved for the program, allowing for three fully funded \$5,000 grants, with the possibility of additional awards if applicants request less than the full amount. After consultation with Finance and Legal, the program will issue a single upfront payment to recipients upon receipt of signed documentation, which includes provisions allowing the City to withdraw funds if reports are unsatisfactory or if a project no longer aligns with program goals.

Applications will open on February 24, 2026, and close on April 3, 2026. After the submission period, the Sustainability Commission will review and score applications using scoring rubric to select recommended grantees, who will be recognized by City Council on June 1, 2026. Funding will be available beginning in June, and grantees will have from June 15, 2026, through June 30, 2027, to complete their projects. Quarterly reporting will be required to monitor progress and address any challenges. All program materials including the grant manual, idea document, scoring rubric, application link, and budget template will be accessible through the Avondale Connect portal, with a Word version of the application available for offline use.

Mayor and Councilmembers were given an opportunity to provide comments and ask questions. In response to Councilmember inquiries, Ms. Anderson explained that she will remain available to answer questions and offer guidance throughout the application period, and she will also host a Grant Workshop on March 11, 2026. She noted that residents can access information through the Avondale Connect Citizen Involvement Portal, where an icon directs users to the grant page containing program details and her contact information. She added that physical mailers are not being used; instead, outreach is occurring through Economic Development and Neighborhood and Family Services, including an email blast to community contacts. Ms. Anderson also plans to attend community meetings, such as Interfaith, to further promote the program.

Mayor Pineda remarked positively on the broad eligibility of the program and the opportunity it provides for widespread community participation, noting that it represents a strong and meaningful use of ideas within the community.

**c. ANNUAL COMPREHENSIVE FINANCIAL REPORT FISCAL YEAR 2025**

City staff presented the City's Annual Comprehensive Financial Report and the results of the annual audit for the fiscal year ended June 30, 2025. This item was for information and discussion only.

Renee Weatherless, Finance and Budget Director, introduced Brittney Williams, Engagement Partner with HeinfeldMeech, who presented the fiscal year 2025 Annual Comprehensive Financial Report.

Ms. Williams reported that there were no findings from the audit, noting that this is the best possible outcome. She explained that a more detailed review of the audit results had been presented earlier to the Audit Committee, where the information was discussed in depth. During her overview, she reintroduced Audit Partners Brittney Williams and Jared Young, who work closely with Maggie, Renee, and their teams to prepare and submit the required reports. All reports were submitted on time this year.

She provided a summary of the standards that guided the audit process and reviewed the timeline covering the past year, from the start of fieldwork through the submission of the auditors' opinion by March 31. Ms. Williams also highlighted the Independent Auditors' Reports included in the ACFR and HURF, along with a summary of the work completed in both the financial statement audit and the federal audit, which included testing of the Federal Transit Cluster Program and the Coronavirus State and Local Fiscal Recovery Funds. Resources and contact information for both Ms. Williams and Mr. Young were provided to Council.

Councilmember White commended the Finance team and the external auditors for their strong collaboration and for producing a clean report.

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

- Councilmember Garcia reported attending the Mercy House Worship Night at the Park, the Art Walk hosted by the Avondale Elementary School District, and she also spoke about the Elementary School Ambassadors program.
- Councilmember Solorio shared that she visited Luke Air Force Base for a briefing on key issues the base is asking NLC leadership to advocate for, including housing, childcare, and HVAC needs.
- Councilmember White noted her attendance at the Valley Metro opening of the Light Rail Station at Crichton University, the Resource Fair at the Resource Center, and the CN Motors Annual Car Show. She also spoke about her work on the MAG Transportation Policy Committee, transit-related matters, and her ongoing efforts to engage with residents.
- Councilmember Conde reported attending Worship in the Park and the Not In Our City worship event focused on raising awareness about sex trafficking.
- Mayor Pineda shared that he met with Senator Gallego and other West Valley mayors to discuss economic development issues, including affordable housing

and homeownership financing. He also spoke about participating in the ASU SMB Lab Summit and experiencing the F-35 Simulator with General Berkland at Luke Air Force Base.

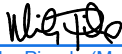
## 7. ADJOURNMENT

There being no further business before the Council, Councilmember Garcia moved to adjourn the Regular Meeting; Councilmember Conde 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 7:00 p.m.

  
Mike Pineda (Mar 26, 2026 16:57:17 PDT)  
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 23<sup>rd</sup> day of February 2026. I further certify that the meeting was duly called and held, and that the quorum was present.

  
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Marcella Sarmiento, City Clerk

**March 23, 2026**  
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Date Approved by City Council