

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
April 20, 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*.

*Councilmember Solorio and Councilmember White attended virtually.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Jen Stein, Assistant City Manager; Katie Gregory, Assistant City Manager; Dale Nannenga, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Julie Knoll; Deputy City Clerk; Craig Jennings, Judge; 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; Abril Ruiz-Ortega, Court Administrator; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 75 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. PROCLAMATION – NATIONAL VOLUNTEER WEEK 2026

City Council presented a proclamation recognizing April 19-25, 2026, as National Volunteer Week. This item was for discussion only.

b. PROCLAMATION – NATIONAL CRIME VICTIMS' RIGHTS WEEK 2026

City Council presented a proclamation recognizing April 19-25, 2026, as National Crime Victims' Rights Week. This item was for discussion only.

c. AVONDALE FIRE AND MEDICAL CITIZEN'S ACADEMY

The 2026 Fire and Medical Citizen's Academy graduates were recognized for completion of the program. This item was for discussion only.

d. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

City Council recognized students from schools located in the City of Avondale for their character and achievement. This item was for discussion only.

e. AVONDALE BUSINESS SPOTLIGHT PROGRAM AWARD

City Council received an update from the Economic Development Department relating to the Avondale Business Spotlight Program Award. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

Mona Lopez, non-resident, expressed concern regarding her family's home that was recently condemned. She expressed concern regarding the property being deemed part of the City of Avondale as she believed it should have stayed deemed a "Town" and separate from the incorporated City of Avondale.

The following public comment was received prior to the meeting from an anonymous email address:

- *Hello, Recently, the Avondale Mayor and City Council have been discussing the upcoming 2026–2027 budget and have proposed cuts to several community programs. These reductions include shortening festivals by one day, scaling back park events, and decreasing the council's discretionary funds. As a concerned citizen, I reviewed the agenda for the upcoming council meeting and noticed that, alongside recommending a budget that includes these cuts, there will also be an executive session to discuss the city manager's salary. This comes at a time when the city manager is reportedly pursuing another position and is currently a finalist for the Town of Gilbert. I find this concerning. While programs that directly impact residents are being reduced, there appears to be consideration of increasing compensation for the city manager. The Mayor and Council represent the taxpayers, and I believe decisions about public funds should reflect the community's priorities. I am also concerned about whether budget decisions are being applied consistently across all partnerships and organizations the city supports. It is important that funding choices are made transparently and equitably, without the appearance of favoritism, and in a way that aligns with how surrounding cities are managing similar priorities. Overall, I'm concerned about how this appears to the public and would appreciate greater transparency and clear justification for these decisions.*

4. RECESS INTO EXECUTIVE SESSION

Councilmember Garcia moved to recess the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3) and (A)(4), discussion with the City Attorney or attorneys for the City for legal advice concerning pending litigation and settlement discussions in the matter of Charles Montoya v. City of Avondale, et.al; 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

City Council reconvened the Regular Meeting at 6:41 p.m.

5. 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 Conde, seconded by Vice Mayor Nielson, 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. QUARTERLY BUDGET TRANSFER

City Council approved quarterly budget transfers as summarized in the attached Exhibit A, increased the award authority for the projects and authorized Finance and Budget Department staff to take the steps necessary to execute the transfers.

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

City Council authorized a License Agreement with the Western Area Power Administration (WAPA) to allow the installation of street, curb, sidewalk, handrail, electrical, landscaping, irrigation, and storm drain (FACILITY) crossing beneath WAPA's Liberty to Westwing and Liberty to Rudd 230-kV Transmission Lines and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. THIRD AMENDMENT TO THE LEASE AGREEMENT WITH BFI PEBBLE CREEK, LLC FOR THE SOUTHWEST FAMILY ADVOCACY CENTER

City Council approved a Third Amendment to the Lease Agreement with BFI Pebble Creek, LLC for the Southwest Family Advocacy Center, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. SETTLEMENT AND PAYMENT FOR THE CLAIM OF CHARLES MONTOYA

City Council approved a settlement in the amount of \$250,000 in the matter of Charles Montoya and authorized the City Attorney to execute the settlement agreement.

6. REGULAR AGENDA

Note from the City Clerk: Agenda Items 6a and 6b were presented together and voted on separately.

a. PUBLIC HEARING AND RESOLUTION 1026-0426 - CERRO VISTA MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-25-0217

b. PUBLIC HEARING AND ORDINANCE 2010-0426 - CERRO VISTA PLANNED AREA DEVELOPMENT REZONING - APPLICATION PL-25-0218

Senior Planner Cole Hunger presented a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley and Oberholtzer for a Minor General Plan Amendment and Rezone for Cerro Vista. The site is an approximately 10.1-acres located at 12104 West Van Buren Street, annexed in May 1978. The request includes a Minor General Plan Amendment to change the General Plan 2030 Land Use Map designation from High Density Residential to Medium/High Density Residential. A Rezone from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential zoning to allow development of a 99-unit, single-story, condo-platted residential community with detached single-family homes.

Mr. Hunger reviewed surrounding properties, which include Fairway Commerce Center, Coldwater Springs Apartments, Highland Preparatory Academy, River Crossing Self-Storage, and existing single-family neighborhoods. Surrounding land use designations include business park, education, high density residential, and medium/high density residential.

He noted the Minor General Plan Amendment would reduce allowable density from 12–30 dwelling units per acre to 4–12 dwelling units per acre. The property was previously rezoned in 2021 for a 249-unit apartment project that was never developed.

Proposed deviations from R-3 standards include reduced front and rear yard setbacks, reduced maximum units to one unit per 4,450 square feet, reduced landscape setback along Corporate

Drive, reduce minimum common open space, substitution of the required clubhouse and pool with a central community hub, and substitution garage requirement with two open and one covered parking spaces per unit.

Mr. Hunger reviewed the site plan for the 99 single-story detached condo units, noting four-floor plans and three elevation schemes to avoid repetitive home designs. Amenities include a central community hub, walking paths, storage, and workstation. Primary access is from Van Buren Street, with secondary access from Corporate Drive.

Staff found the Minor General Plan Amendment met the four required findings, established by the Avondale General Plan 2030. The plan supports a variety of housing types, infill development opportunities, compatibility with surrounding uses, adequate infrastructure capacity, reduced traffic volumes due to lower density. Staff also found the Rezone met all five PAD findings, established by the Avondale Zoning Ordinance for PADs by aligning with General Plan 2030 housing goals and providing unique ownership opportunities that support housing diversity and workforce housing. The project will meet R-3 standards with requested deviations. The Development shall follow the Zoning Code Subdivision Regulations Applicable Design Manuals and other regulations, unless modified.

A neighborhood meeting was held on February 11, 2026, with one Councilmember in attendance. Discussion focused on ownership, pricing, unit size, landscape maintenance, and the potential for a condo owners association. The applicant indicated the project is for condo ownership with an approximate cost of \$350,000 for two- or three-bedroom units between 880 to 1,270 square feet. The applicant confirmed the development of a condo owners association that will handle common space landscape maintenance.

This item went before the Planning Commission for a Public Hearing on March 18, 2026. Commissioners raised questions about traffic impacts at the intersection of Corporate Drive and Fairway Drive. Staff indicated a future signal is planned at that intersection but noted the projected is a decrease in density from what was previously approved for the site. In addition, the applicant provided a full traffic impact analysis, and the project will target roadway enhancements including a left lane and deceleration lane on Corporate Drive.

No public comments were received during the hearing, and the Planning Commission passed a Motion to Recommend both projects for approval with a 5-0 vote. Since this meeting two public comments have been received on Avondale Connect expressing concern about traffic strain, the lack of traffic signals and pedestrian safety for nearby schools.

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

Councilmember Weis asked whether a deceleration lane would be added to Van Buren Street, and Mr. Hunger confirmed that it would. Councilmember Garcia inquired whether there was any assurance the proposed units would not be used as rentals. Mr. Corbin stated that staff did not have the authority to legislate such restrictions. Carolyn Oberholtzer, representing the applicant Lennar Homes – Single Family Homes Division, explained that the homes are intended to be for-sale products; however, Fair Housing laws limit the applicant’s ability to regulate future rental activity. She noted that the PAD includes a stipulation requiring the condominium plat to be recorded prior to building permit issuance to support affordability as part of Lennar’s Dream Series, with the goal of creating attainable homeownership opportunities for middle-income buyers. Mayor Pineda commented that previous projects initially proposed as for-sale units had ultimately shifted to rental products. Councilmembers Weise, Solorio, White, and Vice Mayor Nielson expressed appreciation for the quality of the project and the opportunity it presents for Avondale residents.

Mayor Pineda opened the public hearing for 6a and did not receive any requests to speak. Mayor Pineda closed the public hearing.

Mayor Pineda opened the public hearing for 6b and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Mayor Pineda commented it takes a community to ask and require a variety of options for home buyers, residents, and renters. When this project was first discussed it was exciting to learn it was a for-sale project and affordability meant more than a garage. Everywhere he goes Lennar’s Dream Series that will be coming to Avondale is discussed and the opportunity for younger residents to buy their first home, put roots down, and create generational wealth.

Vice Mayor Nielson spoke of the added savings in travel time and transportation costs for those who work in Phoenix but had to go to Maricopa to find affordable housing opportunities.

Councilmember Garcia shared her opportunity to purchase a Lennar home when she was a younger single mother. Further elaborating on the importance of educating the public by asking questions during Council meetings and getting detailed explanations.

Vice Mayor Nielson moved to adopt Resolution 1026-0426, approving Application PL-25-0217, a request for minor General Plan Amendment to change the land use designation from High Density Residential to Medium High Density Residential, for the reasons set forth in the staff report and authorize the Mayor or City Manager, City

Attorney and City Clerk to execute the necessary documents; Councilmember Weise 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

Councilmember Garcia moved to adopt Ordinance 2010-0426, approving Application PL-25-0218, a request for rezone from R-4 Multi-Family Residential to Cerro Vista Planned Area Development with underlying zoning of R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes, subject to the seven (7) conditions of approval as set forth in the staff report and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; 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

c. **PUBLIC HEARING AND ORDINANCE 2011-0426 - ROSILIAN VILLAS MAJOR PLANNED AREA DEVELOPMENT AMENDMENT - PL-25-0250**

Senior Planner Cole Hunger presented a request submitted by Michelle Santoro of Gammage & Burnham for a Major Planned Area Development (PAD) amendment for the Rosilian Villas project. The 24.89± net-acre site, located at the southwest corner of Dysart Road and Van Buren Street and annexed in 1960.

The property was rezoned in 2020 to Avondale Townhomes on Dysart PAD for a 296-unit single-family attached town home community, with a C-1 Neighborhood Commercial parcel at the northwest corner of the PAD. A minor amendment was approved in 2021. The proposed amendment would change the Avondale Townhomes on Dysart PAD to the Rosilian Villas PAD with underlying R-3 Multi-Family Residential zoning and facilitate development of a 291-unit duplex community.

Mr. Hunger reviewed surrounding land uses, which include multi-tenant auto sales, the Avondale Shopping Center, Madison Heights multi-family development, commercial uses, the Agua Fria Storage Center, Estrella Villa Mobile Home Park, and the Estrella Health and Rehabilitation Center. Surrounding zoning consists of C-2 Community Commercial and R-3 Multi-Family Residential. The C-1 zoning attached to the site will remain unchanged.

The proposed General Plan Land Use designation is Medium-High Density Residential, allowing 4–12 dwelling units per acre. Requested deviations include replacing the single-family townhome land use with multi-family residential duplex use; attached residential units, and substituting the required garages with a combination of covered and uncovered parking spaces.

Mr. Hunger described the proposed 3 and 4 bedroom units and site amenities, including a community hub, community common area, and walking paths. The primary access is from Dysart Road, with secondary access from 4th Street. A detailed review of the site plan will occur during the administrative approval process.

Staff finds the request consistent with the Avondale Zoning Ordinance, the General Plan 2030 land use and housing goals, and the City's objectives for providing a variety of housing types, including workforce housing. The proposal meets PAD and subdivision requirements, applicable design standards, and infrastructure needs, with all necessary public improvements either existing or to be constructed by the developer.

A neighborhood meeting was held on January 20, 2026, with two attendees. Discussion included income restrictions, estimated rents, amenities, open space, and accessibility. The applicant advised the units would be restricted to sixty percent of the area median income and reviewed the open space locations and provided amenities, further noting the accessible units would be on the first floor only. One comment submitted through Avondale Connect expressed concern about the lack of homeownership opportunities and the desire for a new grocery store in Avondale.

This item went before the Planning Commission for a Public Hearing on March 18, 2026. Commissioners raised questions related to the installation of the traffic signal on 4th Street and Van Buren Street, which staff advised an installation date had not been set. However, there is a condition for a signal contribution prior to the issuance of the first significant occupancy. Another question related to the intended residents, with staff clarifying the project, is for workforce housing. The applicant added the project will be for low-income tax credit housing and deed restricted for 30 years. No public comments were made during this public hearing. The Planning Commission passed the motion to recommend approval to City Council with a 5-0 vote.

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

Councilmember Conde inquired if this would be a gated community, a deceleration lane would be added to Dysart Rd, confirmed the only entrance and exits are on Dysart Road and 4th Street, and if there will be pedestrian gates at the north and south of the property. Mr. Hunger advised the project did not propose gates but there is space for them if wanted in the future, a deceleration lane will be added on Dysart Road, the entrances and exits are correct, and no pedestrian gates are noted.

Councilmember Solorio commented on the benefits this project along with the low-income tax credit will provide to military families. Everyone deserves a home, and the ideal situation would be to buy a home, but it is not realistic.

Councilmember Weis inquired if there is a plan to install a traffic light on Dysart Road and Washington. Mr. Hunger advised the traffic impact statement and the traffic engineer found that intersection currently does not warrant a light.

Councilmember Conde asked if a traffic light would be installed at the intersection of 4th Street and Van Buren Street. Mr. Hunger confirmed one of the conditions of approval is contribution to a signal there.

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.

Councilmember Conde commented on the benefit this housing will provide for many people in the community where rents are currently around \$2,500 or multi-generations residing in the same home to make it affordable.

Councilmember Weise commented on the location and hopes it brings additional development of 3 and 4 bedroom homes.

Councilmember White commented on the importance of providing affordable entry level housing for west valley community members.

The Mayor shared that he agrees residents need a range of housing options, acknowledging homeownership is not realistic for everyone, and understands the appeal and demand for multifamily housing. He noted the previously approved for-sale affordable housing project demonstrates Avondale's ability to attract different types of housing, other than multifamily rentals. Reflecting on his campaign, he recalled residents expressed concerns with traffic congestion and an excess of apartment complexes. Further, traffic impacts on Dysart Road, that already experienced delays, with an additional 291 units, would compound congestion. While

this proposal is not market rate, the city must carefully consider the overall balance of the housing supply. Mayor Pineda noted past councils supported starter and affordable homes with minimal executive-style housing or large lot developments.

The Mayor questioned when West Valley communities will begin prioritizing affordable homeownership rather than additional affordable rental units. He added that multifamily developments increase pressure on city services while generating no property tax revenue, which is an important factor when evaluating new proposals. He reiterated he is not opposed to multifamily housing in general but believes it is time for the city to shift its focus. He concluded by noting that, as one member of the council, he supports expanding affordable homeownership opportunities rather than adding more affordable rental projects.

Councilmember Conde moved to adopt Ordinance 2011-0426, approving Application PL-25-0250, a request for a Major PAD Amendment for Rosilian Villas to facilitate development of a 291-unit duplex project, subject to the seven (7) conditions of approval as set forth in the staff report and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action; Councilmember Weise seconded the motion.

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

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

d. PRESENTATION AND DISCUSSION OF THE CITY MANAGER'S RECOMMENDED BUDGET

Renee Weatherless, Finance and Budget Director, presented a general overview of the City Manager's proposed budget for fiscal year 2027 (FY2027). She began by recapping the budget process that began in November 2025 with Council's Budget Discussion / Staff Retreat to the City Council meeting in March 2026 where funding and priorities were discussed.

Changes that have been incorporated into the FY2027 Budget since March 2026 were reviewed and discussed.

1. Carryover: estimated spending for FY2026 continues to be finalized adjusting FY2027 Budget for money that is not spent during FY2026 must be pushed into the next year.
2. Updated Detailed Projects within the asset replacement CIP and balanced transfers between funding sources

3. Contingency Budgets: Added these per the Financial Policy, when changes are made to the budget we must updated the indirect costs that allocate overhead costs to various funding sources
4. Council's Direction in March
 - a. Added Internal Audit Consultant
 - b. Included funding for election expenses
 - c. Removed the NASCAR Sponsorship
5. Holly Acres Construction Project – funded from bond proceeds
6. BLVD Development Costs were added to the forecast
7. Capital Contingency was replenished to \$5 million for FY2031

Total revenues from all funding sources for FY2027 include 25 percent from bond proceeds. It is anticipated bonds will be issued for water, wastewater, and general public obligation bonds for parks. Local sales tax contributes 22 percent, charges for services, such as utility revenues, licenses, and fines contributes 31 percent, and state shared revenue contributes 13 percent.

Total expenses total \$512.9 million with 40 percent allocated to the capital outlay, General Government accounts at 17 percent, and public safety accounts at 16 percent. General Fund total revenues at \$123.9 million is made up of 17 percent sales tax, 33 percent state shared revenue, and three percent property tax. Ms. Weatherless noted the primary property tax levy will not increase by the allowable two percent. The General Fund Expenditures total \$185.6 million with the General Government using 20 percent, Public Safety 32 percent, and Capital Outlay at 14 percent.

Ms. Weatherless reviewed graphs for the five-year General Fund Forecast for On-Going Revenue and Expenses, the One-Time Revenue and Expense, and the General Fund Forecast Fund Balance noting the Capital Contingency in FY2031 was replenished. She highlighted the Dedicated Sales Tax Fund which can be used to fund streets, water, wastewater and transit. These funds can also be used to pay debt service for the Wastewater Treatment Facility Expansion Project if impact fee growth projections are low. Public Safety Sales Tax Fund is used to fund the Fire Department and Police Department operating expenses, while the Forecast, Highway User Revenue Fund (HURF) solely funds street projects.

Ms. Weatherless reviewed and discussed budget highlights that included Economic Development where \$1.3 million funded economic opportunities for small businesses, land improvement, and development incentives. Parks and Recreation had a reduction in the event schedule and increase in irrigation cost. The General Obligation Bond projects include Aqua Fria Pedestrian Bridge, Friendship Park Playground replacement, and Festival Fields Shade expansion. Public Safety funds are being used towards the new Fire Training Center and new First Responder Drone program, as well as additional license plate reader cameras. Connected Community funding is used for Chamber of Commerce membership and Litchfield Heritage Center. Services funds WeRide with additional funds being used from dedicated sales tax, the funding level is maintained at \$200,000 to contribute to this program. Personnel include the

addition of 7.5 new FTEs for next year with four funded by Enterprise funds and three neutral changes.

Next steps in the FY2027 Budget process is to return to Council on May 4, 2026 for adoption of the tentative budget for the City and Alamar CFD as well as the City's Financial Policies. There are deadlines in May for posting Notices of Final Adoption prior to returning to Council on June 1, 2026, for adoption of the Final Budget. Adoption of the Property Tax Levy will occur on June 15, 2026. Without the two percent increase public hearing is not required for Truth and Taxation.

e. **FISCAL YEAR 2027 CONTRIBUTIONS ASSISTANCE PROGRAM**

Edith Baltierrez, Neighborhood and Family Services Assistant Director, presented an update regarding the Contributions Assistance Program, including an overview of eligibility requirements, funding levels, and evaluation criteria for Fiscal Year 2026-2027.

The Contributions Assistance Program allocates funding to eligible nonprofit agencies with 501(c)(3) status that provide health and human services to Avondale residents. For FY27, level funding of 200,000 dollars is included in the proposed departmental budget. In FY26, the program funded 33 agencies delivering a broad range of services, including food distribution, children's literacy programs, workforce development, medical assistance, life-skills programs for youth, and support for vulnerable populations.

All FY26 award recipients are on track to meet their goals and expend funds by June 30, 2026. Three new agencies were highlighted this year: Avondale Baptist Church, which is supporting the continuation of the Interfaith Homeless Emergency Lodging Program (IHELP); Friends of the Southwest Family Advocacy Center, which provides crucial assistance to underserved populations affected by domestic violence; and WHAM Art Association, which is offering therapeutic art programs for veterans.

Organizations applying for funding must meet several criteria, including providing direct services that improve the health and welfare of Avondale residents and aligning proposed services with City Council goals. Priority is given to services offered at the Avondale Resource Center and to special projects, although requests for operating support tied to direct, measurable outcomes will also be considered. Awarded organizations must submit accurate and timely reports, participate in quarterly reporting, show progress toward stated objectives, demonstrate the ability to leverage additional revenue sources, and request funding at or above the minimum amount required to successfully execute their proposed project.

The Contributions Assistance Program Council Subcommittee—consisting of Vice Mayor Nielson and Councilmembers Conde and Garcia—has been appointed to review applications and prepare funding recommendations for Council approval. In preparation for FY27, staff held two grant-writing workshops in early April. A total of 29 organizations participated, with 30 attendees overall, including 12 new organizations interested in forming partnerships with the City of Avondale.

The process and tentative timeline for FY27 include releasing the application on April 21, accompanied by a press release and email notifications to current recipients and workshop participants, along with promotion through social media. Applications are due May 15 and will be provided to the Council Subcommittee on May 21. The subcommittee will meet on June 11 to review applications and determine funding recommendations. A request for Council approval will be presented on July 13, and award presentations will take place in August.

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

The Mayor thanked the councilmembers who serve on the Contributions Assistance Program Subcommittee, noting from her own past service how difficult their decisions can be. She also expressed appreciation for the grant-writing workshops, which are especially valuable for new nonprofits navigating the grant process for the first time.

Councilmember Weise thanked staff for the presentation and acknowledged Ron for maintaining funding in the budget. She emphasized the importance of these funds, noting that supported agencies work closely with residents and understand their needs. She also thanked the subcommittee members for their work with nonprofits and at Interfaith.

Councilmember Conde noted that the process becomes more challenging each year as new applicants emerge, making it essential to ensure funded programs truly benefit Avondale residents and do not duplicate services. She expressed appreciation for working with Councilmember Garcia and supported maintaining the 200,000-dollar allocation, with hope for potential increases in the future.

Councilmember Garcia stated it has been an honor learning from the Vice Mayor and Councilmember Conde. She emphasized the need for balanced decisions, avoiding duplication, and ensuring taxpayer funds go directly to Avondale residents. She noted growing concerns about nonprofit fraud in general and highlighted the value of knowing the organizations personally and seeing their work in the community.

Vice Mayor Nielson thanked staff and commented on improvements made to streamline the process. He noted the value of meeting monthly with funded agencies through Interfaith and hearing firsthand the positive outcomes made possible by the program.

Councilmember Solorio expressed appreciation for the subcommittee members, acknowledging the difficulty of their decisions and thanking them for their commitment to evaluating requests and supporting the community.

Councilmember White also expressed her thanks and recognized staff for the grant workshop. She shared positive feedback from an attendee and reiterated the Council's focus on preventing duplication of services and ensuring funding truly benefits Avondale residents. She acknowledged the challenging work ahead for the

subcommittee and offered her support as they navigate funding decisions during tight budget conditions.

f. **TRAFFIC SAFETY COMMITTEE PRESENTATION**

Memo Espinoza, Police Chief, and Kim Moon, Director and City Engineer, presented information related to the new Traffic Safety Committee, including an overview of its initiatives for 2026.

The Chief presented an overview of the City's traffic safety initiatives, delivered jointly with Kim Moon. He explained that the Traffic Safety Committee was formed in January 2026 following the discontinuation of the photo radar program to ensure roadway safety remained a priority. The committee is led by Traffic Engineering and the Police Department, with participation from Development Services, Public Works, Public Safety, Marketing, Finance, and Economic Development. Its mission is to research and implement strategies that improve traffic flow and reduce accidents in Avondale.

The committee meets twice monthly to address key objectives, including identifying high-accident locations using crime and collision data, addressing chronic traffic flow issues such as those near the In-N-Out on Dysart Road and I-10, coordinating on construction projects that may impact traffic, and collaborating on enforcement strategies. The Chief outlined the police department's multi-layered enforcement approach, which includes public reporting through a traffic hotline and AviWise, analysis of accident statistics, officer observations, and the use of covert speed-tracking devices to gather data on vehicle counts and speeds.

Once problem areas are identified, targeted enforcement is deployed through speed trailers, special traffic details, and semi-marked patrol vehicles. In addition, proactive enforcement is carried out by patrol officers when not assigned to calls, supported by expanded equipment such as new lidar and radar units. The department is increasing its inventory from 20 to 48 lidar devices and from 6 to 21 radar units using RICO and other funding sources. The Chief noted that the take-home vehicle program has significantly improved the ability to assign this equipment consistently to officers.

He also highlighted participation in the West Valley Speed and Aggressive Driving Task Force, a joint effort of nine agencies that rotate monthly enforcement responsibilities. Avondale will next host the deployment on May 19 and August 3.

The Chief reported on the impact of recent staffing changes in the Traffic Unit. After increasing the team from one sergeant and two officers to one sergeant and six officers, traffic stops rose from 61 in February 2025 to 313 in February 2026, a 413 percent increase, with a proportional rise in citations. He noted that officers have discretion to issue warnings rather than citations when appropriate, emphasizing that the goal is to correct driver behavior, not generate revenue.

Kim Moon, Director and City Engineer, presented on engineering's role in the City's traffic safety initiatives, noting that engineering and the Police Department work jointly—police through enforcement and engineering through infrastructure improvements—to enhance safety for residents and the traveling public. She outlined

ongoing and recently completed infrastructure efforts, including HAWK signals, CIP intersection improvements, buffered bike lanes, traffic-signal retiming, Safe Streets for All, and Safe Routes to School.

She explained that the Traffic Safety Committee analyzed accident data to identify high-collision areas, with a heat map highlighting key intersections such as Dysart Road and Van Buren Street, Dysart Road and I-10, 107th Avenue and I-10, 107th Avenue and McDowell Road, and Dysart Road and Rancho Santa Fe Boulevard. The Rancho Santa Fe intersection was selected as the focus of the City's first safety campaign, "Look Before You Turn." The campaign includes signage, utility bill inserts, media outreach, social media, RAVE alerts, billboards, and videos aimed at reminding drivers to slow down, yield correctly, and improve left-turn awareness. Temporary signage will rotate every six months to other high-risk locations.

Ms. Moon noted that many serious crashes stem from left-turn movements and that staff is evaluating opportunities for improvements such as offset left-turn lanes, protected left-turn signal phases, and enhanced sight visibility. She provided examples of pavement marking adjustments that improve drivers' ability to see approaching traffic.

She also reported on other engineering safety efforts, including completion of a citywide speed-limit update and successful traffic-signal retiming along Dysart Road. An upcoming Council meeting will include updates on the Transportation Master Plan and truck route planning.

Ms. Moon concluded by thanking the Council for its continued support and focus on community safety.

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

Councilmember Garcia expressed appreciation for the progress shown in the traffic safety initiatives and shared a personal experience with a left-turn collision, noting the importance of focusing on left-turn safety. She commended the Police Department's efforts and the willingness of officers to take on traffic enforcement responsibilities. Councilmember Weise asked about public education on right-of-way and yielding at intersections, and the Chief confirmed that additional outreach is underway through social media and the City's marketing team. She also asked whether accident data at I-10 interchanges reflected freeway or surface-street issues; Kim Moon clarified that impacts occur in both areas but the City's primary focus is on the signals at on- and off-ramps. Weise noted the effectiveness of protected and flashing yellow left-turn signals, referencing 99th Avenue and Thomas, and encouraged exploring similar treatments where appropriate. Moon agreed to evaluate those intersections.

Councilmember Solorio thanked both departments for their communication efforts and praised the effectiveness of their public outreach, particularly on social media. He

recognized the value of coordinated campaigns and the commitment of both departments to setting Avondale apart through proactive engagement.

Councilmember White highlighted the strong coordination between Police and Engineering, noting that improved roadway safety reduces long-term public-safety costs by preventing incidents that require additional resources. She commended staff for securing grants, obtaining needed equipment, and ensuring the City is positioned for safer, more efficient travel—important for workforce development and community mobility. She expressed pride in representing their work.

Mayor Pineda commented on the efficiency of flashing yellow left-turn arrows and asked about the feasibility of implementing more of them. She commended the Chief for empowering officers to use discretion when deciding between education and enforcement, and emphasized how well both departments collaborate to improve roadway safety throughout Avondale.

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

Councilmember Garcia reported attending the Agua Fria Gala over the weekend, noting it was wonderful to see the community come together in support of her alma mater. She also shared that she successfully passed legislation the previous week, with a bill signed into law to help accelerate the process for military police officers to become police officers in the City of Avondale.

Mayor Pineda added that he also attended the Agua Fria Gala and appreciated seeing strong community participation, highlighting efforts to create a welcoming campus and expanded opportunities for students. He further noted attending Tracy Stevens retirement celebration, noting it was a meaningful opportunity to reflect on her service to Avondale and the positive impact she had on the organization.

8. ADJOURNMENT

There being no further business before the Council, Councilmember Garcia moved to adjourn the Regular Meeting into Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3) and (A)(4), discussion with the City Attorney or attorneys for the City for legal advice concerning pending or contemplated litigation, or settlement discussions and to instruct the City Attorney and attorneys for the City on such litigation or discussions for the claims and matters of: (i) Ashley Bradley; (ii) Charles Montoya v. City of Avondale, et al.; (iii) Luis Perez v. City of Avondale, et al.; and (iv) Michael Pullem v. City of Avondale; 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 8:15 p.m.

Mike Pineda

[Mike Pineda \(May 20, 2026 10:01:59 PDT\)](#)

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 20th day of April 2026. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento

Marcella Sarmiento, City Clerk

May 18, 2026

Date Approved by City Council