



## **City of Avondale**

### **City Council Meeting**

Monday, May 4, 2026

### **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

Dale Nannenga, Assistant City Manager | Katie Gregory, Assistant City Manager

Jennifer Stein, 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**

Join the meeting and view presentations:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 213 421 215 559 25 | Passcode: 5CY9Q7zX

Using a Mobile Device? Download the Microsoft Teams Meeting application.

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, May 4, 2026

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

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**Request to Speak:** Anyone wishing to address the Council regarding items listed on the agenda or under "Unscheduled Public Appearance" should submit an Online Request to Speak form ([www.AvondaleAZ.gov/RequestToSpeak](http://www.AvondaleAZ.gov/RequestToSpeak)) at least one hour prior to the start of the meeting. Paper Request to Speak cards are also available at the meeting and should be submitted to staff prior to the start of the meeting.

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## **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**

##### **a. PROCLAMATION — LAW DAY**

City Council will present a proclamation recognizing May 1, 2026, as Law Day. This item is for discussion only.

##### **b. PROCLAMATION — ECONOMIC DEVELOPMENT, TOURISM, AND SMALL BUSINESS MONTH**

City Council will present a proclamation recognizing May 2026 as Economic Development, Tourism, and Small Business Month. This item is for discussion only.

##### **c. PROCLAMATION — BUILDING SAFETY MONTH**

City Council will present a proclamation recognizing the month of May 2026 as Building Safety Month in the City of Avondale. This item is for discussion only.

##### **d. LOCAL FIRST ARIZONA SMALL BUSINESS UPDATE**

City Council will receive an update on Local First Arizona, an organization that supports the small business community by offering programming, events and resources. This item is for discussion only.

##### **e. 2026 CITIZEN POLICE ACADEMY**

The Avondale Police Department will be presenting the 2026 Citizen Police Academy graduates to the City Council. 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 March 23, 2026, and April 6, 2026, City Council meeting minutes. The Council will take appropriate action.

##### b. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE — MJ MERCADO DEL VALLE LLC

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 Murad Rida Jreissat for the sale of alcohol at MJ Mercado Del Valle LLC located at 425 N Central Ave in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

##### c. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH RON CORBIN (CITY MANAGER)

City Council will consider a request to approve an amendment to the Professional Services and Employment Agreement ("Employment Agreement") with City Manager, Ron Corbin and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

##### d. RESOLUTION 1027-0526 - COMPREHENSIVE FINANCIAL POLICIES

City Council will consider a request to adopt Resolution 1027-0526, adopting Comprehensive Financial Policies 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 1028-0526 - ADOPTION OF REIMBURSEMENT RESOLUTION FOR WATER UTILITY REVENUE OBLIGATIONS AND WASTEWATER UTILITY REVENUE OBLIGATIONS

City Council will consider a request to adopt Resolution 1028-0526, adopting a reimbursement resolution for Water Utility Revenue Obligations and Wastewater Utility Revenue Obligations to declare official intent to be reimbursed in connection with certain capital expenditures relating to environmental mitigation and water and wastewater utility system capital improvement projects 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 2012-0526 — APPROVING THE SALE, EXECUTION AND DELIVERY OF WASTEWATER SYSTEM REVENUE AND/OR REVENUE REFUNDING OBLIGATIONS, IN ONE OR MORE SERIES; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS, AND DOCUMENTS; DELEGATING AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE FOREGOING; AND DECLARING AN EMERGENCY

City Council will consider a request to adopt Ordinance 2012-0526, approving the sale and execution and delivery of Wastewater System Revenue and Wastewater System Revenue Refunding Obligations, in one or more series; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing a portion of the Charles M. Wolf Water Reclamation Facility expansion and refinance existing Water and Sewer Revenue Obligations, Series 2016 and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; and declaring an emergency; and authorizing staff to transfer the necessary appropriation authority to the Wastewater Enterprise Funds and modify the interfund transfer schedule as necessary; 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 2013-0526 — AUTHORIZING THE SALE, EXECUTION AND DELIVERY OF WATER SYSTEM REVENUE OBLIGATIONS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS AND DOCUMENTS; DELEGATING AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE FOREGOING; AND DECLARING AN EMERGENCY**

City Council will consider a request to adopt Ordinance 2013-0526, approving the sale and execution and delivery of Water System Revenue Obligations; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing various design and construction projects for the water system, and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; and declaring an emergency; and authorizing staff to transfer the necessary appropriation authority to the Water Enterprise Funds and modify the interfund transfer schedule as necessary; 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 2014-0526 – ACCEPTANCE OF AN EXCLUSIVE UTILITY EASEMENT FROM RANCHO SANTA FE HOA**

City Council will consider a request to adopt Ordinance 2014-0526, authorizing the acceptance of an Exclusive Utility Easement from Rancho Santa Fe HOA and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

**i. ORDINANCE 2015-0526 – ACCEPTANCE OF DEDICATION OF REAL PROPERTY FROM BROOKFIELD LAKIN, LLC, FOR PUBLIC RIGHT-OF-WAY AND DECLARING SAID PROPERTY AS PUBLIC RIGHT-OF-WAY**

City Council will consider a request to adopt Ordinance 2015-0526, authorizing the acceptance of dedication of real property generally located along the west side of Dysart Road and south of Vermeersch Road from Brookfield Lakin, LLC, and declaring said real property as public right-of-way 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. RESOLUTION 1029-0526 - ADOPTION OF THE FISCAL YEAR 2027 TENTATIVE BUDGET**

City Council will consider a request to adopt Resolution 1029-0526, setting forth the fiscal year (FY) 2027 tentative budget and establishing the City's annual expenditure limitation and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

**b. RESOLUTION 1030-0526 - AVONDALE GENERAL OBLIGATION BOND ELECTION 2026 - RESOLUTION ORDERING AND CALLING ELECTION**

City Council will consider a request to adopt Resolution 1030-0526, ordering and calling a special bond election to be held on November 3, 2026, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

**c. PUBLIC HEARING AND ORDINANCE 2016-0526 HABITAT FOR HUMANITY – HISTORIC AVONDALE INFILL OVERLAY REZONE – APPLICATION PL-25-0236**

City Council will hold a public hearing to consider a request to adopt Ordinance 2016-0526, approving a request by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The site is currently zoned Multi-Family Residential (R-4). Approval of the request will modify development standards and adopt a HAIO development plan on the subject site, allowing two duplex buildings for a total of four dwelling units. The Council will take appropriate action.

**d. OPIOID YOUTH PREVENTION SERVICES GRANT PROGRAM UPDATE**

City Council will receive an update regarding the Opioid Youth Prevention Services Grant Program. This item is for discussion only.

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

(5 minutes)

**7. ADJOURNMENT**

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**ALAMAR COMMUNITY FACILITIES DISTRICT BOARD  
REGULAR MEETING**

**Convene immediately following the 5:30 pm City Council Regular Meeting**

**CALL TO ORDER BY DISTRICT CHAIR**

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

**2. CONSENT AGENDA**

**a. MINUTES**

The District Board will consider a request to approve the December 15, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

**3. REGULAR AGENDA**

**a. CFD RESOLUTION 1-2026 - ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2027 TENTATIVE BUDGET**

The District Board will consider a request to adopt CFD Resolution 1-2026, setting forth the fiscal year 2026-2027 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents. The Board will take appropriate action.

**4. ADJOURNMENT**

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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.