



City of Avondale

City Council Meeting

 [**Link to Summary of Council Actions**](#)

 [**Link to Meeting Minutes**](#)



City of Avondale

City Council Meeting

Monday, May 6, 2019

Summary of Council Actions

Mayor and Council

Kenn Weise, Mayor

Pat Dennis, Vice Mayor

Tina Conde, Council Member | Bryan Kilgore, Council Member

Veronica Malone, Council Member | Curtis Nielson, Council Member

Mike Pineda, Council Member

Administration

Charles A. Montoya, City Manager

Gina Montes, Assistant City Manager

Michael Wawro, City Attorney

Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive

Avondale, AZ 85323



City Council Meeting Agenda Monday, May 6, 2019

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

WORK SESSION 6:00 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. CITY CENTER SPECIFIC PLAN UPDATE (APPLICATION PL-19-0075)

City Council to **discussed** application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.

3. ADJOURNMENT

CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION Immediately following the Work Session

1. CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION - **Discussion Only**

A reception for the Citizen's Leadership Academy Graduation will be held immediately following the Work Session in the Sonoran Conference Room in City Hall. The Avondale City Council will be in attendance at the reception; no official City business will be conducted.

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should fill out a card located at the back of the Council Chambers and hand it to the City Clerk prior to consideration of that agenda item.

REGULAR MEETING 7:00 PM

**CALL TO ORDER BY MAYOR
PLEDGE OF ALLEGIANCE
MOMENT OF REFLECTION**

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. RECOGNITION ITEMS

a. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE INTRODUCTIONS

Assistant Fire Chief, Larry Rooney, **introduced** new employees of the Fire and Medical Department:

- Ryan Nuetzman
- Dylan Parisi
- Brendan Weise

b. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE PROMOTIONS

Assistant Fire Chief, Larry Rooney, **announced** employees of the Fire and Medical Department who were recently promoted within the department:

- Evan Titterington, Battalion Chief
- Bryan Depauw, Captain
- Kyle Winterstein, Captain
- Kristy Coleman, Engineer
- Calen Smith, Engineer

3. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes 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. RESOLUTION 3549-519 - ADOPTING THE FINAL DEVELOPMENT FEE STUDY

City Council **adopted** Resolution 3549-519 to adopt the Final Development Fee Study which includes the final calculated development impact fees. The Council will take appropriate action.

b. USE OF GENERAL CONTINGENCY FOR HOMELESS OUTREACH AND CONSULTATION SERVICES

City Council **approved** a request for the use of General Fund contingency for outreach and consultation services to address homelessness. The Council will take appropriate action.

c. THIRD AMENDMENT TO THE CPA - COHONE TECHNOLOGIES - FLEET PARTS & SERVICES

City Council **approved** the Third Amendment to the Cooperative Purchasing Agreement with Cohone Technologies Sales & Service, LLC to provide fleet and equipment parts, service and accessories for a maximum aggregate amount not to exceed \$80,000 over the term of the agreement which ends March 30, 2020, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTIONS 3531-519 AND 3532-519 - VERDE TRAILS UNIT I PARCEL 3 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3531-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 07, Verde Trails Unit I Parcel 3, providing for the assessment, and Resolution 3532-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

e. RESOLUTIONS 3533-519 AND 3534-519 - VERDE TRAILS UNIT I PARCEL 4 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3533-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 10, Verde Trails Unit I Parcel 4, providing for the assessment, and Resolution 3534-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

f. RESOLUTIONS 3543-519 AND 3544-519 - VERDE TRAILS UNIT I PARCEL 7 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3543-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 11, Verde Trails Unit I Parcel 7, providing for the assessment, and Resolution 3544-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

g. RESOLUTIONS 3535-519 AND 3536-519 - VERDE TRAILS UNIT I PARCEL 8 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3535-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 12, Verde Trails Unit I Parcel 8, providing for the assessment, and Resolution 3536-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

h. RESOLUTIONS 3537-519 AND 3538-519 - VERDE TRAILS UNIT I PARCELS 9 AND 10 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3537-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 13, Verde Trails Unit I Parcels 9 and 10, providing for the assessment, and Resolution 3538-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

i. RESOLUTIONS 3539-519 AND 3540-519 - VERDE TRAILS UNIT I PARCEL 11 MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3539-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 08, Verde Trails Unit I Parcel 11, providing for the assessment, and Resolution 3540-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

j. RESOLUTIONS 3550-519 AND 3551-519 - VERDE TRAILS UNIT II MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** Resolution 3550-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 15, Verde Trails Unit II, providing for the assessment, and Resolution 3551-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

k. RESOLUTIONS 3545-519 AND 3546-519 - VISTA DEL VERDE PHASE 2 MAINTENANCE IMPROVEMENT DISTRICT REVISION

City Council **approved** the Petition for Formation, **adopted** Resolution 3545-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 14, Vista Del Verde Phase 2 Revision, providing for the assessment, and Resolution 3546-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

l. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 3 (APPLICATION PL-18-0316)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 3 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 113 single-family lots, 13 common area tracts, and dedicate local streets and easements on 27.3 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

m. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 4 (APPLICATION PL-18-0330)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 4 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 115 single-family lots, 12 common area tracts, and dedicate local streets and easements on 25.8 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

n. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 7 (APPLICATION PL-19-0037)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 7 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 70 single-family lots, 9 common area tracts, and dedicate local streets and easements on 16.1 gross acres located at the southwest corner of 107th Avenue and the planned Wier Avenue alignment. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

o. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 8 (APPLICATION PL-18-0329)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 8 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 99 single-family lots, 12 common area tracts, and dedicate local streets and easements on 26.4 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

p. FINAL PLAT OF VERDE TRAILS UNIT I PARCELS 9 AND 10 (APPLICATION PL-18-0318)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcels 9 and 10 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 55 single-family lots and 13 common area tracts, including Verde Trails' 4.4-acre central amenity area, and dedicate local streets and easements on 23.6 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for these parcels as a separate agenda item. The Council will take appropriate action.

q. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 11 (APPLICATION PL-18-0312)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 11 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 140 single-family lots, 16 common area tracts, and dedicate local streets and easements on 33.7 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

r. FINAL PLAT OF VERDE TRAILS UNIT II (APPLICATION PL-19-0046)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Verde Trails Unit II. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 146 single-family lots, 16 common area tracts, and dedicate adjacent arterial and collector streets, internal local streets and easements on 39.4 gross acres located east of the southeast corner of Avondale Boulevard and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

5. REGULAR AGENDA

a. RESOLUTION 3552-519 - ADOPTION OF THE FISCAL YEAR 2020 TENTATIVE BUDGET

City Council **adopted** Resolution 3552-519 setting forth the fiscal year 2020 tentative budget and establishing the City's annual expenditure limitation. The Council will take appropriate action.

6. DISCUSSION ITEMS

Council will discuss items listed below and possibly give direction to city staff to research and prepare item for future meeting.

a. FOLLOW UP ON AUDIT AND FINANCIAL REPORTING

City Council **received** an update on the plan to resolve material weaknesses and internal control deficiencies observed during the FY2018 annual external financial audit.

7. EXECUTIVE SESSION

City Council **held** an executive session pursuant to (i) Ariz. Rev. Stat §38-431.03 (A)(3) for discussion or consultation for legal advice with the City Attorney; (ii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding a Community Facility District; and (iii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding pending litigation.

8. ADJOURNMENT

Council Members of the City of Avondale will attend either in person or by telephone conference call.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

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 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 6, 2019

A **Work Session** of the City Council of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 6:00 p.m.

Members Present: Mayor Kenn Weise; Vice Mayor Pat Dennis; Councilmembers Tina Conde, Bryan Kilgore, Veronica Malone, and Curtis Nielson.

Members Absent: Council Members Mike Pineda.

Other Municipal Officials Present: Gina Montes, Assistant City Manager; Michael Wawro, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Lindsey Duncan, Finance and Budget Director; Craig Jennings, Judge; Kirk Haines, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief ; Cherlene Penilla, Human Resources Director; Larry Rooney, Fire Chief; Tracy Stevens, Development & Engineering Services Director; and Jeffrey Scheetz, Chief Information Officer.

Audience: Approximately seven members of the public were present.

1 ROLL CALL BY THE CITY CLERK

Note: Councilmember Mike Pineda arrived to the meeting at 6:04 p.m.

2. CITY CENTER SPECIFIC PLAN UPDATE (APPLICATION PL-19-0075)

Tracy Stevens, Development & Engineering Services Director, provided an update regarding Application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian friendly City Center that will create a place of significance in Avondale.

Ms. Stevens provided the following highlights on the market study and the plan:

- History of the Plan
 - 402 acres were adopted in 2008 with City investment in the infrastructure to include the American Sports Center and Transit Center.
 - Urban center that is intended to create a vibrant pedestrian and family-friendly entertainment district.
- Purpose for Update
 - Identify the current level of expectation for a quality, unique, and pedestrian-friendly plan.

- Create a place of significance that will generate renewed interest from the development community.
 - Provide a refreshed plan with new requirements and guidelines.
 - Provide a flexible framework for the project and area to track the needed development.
 - Review of the market analysis.
- Feedback from two ad hoc meetings with property owners and stakeholders included:
 - Size of the lots are too large
 - The need for a walkable area
 - Support of existing and planned hotels in the area
 - Better use of the linear park (Park Avenue area)
 - Create synergy with the sports complex and park (addition of volleyball courts)
- Avondale Boulevard is a major arterial point that bisects the project. Discussion should focus on making the land uses on the two sides work together to create a great destination.
- Staff met with developers and business partners who have previously worked with the City.
- New land use categories and a name change to be presented.
- Market Analysis
 - Identified the need for medium to high density residential in the area, especially high density as there is a need to increase the units to over 1,000 units by 2030 and 13,000 by 2050.
 - High density apartments, condos and townhomes would be very useful.
 - Restaurants, coffee shops, and fast food as key drivers within the area but also allowing retail anchor and additional hotel development.
 - Local residents would be the main source of the retail demand and eventually providing the work force for future office development.
 - Residential development would feed any type of retail demand.
 - Office development would be more into the future and staff believes they can capitalize on the residential right now.
 - Current residential developments will help feed the area, including Roosevelt Park.
- Recommendations from the Market Study
 - Public and private partnerships incentives which staff are focusing on the City-owned properties first.
 - Options to engage a master developer or work on each parcel, project by project.
 - Working on a major catalyst such as higher education.
 - Reduction in the size of boundaries.
- Mainly working with developers on apartments, but there has been interest in townhomes and single-family rental products.
- Interest in the City-owned property for retail uses.
- Still constantly getting hotel interest so there will probably be at least one more hotel in the area.
- Staff will ensure the approved text amendment is carried forward into the plan for the Empire property located on the northwest corner, which is a neighborhood type stature.

- A comparison of the land area was presented.
- Proposed Land Uses
 - Gateway District is the first point of entry and an opportunity for a catalyst type development, such as higher education location. Vehicle friendly area includes suburban type development, offices, and hotels.
 - Village District includes neighborhood, retail office employment, urban multi-family, commercial use and apartments.
 - Promenade District is 31 acres and is for the most part built up with a small area left on the western portion of the site.
 - Neighborhood District is adjacent to City Hall and is seen as a feeder to the core area, allowing for single family or townhomes. Possible pedestrian access through the City Hall campus.
 - Park Avenue District includes 30 acres of City-owned property which could be the central gathering area and urban design. The area is to be very pedestrian-oriented to include possible farmers' markets and larger gathering space by use of an amphitheater.
 - Residential District is currently pending with a developer for possible single-family rental, multi-family, and attached townhomes in this area.
- Park Avenue District, City-owned property, to include multi-modal effects to provide bike lanes, connectivity center, surface parking, pedestrian connections, and additional parking.
- The market study identified what could be developed now and in the future. If development moved forward now it would result with surface parking, but the areas could always be enhanced to provide more parking structures in the future.
- The Park Avenue District Core
 - The focus for building placement and development to create new corridors into the area of Van Buren and Avondale Boulevard.
 - Would hold the green central park space, special events community functions, farmers markets, as well as volleyball courts in the back.
- Staff suggests changing the name to "The Boulevard".
- The importance of allowing for opportunities for art within the plan, including sculptures or signs.
- Next Steps
 - Working on final draft which will be brought to Council for review at a future date.
 - Continuing to meet with property owners which is an ongoing effort with a neighborhood meeting set for May 7th at 6:00 p.m. at City Hall.
 - Planning Commission public hearing will be held in June with Council adoption in July.
 - A general plan map amendment will be presented with a name change.
 - The City Center zoning district will be changed through a text amendment.

Mayor Weise said that Mr. Pollack's size analysis of the 402 acres was presented under the assumption that the area would be taken in one bite. The plan has always been to complete the area in sections. He stated he loved the idea of the different neighborhoods and changing of the name, due to confusion between City Hall and City Center. He loved having different looks to each neighborhood, so they do not look like they were developed

in a very short period of time. He noted staff can work on the design guidelines and present those at a later date. Mayor Weise noted that there should be daytime and nighttime population in order for City Center to work. The biggest employer in the area is the City of Avondale and most of the employees go home in the evening and are not hanging out in the area. He posed the question, asking how the City can capture more employers and capture the population so restaurants and entertainment stay. There is an opportunity with the four or five hotels within a very compact area which adds vibrancy to the area, especially on the east side. His only concern is how to tie the east side with the west side when there is a major road between them. He noted that the 30 acres of City-owned property makes sense.

Council Member Nielson said he would like to see a food court with multiple opportunities of food possibilities within walking distance to the hotels. He also liked the idea of having entertainment, such as a musical or play theater like the Hale Theater in Gilbert. He noted the importance of adequate parking for these businesses, as well as a bike lane. He stated he liked the checker board idea but noted only one couple can play at a time. He mentioned a bridge like the one in Las Vegas could help with the east and west side division. Lastly, he was fine with the name of "The Boulevard".

Council Member Conde thanked staff for listening to Council regarding some of the items that have been incorporated. She stated that it is important to have a place where people can gather with music, food, and a fun dining experience. She noted that she would like to see less fast food and more unique dining such as Korean BBQ. She stated that the art is also important to have people come to enjoy the art pieces and take pictures. She noted that Eastmark had a unique space for gathering and playing board games inside a bus. Council Member Conde agreed with Council Member Nielson regarding the adequate parking. She agreed that a visually pleasing pedestrian bridge would be nice at the entrance, since it was also a main gateway to the City of Avondale.

Council Member Pineda stated that the bridge would be a great way for visitors to enter the city and connect the sides of the development. He also liked the idea of a space for residents to gather and play games.

Council Member Kilgore thanked staff for the presentation and for listening to Council's concerns. He stated he really liked the idea of the game area for checkers, chess, cornhole, and Jenga. He stated he liked the concept that the other Council Members mentioned regarding the bridge and agrees it would be expensive but something to explore. He referenced the bridge in Las Vegas where people sit on the bridge and play music for the public. He added that he would be interested in a variety of eating places for families as well as quick fast food places, such as Shake Shack and Rico's. He agreed with Council Member Nielson's comment regarding the idea of a theater, creating a gourmet environment. He also agreed with the parking comments and he stated he was good with the name, "The Boulevard", commenting that it was unique. He noted that he expected to explore other options before a decision is made. Overall, he stated he liked what staff has presented so far.

Council Member Malone liked the idea of a bridge for safety and to mark the entryway to the City. She also liked the art pieces and game area suggestion. She expressed concern with an entertainment space as the existing one is not being used well. She commented on ample parking and a dining option to include inside or outside dining.

Vice Mayor Dennis asked for clarity on the district boundaries of the proposal. Ms. Stevens explained each area is a district being divided by Roosevelt Street, Avondale Boulevard, Van Buren Street, and 113th Avenue. Vice Mayor Dennis asked if the transit center and sports facilities are incorporated within the plan. Ms. Stevens went into more detail on the map, identifying the sports facility and parking areas. Vice Mayor Dennis said she was concerned about the sense of walkability and she would rather see something more useful in the park avenue district. She believed that more unique features could be incorporated that would allow people to walk into the area. She was fine with the types of uses, noting the need for high density uses within the area. She said that a bridge or transition area for pedestrians to comfortably walk from one area to the other. Lastly, she expressed the need for more interactive elements other than just green space for parents who are watching their children play.

Mayor Weise suggested focusing on the east side, while not discounting the west side, as it seems sensible to take control of that area first. He stated that although the City is a few years out from needing a bridge, he loved the idea of a gateway monument across Avondale Boulevard. He thought the name of the project might be more focused on Avondale's farming history rather than "The Boulevard", which Vice Mayor Dennis agreed. Mayor Weise stated that he was good with moving some of the buildings farther west along the street and screening some of the parking as the current plan is choppy. He mentioned the linear park that was supposed to run all the way to Van Buren does not get used, but it is an option for a gathering place without competing with the City Center amphitheater. Mayor Weise agreed with Council Member Nielson, stating the need for restaurants near the hotels and an open central courtyard. The planned area will have to be a destination to be successful, pulling people from outside of Avondale. Mayor Weise noted competition within the area, mentioning City Center should be different and special. He explained that while Council does not want to walk away from staff's interest and suggestions, he believes they can do better.

Vice Mayor Dennis stated that parking structures are key, especially if a lot of visitors are to be targeted within the area.

Council Member Nielson added that if parking structures were created, solar panels should be considered.

Council Member Kilgore asked for the location of the university idea that was mentioned. Ms. Stevens showed the possible option within the Gateway district, which is more suburban in nature, and similar to what is already within the plan. The area is an ideal location as it is the first point as you see in the city.

Mayor Weise said that Avondale is in a unique position because it has some of the last frontage along the I-10 freeway. He commented on how rare the area is when heading

further west. He stated he liked the general concept but noted it is choppy. In response to Mayor Weise's inquiry, Ms. Stevens stated she could return to Council with a revised plan in July.

3. ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the meeting; Council Member Conde seconded the motion.

Upon roll call vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

Meeting adjourned at 6:47 p.m.

CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION

Immediately following the Work Session

1. CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION

A reception for the Citizen's Leadership Academy Graduation will be held immediately following the Work Session in the Sonoran Conference Room in City Hall. The Avondale City Council will be in attendance at the reception; no official City business will be conducted.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 7:00 p.m.

Mayor Kenn Weise led the Pledge of Allegiance followed by a moment of silent reflection in remembrance of Lance Col. Justin A. Hinds from the City of Avondale.

Members Present: Mayor Kenn Weise; Vice Mayor Pat Dennis; Councilmembers Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson and Mike Pineda.

Note: Council Member Mike Pineda participated by telephone.

Members Absent: None.

Other Municipal Officials Present: Gina Montes, Assistant City Manager; Michael Wawro, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works

Director; Jessica Blazina, Intergovernmental Affairs Administrator; Lindsey Duncan, Finance and Budget Director; Craig Jennings, Judge; Kirk Haines, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief ; Cherlene Penilla, Human Resources Director; Larry Rooney, Fire Chief; Tracy Stevens, Development & Engineering Services Director; and Jeffrey Scheetz, Chief Information Officer.

Audience: Approximately 30 members of the public were present.

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. RECOGNITION ITEMS

CITIZEN'S LEADERSHIP ACADEMY GRADUATION RECEPTION

Jessica Blazina, Intergovernmental Affairs Administrator, stated that the annual Citizen's Leadership Academy gave citizens an opportunity to see how their City government works and providing residents with a hands-on experience. Staff and Council recognized the ten residents who completed the course this year.

Mayor Weise asked the participants what was surprising to them. A graduate commented on the fish within the water. Cindy Blackmore, Public Works Director, explained the fish within the water is an environmentally sustainable way to save the city money over time and an innovation program that will help the city into the future. Another graduate commented on how much work has been done to keep citizens safer and expressed gratitude to the police and fire departments. Another graduate commented on how much the Public Works employees enjoy their jobs and how much government officials care about the people within the community.

Mayor Weise commented on the employee participation at a recent citywide event, noting the engagement with the residents. He thanked the graduates for their participation and commented on the friendly court staff.

Council Member Kilgore thanked the residents for taking the leadership position, noting their children and neighbors will see their actions providing for more people concerned for their community. He noted their attendance at the water treatment facility which provides connectivity throughout the city. He thanked them for their participation.

Vice Mayor Dennis thanked the graduates and encouraged each of them to become engaged in the City's boards and commissions.

Council Member Pineda agreed with Vice Mayor Dennis to continue their involvement in the City's activities.

a. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE INTRODUCTIONS

Acting Fire Chief, Larry Rooney, introduced new employees of the Fire and Medical Department, briefing describing their backgrounds:

- Ryan Nuetzman
- Dylan Parisi (absent)
- Brendan Weise

Mayor Weise welcomed the new employees to the City.

b. NEW FIRE AND MEDICAL DEPARTMENT EMPLOYEE PROMOTIONS

Acting Fire Chief, Larry Rooney, announced three employees of the Fire and Medical Department who were recently promoted within the department, briefly describing their duties and congratulating them for their achievements:

- Evan Titterington, Battalion Chief
- Bryan Depauw, Captain
- Kyle Winterstein, Captain
- Kristy Coleman, Engineer
- Calen Smith, Engineer

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. Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Council Member Kilgore, seconded by Council Member Malone, to approve the Consent Agenda.

Upon roll call vote, the motion carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

a. RESOLUTION 3549-519 - ADOPTING THE FINAL DEVELOPMENT FEE STUDY

City Council adopted Resolution 3549-519 to adopt the Final Development Fee Study which includes the final calculated development impact fees.

b. USE OF GENERAL CONTINGENCY FOR HOMELESS OUTREACH AND CONSULTATION SERVICES

City Council approved a request for the use of General Fund contingency for outreach and consultation services to address homelessness.

c. THIRD AMENDMENT TO THE CPA - COHONE TECHNOLOGIES - FLEET PARTS & SERVICES

City Council approved the Third Amendment to the Cooperative Purchasing Agreement with Cohone Technologies Sales & Service, LLC to provide fleet and equipment parts, service and accessories for a maximum aggregate amount not to exceed \$80,000 over the term of the agreement which ends March 30, 2020, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

d. RESOLUTIONS 3531-519 AND 3532-519 - VERDE TRAILS UNIT I PARCEL 3 MAINTENANCE IMPROVEMENT DISTRICT

City Council approve the Petition for Formation, adopted Resolution 3531-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 07, Verde Trails Unit I Parcel 3, providing for the assessment, and Resolution 3532-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

e. RESOLUTIONS 3533-519 AND 3534-519 - VERDE TRAILS UNIT I PARCEL 4 MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3533-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 10, Verde Trails Unit I Parcel 4, providing for the assessment, and Resolution 3534-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

f. RESOLUTIONS 3543-519 AND 3544-519 - VERDE TRAILS UNIT I PARCEL 7 MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3543-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 11, Verde Trails Unit I Parcel 7, providing for the assessment, and Resolution 3544-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

g. RESOLUTIONS 3535-519 AND 3536-519 - VERDE TRAILS UNIT I PARCEL 8 MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3535-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 12, Verde Trails Unit I Parcel 8, providing for the assessment, and Resolution 3536-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

h. RESOLUTIONS 3537-519 AND 3538-519 - VERDE TRAILS UNIT I PARCELS 9 AND 10 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 3537-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 13, Verde Trails Unit I Parcels 9 and 10, providing for the assessment, and Resolution 3538-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

i. RESOLUTIONS 3539-519 AND 3540-519 - VERDE TRAILS UNIT I PARCEL 11 MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3539-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 08, Verde Trails Unit I Parcel 11, providing for the assessment, and Resolution 3540-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

j. RESOLUTIONS 3550-519 AND 3551-519 - VERDE TRAILS UNIT II MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3550-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 15, Verde Trails Unit II, providing for the assessment, and Resolution 3551-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

k. RESOLUTIONS 3545-519 AND 3546-519 - VISTA DEL VERDE PHASE 2 MAINTENANCE IMPROVEMENT DISTRICT REVISION

City Council approved the Petition for Formation, adopted Resolution 3545-519 declaring its intention to form the City of Avondale Maintenance Improvement District No. 14, Vista Del Verde Phase 2 Revision, providing for the assessment, and Resolution 3546-519 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

I. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 3 (APPLICATION PL-18-0316)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 3 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 113 single-family lots, 13 common area tracts, and dedicate local streets and easements on 27.3 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

m. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 4 (APPLICATION PL-18-0330)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 4 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 115 single-family lots, 12 common area tracts, and dedicate local streets and easements on 25.8 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

n. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 7 (APPLICATION PL-19-0037)

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 7 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 70 single-family lots, 9 common area tracts, and dedicate local streets and easements on 16.1 gross acres located at the southwest corner of 107th Avenue and the planned Wier Avenue alignment. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

o. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 8 (APPLICATION PL-18-0329)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 8 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 99 single-family lots, 12 common area tracts, and dedicate local streets and easements on 26.4 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

p. FINAL PLAT OF VERDE TRAILS UNIT I PARCELS 9 AND 10 (APPLICATION PL-18-0318)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcels 9 and 10 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 55 single-family lots and 13 common area tracts, including Verde Trails' 4.4-acre central amenity area, and dedicate local streets and easements on 23.6 gross acres located west of the southwest

corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for these parcels as a separate agenda item.

q. FINAL PLAT OF VERDE TRAILS UNIT I PARCEL 11 (APPLICATION PL-18-0312)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcel 11 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 140 single-family lots, 16 common area tracts, and dedicate local streets and easements on 33.7 gross acres located west of the southwest corner of 107th Avenue and the planned Wier Avenue. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

r. FINAL PLAT OF VERDE TRAILS UNIT II (APPLICATION PL-19-0046)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Verde Trails Unit II. Consistent with the Preliminary Plat approved by City Council, the proposed Final Plat will create 146 single-family lots, 16 common area tracts, and dedicate adjacent arterial and collector streets, internal local streets and easements on 39.4 gross acres located east of the southeast corner of Avondale Boulevard and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item.

5. REGULAR AGENDA

a. RESOLUTION 3552-519 - ADOPTION OF THE FISCAL YEAR 2020 TENTATIVE BUDGET

Lindsey Duncan, Finance and Budget Director; presented on the fiscal year 2020 tentative budget, stating the tentative adoption of the budget is a necessary part of the budget process.

She provided the following highlights:

- The total budget is \$281.3 million, of which \$236.7 million is subject to expenditure limitation, the transfers out are included in that total at \$44.6 million.
- The tentative budget is required by state statute and sets the maximum expenditure limit. The budget can be reduced, but it cannot be increased. The budget may be amended throughout the fiscal year by moving budget authority from one-line item to another, but the overall amount cannot be increased.
- There are \$12 million in changes from the recommended budget to the tentative budget and the following changes were included:
 - Added Traffic Officer.
 - Added Criminal Investigations Detective.
 - Funded the cardiac chest compression system (approximately \$88,000).
 - Added \$10,000 for administrative portion of the Contributions Assistance Program.

- Added \$25,000 towards the Public Arts Fund.
 - Added \$50,000 for social media monitoring.
 - Revised the Police Property and Evidence Facility project budget based on a needs assessment which is an evolving budget as the project is underway with design.
 - Included traffic signal at Thomas and 137th Avenue and reduced a placeholder in the budget for next fiscal year for the land acquisition for the Thomas Road bridge. This will be re-evaluated as the project gets closer.
 - Included land acquisition at Civic Center Complex to move forward on a project.
- Transfers
 - Have programmed the transfer for the dedicated sales tax fund for excise debt that was not included in the recommended budget.
 - Changed the general fund for the one-time capital to cover the land purchase at the Civic Center.
 - The dedicated sales tax to the street construction is now made in fiscal year 2020 rather than fiscal year 2021.
 - The general fund transfer to the transit fund that was inadvertently left out of the recommended budget.
- The last step within the budget process is the tentative budget adoption tonight.
- Will be publishing the public notices for the budget and truth in taxation statements in the local newspaper, on the website and on social media sites on May 16th and May 24th.
- A public hearing will be held on June 3rd for the budget and property taxes.
- Adoption of the property tax levy will occur on June 17th.

Council Member Pineda commended staff on their work and stated it was good to get the budget on its way.

Vice Mayor Dennis commended staff on putting the budget together and thanked Council for supporting the changes that were added as they were needed to support the community.

Mayor Weise stated this had been one of the most thorough budget processes he has been through and expressed appreciation for staff's flexibility. The changes made were to fulfill a need in the community, including the addition of officers as well as the light at 137th Avenue and Thomas which was a promise made to the community.

Council Member Conde moved to adopt Resolution 3552-519 setting forth the fiscal year 2020 tentative budget and establishing the City's annual expenditure limitation; seconded by Vice Mayor Dennis.

Upon roll call vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye

Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

6. DISCUSSION ITEMS

Council discussed items listed below and gave direction to city staff to research and prepare item for a future meeting.

a. FOLLOW UP ON AUDIT AND FINANCIAL REPORTING

Lindsey Duncan, Finance and Budget Director; provided an update on the plan to resolve material weaknesses and internal control deficiencies observed during the fiscal year 2018 annual external financial audit.

Ms. Duncan stated she had a follow-up to this item from February. The audit identified opportunities for improvement, which included material weaknesses and deficiencies. Internal controls are rules, systems, and procedures to ensure financial integrity, and support accountability to prevent fraud. Deficiencies are internal controls that may not prevent or detect error. There are several types of deficiencies that are noted within the letters to management, including significant and material weaknesses. Ms. Duncan listed the deficiencies discovered by audit as:

- Inventory not fully understood and carried out by department partners.
- Inconsistent application of policy on procurement cards.
- The capital asset, capitalization policy was not sufficient and not fully adopted.
- Information technology user rights had some weaknesses.
- Development impact fees were not properly recorded per each fund as required.

Ms. Duncan described material weaknesses:

- Long-term storage credits on inventory that had not been previously recorded.
- Bank reconciliations that were not effectively kept up to date.
- Several material audit adjustments.

On the evaluation side, Ms. Duncan stated that she reviewed department structure and aligned resources to workload. The fit and leadership for daily operations was also reviewed as well as the availability of time, staffing, and technology resources. She also considered training of staff within the department, as well as training for department partners. She reviewed policies and procedures, and communications within and outside the department.

Ms. Duncan explained the reorganization of the department, explaining the previous format of the department. The improved plan includes the following changes:

- Removed the procurement division from the budget division and created a procurement manager from an existing position.
- Removed the tax audit and business licensing division from the revenue services division and renamed it the revenue division. The division is now responsible for

treasury functions, investment management, business licensing, and tax auditing. One position was upgraded to a manager within the division to provide daily leadership and decision making.

- Removed payroll and accounts payable from the senior accountants within the accounting division. Staff were doing a great job but were overloaded. An accounts payable supervisor position was created from another position which is currently posted for recruitment.

Ms. Duncan believes this structure will allow staff to focus on core business while providing the daily leadership and strategic direction the department needs.

Opportunities for improvement includes the following:

- Additional training with departments was provided regarding inventory.
- Utilize a position to work with the Information Technology department to implement technology to make services more efficient and effective.
- Updating the Capital Asset and Capitalization Policy, which will come before Council within the next year.
- Updating information technology user rights to ensure that the proper roles and workflow is set up.
- More training on the development impact fees to better document policy and procedures.
- To address the long-term storage credits on inventory, meetings are now being held with each department to address their financial needs and share information.
- Staff within the department now review the Council agenda items.
- Bank reconciliations were addressed through the reorganization of the department and better training.
- Material audit adjustments were address through the reorganization of the department, allowing staff to slow down and have time for more training.

Vice Mayor Dennis stated that she appreciated all the effort by Ms. Duncan. She asked if a major difference will be seen at the next audit. Ms. Duncan stated that she expects to see significant changes. It is possible to incur some of the findings again since the cycle was already three-quarters complete for this fiscal year. Staff is working to ensure as many of the issues are corrected before the next audit.

Vice Mayor Dennis expressed her appreciation for Ms. Duncan for bringing the item to their attention and her the effort that has been made to rectify the deficiencies.

Mayor Weise stated that he appreciated the honesty through the process. It showed Council's willingness to improve the organization. In response to a question from Mayor Weise, Ms. Duncan explained she learned through recognizing that there are a lot of really hard-working City staff, who have been very busy doing, but did not have an opportunity to invent in the time to improve processes.

Mayor Weise called for a motion to adjourn into Executive Session.

7. EXECUTIVE SESSION

City Council held an executive session pursuant to (i) Ariz. Rev. Stat §38-431.03 (A)(3) for discussion or consultation for legal advice with the City Attorney; (ii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding a Community Facility District; and (iii) Ariz. Rev. Stat §34-431.01 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding the City's position regarding pending litigation.

8. ADJOURNMENT

There being no further business before the Council, Council Member Malone moved to adjourn the meeting into Executive Session; Vice Mayor Dennis seconded the motion.

Upon roll call vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

Meeting adjourned at 7:50 p.m.

Mayor Kenn Weise

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session and Regular Meeting of the Council of the City of Avondale held on the 6th day of May 2019. I further certify that the meeting was duly called and held and that the quorum was present.

Marcella Carrillo, CMC
City Clerk