



City of Avondale

City Council Meeting

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

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



City of Avondale

City Council Meeting

Monday, May 20, 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 20, 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. POLICE BUILDING EXPANSION AND PROPERTY AND EVIDENCE ROOM CONCEPTUAL PLAN DESIGN

City Staff **presented** to Council, the schematic design for the expansion of the Police Department building and property and evidence storage. This item is for discussion only.

3. RESOURCE CENTER SCHEMATIC DESIGN PRESENTATION

City Staff **presented** to Council, the schematic design for the new Resource Center. This item is for discussion only.

4. ADJOURNMENT

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. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3. 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. SERIES 12 (RESTAURANT) LIQUOR LICENSE - PORTILLO'S HOT DOGS

City Council **approved** an application for a Series 12 (Restaurant) License submitted by Gregory John Stenberg to sell all spirituous liquors at Portillo's Hot Dogs located at 10331 West McDowell Road in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. RE-APPOINTMENT OF JUDGES PRO TEMPORE

City Council **approved** the re-appointment of the existing judges pro tempore to two year terms expiring on June 1, 2021 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. SECOND AMENDMENT TO SMALL CELL WIRELESS FACILITY TERMS AND CONDITIONS

City Council **adopted** a Second Amendment to the Small Cell Wireless Facility Terms and Conditions and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

- d. **CONTRACT AWARD WITH ARIZONA CART SERVICES FOR SHOPPING CART RETRIEVAL SERVICES**
City Council **approved** a request to award a contract to Arizona Cart Services to provide retrieval services of stray shopping carts within the city limits, in the amount of \$12,000 with the option for up to four successive renewals for an aggregate amount not to exceed \$60,000, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.
- e. **TERMINATION OF INTERGOVERNMENTAL AGREEMENTS BETWEEN THE CITY OF AVONDALE AND MARICOPA COUNTY**
City Council **approved** request to terminate four previous Intergovernmental Agreements between the City of Avondale and Maricopa County and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.
- f. **RESOLUTION 3554-519 - APPROVING 2019-2020 HUD ANNUAL ACTION PLAN**
City Council **adopted** Resolution 3554-519 approving the 2019-2020 Annual Action Plan portion of the 2015-2019 Consolidated Plan and authorize the Mayor or City Manager and City Clerk to take the steps necessary to submit the necessary documents for receipt of Federal Community Development Block Grant (CDBG) funds. The Council will take appropriate action.
- g. **ORDINANCE 1693-519 - AMENDING CITY CODE, CHAPTER 2 (ADMINISTRATION) AND RESOLUTION 3553-519 - AMENDING THE COUNCIL RULES OF PROCEDURE, SECTION 4.1 - PERTAINING TO CITY COUNCIL MEETING TIMES**
City Council (a) **adopted** Ordinance 1693-519, amending City Code Chapter 2 (Administration), Article I (In General), repealing Section 2-2 in its entirety pertaining to City Council meeting times and renumbering it as Section 2-2 Reserved; and (b) **adopted** Resolution 3553-519 amending the Council Rules of Procedure 4.1, Regular Meetings and authorize the Mayor, or City Manager and the City Clerk to execute the appropriate documents. The Council will take appropriate action.
- h. **ORDINANCE 1687-519 - ACQUISITION OF REAL PROPERTY FOR THE 107TH AVENUE AND MCDOWELL ROAD PROJECT**
City Council **adopted** Ordinance 1687-519 authorizing the dedication, purchase, or condemnation of real property for the 107th Avenue and McDowell Road Project and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.
- i. **ORDINANCE 1694-519 - ACQUISITION OF REAL PROPERTY FROM MARICOPA COUNTY AT THE AVONDALE CIVIC CENTER CAMPUS**
City Council **adopted** Ordinance 1694-519 authorizing the acquisition of real property for public use from Maricopa County located at the Avondale Civic Center campus adjacent to the Civic Center library and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take the appropriate action.
- j. **REPLAT OF LOT 11, AVONDALE AUTOMALL PHASE 2 (APPLICATION PL-19-0039)**
City Council **approved** a request by Ms. Waldy Coronado, Westwood Professional Services, for approval of a Replat of Lot 11, Avondale Automall Phase 2. The proposed Replat will divide the 16.9-acre Lot 11 into three parcels and dedicate access and utility easements on the property located east of the southeast corner of 107th Avenue and Dealer Drive. The Council will take appropriate action.

4. REGULAR AGENDA

a. ALAMAR PHASE 2 PRELIMINARY PLAT (APPLICATION PL-18-0322)

City Council **approved** a request by Mr. Frank Koo, Wood Patel & Associates, for approval of a Preliminary Plat for Alamar Phase 2, subdividing 122.4 acres of land into 346 single-family residential lots located on the southwest corner of Avondale Boulevard and the Alamar Parkway alignment, El Mirage Road. Council will take appropriate action.

b. ALAMAR PHASE 3 PRELIMINARY PLAT (APPLICATION PL-18-0323)

City Council **approved** a request by Mr. Frank Koo, Wood Patel & Associates, for approval of the Alamar Phase 3 Preliminary Plat, subdividing 99.4 acres of land into 317 single-family residential lots, located north of Sunland Avenue and east of the Alamar Parkway alignment, El Mirage Road. Council will take appropriate action.

c. CERRO VISTA - CONTINUANCE OF A GENERAL PLAN AMENDMENT REQUEST (APPLICATION PL-18-0079)

City Council **approved** a continuance by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., for application PL-18-0079 Cerro Vista. The application is a request to amend the General Plan 2030 Land Use Map for 11.4-acres of land from Urban Residential (UR) to High Density Residential (HDR) on property located east of the northeast corner of Fairway Drive and Van Buren Street. The Council will take appropriate action.

d. CERRO VISTA - CONTINUANCE OF A REZONING REQUEST (APPLICATION PL-18-0080)

City Council **approved** a continuance by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., for application PL-18-0080 Cerro Vista. The application is a request to rezone approximately 11.4-acres of land from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD) for a high-density urban living multi-family residential development. The Council will take appropriate action.

5. 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 oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 20, 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; Council Members Tina Conde, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: Council Member Bryan Kilgore (excused absence).

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Michael Wawro, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Craig Jennings, Judge; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief ; Cherlene Penilla, Human Resources Director; Larry Rooney, Acting Fire Chief; Tracy Stevens, Development & Engineering Services Director; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Community Relations and Public Affairs Director.

Audience: Approximately three members of the public were present.

1 ROLL CALL BY THE CITY CLERK

2. POLICE BUILDING EXPANSION AND PROPERTY AND EVIDENCE ROOM CONCEPTUAL PLAN DESIGN

Dale Nannenga, Police Chief, presented the schematic design for the expansion of the Police Department building and property and evidence storage.

Chief Nannenga provided the following presentation:

- In March of 2019, the design contract was awarded to Architeckton whom staff have been working with them over the past several months.
- The expansion of the facility will include space for the community services division, professional standards bureau, offices spaces, cubicle spaces, and a 12,000 square foot property and evidence room with a mezzanine.
- Once the property room is moved from its current location, the space will be renovated for other police uses.
- Additional parking spaces and an outdoor space for loading and storage has been included in the expansion and redesign.
- A photo was provided to present the current and conceptual site plans. The photos included the property room, main station, and City Court building.
- The property room will be built within the current dirt lot between the City Court and Police Department buildings.

- The ingress and egress from the property room will be off the main parking lot, as well as a storage area between the City Court and the Police Department buildings.
- The images presented are conceptual drawings and not a final site plan of the building.
- The first level floor plan included the following:
 - Slight expansion of the records room to provide for future growth.
 - One-third of the current briefing room will be set aside for records storage.
 - A designated training area in the main station that will be designed for the MILO training system (use of force simulation training and taser training).
 - Community services division will be expanded.
 - Professional standards bureau moved from the second floor to the first floor to give more office space and access to the training room.
 - The briefing room will be moved into the current property and evidence room.
 - A classroom for 30 people will be installed for briefings and classroom setting trainings. Currently, to conduct trainings of this size, staff is required to go to City Hall or the MOSC building.
 - Above the briefing room area, there will be two conference rooms as well a quiet room for officers.
 - The armory is currently about 100 square feet, which will be expanded and updated with air conditioning.
- The mezzanine floor plan included the following:
 - The property and evidence room will be a two-story volume area and will be open to the ceiling for best storage capabilities and expansion.
 - The room will include an opened two-story room to include storage up to the ceiling (like Home Depot or Lowes).
 - The room allows for an upward expansion method rather than two separate floors for cost savings.
- Lobby will be included for a secure room to release property to the public without having to do face-to-face. This type of secure room allows staff to release weapons through a safer manner.
- The existing second floor will be the same layout, which will house detective office space.
- The property and evidence room will have a dumbwaiter to allow property to be transported without carrying the items up the stairs.
- The bottom floor will be structurally designed to hold a second floor for future growth.

Vice Mayor Dennis inquired on how the space could be expanded in the future. Chief Nannenga explained the future expansion has not been determined. Vice Mayor Dennis requested staff address that plan to ensure expansion without major reconstruction. Council Member Nielson echoed Vice Mayor Dennis, stating the expansion should be structurally built to ensure reinforcements are not needed in the future. Chief Nannenga explained that the new building will be built to be structurally sound to allow for the future growth.

Chief Nannenga presented the following next steps to the project:

- Construction Manager at Risk contract to be awarded on June 3, 2019.
- Completion of design is estimated to be completed in December.
- Construction to begin in January.

- Project completion in the fall of 2020.

Mayor Weise asked if air walls would be added to the briefing room to allow for the space to be divided. Chief Nannenga stated that specific concept was not discussed. The initial concept included an auditorium style floor plan.

Mayor Weise asked if the ceiling will be a size to allow for standardized racking. Chief Nannenga explained the floor plan came from recommendations from several experts who were brought to the facility by the architects.

Mayor Weise asked if technology will be updated through the project. Chief Nannenga explained upgrading technology is included within the project, to include items such as projectors for the meeting rooms.

Vice Mayor Dennis suggested technology be included within the property and evidence room, so staff can scan items and have a digital inventory of the room. Vice Mayor Dennis asked if this would be a design build when bidding out. Richard Carr, Project Manager with Abacus, stated the project is being proposed as a Construction Manager at Risk method which protects the City from cost overruns and budget issues.

Mr. Carr stated that one of the advantages of the Construction Manager at Risk method is that it encourages engagement of the builders in the early stages to create a smoother transition.

Mayor Weise thanked Chief Nannenga and Mr. Carr for the presentation.

3. RESOURCE CENTER SCHEMATIC DESIGN PRESENTATION

Christopher Lopez, Neighborhood and Family Services Department Director, presented the schematic design for the new Resource Center.

Mr. Lopez provided the following presentation:

- Purpose of the presentation is to share preliminary design concepts and next steps.
- Architeckton selected as the designers of the project and was brought onboard in March of 2019.
- Project team begin working with Architeckton in early April to create a long-term vision for the project.
- A project narrative was provided to include a site history, site programing and values.
- Staff and partners participated in a visioning session to develop the desired values, qualities, and success of the project.
 - Empathy, efficiency, and family were some of the highlights within the “values” category.
 - Natural light and indoor/outdoor space were some of the highlights within the “qualities” category.
 - To be embraced by the community, to be well utilized, to meet the community needs, to exceed expectations, and to improve quality of life were some of the highlights within the “success” category.

- The visioning process refined five thematic areas:
 - Empathy
 - Integrity
 - Family
 - Synergy
 - Adaptability
- Architeckton has done an amazing job of encapsulating the following vision statement: “A hub for human services where community members are welcome to a safe haven that provides a sense of belonging and empowers community members to improve their quality of life. It is a beacon of hope that anchors a sense of community in the southwest valley.”
- The vision statement was inspired by staff and stakeholders’ comments.
- The next step was the design workshops to allow staff and stakeholders to design the physical spaces of the building.
- Key features to capture within the 25-thousand square foot building:
 - Welcoming, exciting, and inviting entry that is a prominent piece of architecture that facilitates intuitive use of spaces.
 - Large flexible program spaces.
 - Safety, security, and privacy of the staff and community members.
 - Capture the views of the Estrella Mountains.
 - Utilization of outdoor space while ensuring adequate shelter and shade.
 - Zoom Bus connectivity to include safe traffic flow.
- Site planning features:
 - Large monument sign.
 - Ample parking for large events.
 - Secured parking for buses that are stored on-site as well as employee parking.
 - Prominent porch entry.
 - Senior center to have easy access to the front porch without walking a great distance.
 - Resource center in a separate area to allow for privacy.
 - Large community rooms close to the senior center with air walls to close off spaces as needed.
 - City program staff area.
 - Back patio to give shaded outside area for the senior center with the south view of the Estrella Mountains.
 - Garden and walking path will also be included in the backyard area.
- The design shows an amazing view of the Estrella Mountains from the senior dining area and the lobby which also allows for natural lighting for staff offices.
- Next Steps:
 - Award a Construction Manager at Risk contract on June 3, 2019.
 - Complete design by December of 2019.
 - Begin construction in January of 2020.
 - Project completion by fall of 2020.

Mayor Weise inquired on the access to the backyard area from the senior center. Mr. Lopez explained they intend on working with the architects to include an exit from the dining area into the backyard area, to allow for easy access for the seniors. Mayor Weise

suggested a permanent grilling area outside to allow vendors with an opportunity to cook outside and a designated garden space that provides more of a statement. He stated he loved the walking path concept and inquired on the secured parking concept. Mr. Lopez explained the secured parking area will be a wall that comes off the building to secure the city vehicles.

Council Member Malone asked if the van would be able to drop-off seniors within the secure area. Mr. Lopez acknowledged Council Member Malone's suggested and stated that is something they could explore. He mentioned that there is a drop off area in front of the building to allow the vehicle to pull up next to the senior center. He mentioned that barriers could possibly be added within the parking lot to indicate the flow of pedestrian traffic. Council Member Malone stated that she liked the design and the open space for outside cooking. She suggested a garage-style door within the dining area. Mr. Lopez mentioned that staff talked about the possibility of garage-style doors, as well as a community room that had sliding glass doors to open the conference room to the outside.

Council Member Pineda stated that if the budget allowed, the sliding doors would be a great concept while also including indoor and outdoor seating for the seniors. He asked if the outdoor area to the south would be gated for the safety of the children and seniors on the property. Mr. Lopez stated there had not been a discussion of that yet, but it would be nice to have some sort of wall, even if it were low. Council Member Pineda asked about the possibility of having the building be two stories as well as expanding the building for growth in the future. Mr. Lopez stated that the budget for the project is around \$11.7 million to create a one-story building with a visible presence to bring in natural light. He explained that the resource center has an intimacy to the space, ensuring visitors feel safe. He mentioned working with the architect to allow for an opportunity to add additional wings to the south, which might require adjustment of the outdoor space. He believes the building will serve the community for today and the future. The building doubles the space for partners, adds an office for an anticipated assistant director, adds five additional cubicle spaces, doubles the size of the kitchen, and expands the senior center programming area.

In response to a question by Council Member Pineda, Mr. Lopez clarified the gated receiving area on the east side of the building, allowing for unloading and loading of the food delivery vehicles.

Council Member Malone inquired on the amount of city vehicles. Mr. Lopez explained seven meal delivery vehicles would use the area as a secure place for the meal delivery vehicles. Council Member Malone suggested the area include a larger loading area to allow for multiple vehicles in the area at one time.

Mayor Weise inquired on the logistics of the staging area of three meal delivery vehicles. Mr. Lopez stated that this is a preliminary design and the details of that subject had not been addressed. He acknowledged their feedback and stated he values the input on the loading area.

Council Member Pineda echoed Council Member Malone's safety concerns with respect to a semi-truck backing into the area. Mayor Weise commented that 10th street could be a staging area and suspected that only one or two deliveries of large trucks occurs per week, to which Mr. Lopez concurred.

Council Member Malone suggested the vehicle deliver staging area be moved to the area near the secure parking lot. She expressed concern with the flow of the current configuration.

Vice Mayor Dennis did not think the access for loading was appropriate in the current design as it would cause congestion. She also provided the following suggestions:

- Create a loading dock off 10th Street.
- Garbage pick-up located at the back of the facility.
- Second facility within the plan, rather than a multi-story building to better plan for growth in the southern part of the community (an additional recreation/senior center).
- Sign placement on Dysart and Riley for accurate direct visitors to the resource center.
- Kiosk for a food vendor in the open area.

Mr. Lopez stated that it was in the preliminary design to include a snack bar, relatively close to the senior center, since they would probably access it most frequently. This concept could provide an opportunity to the seniors to sell items to the general public for fundraising. He added that it was anticipated to place a welcome desk at the front of the main area and a quieter computer area towards the back of the area.

Vice Mayor Dennis stated that quiet space and community spaces might be a bit difficult to create all together in one big area. She added that the resource center has a section for classes for parents and wondered how the outdoor space in that current facility would be served by the new design. Mr. Lopez said that the plan called for an outdoor play space near the parenting program areas. A revised design will be brought back to Council with more detail on the flow of these areas.

Vice Mayor Dennis requested that staff be mindful of the resource fairs as the events are normally held in the parking lot.

Council Member Nielson suggested a curved road be included to allow for deliveries to the senior center. He also noted that the outside patio area is located on the south side of the building which will be in the direct sun day. Mr. Lopez explained they intend on having the area covered. Additionally, the area to the west would provide additional blockage from the sun as the sun moves west.

Council Member Nielson expressed interest in ensuring parking is adequate for events and liked the idea of the conference rooms having partitions to allow for multiple meetings at one time. He stated that everything should be done to make the center an icon for the

community, as quoted within the report, including the utilization of solar panels. Lastly, he thanked all those involved in the project.

Council Member Conde stated she liked the idea of the garden, a space to barbeque, and the walking path. She requested staff ensure adequate parking due to the increase in staff and non-profits. She also requested staff consider a similar plan to the Police Department building expansion with respect to a second floor.

Mayor Weise reiterated the following positive points:

- Walking path
- Backyard concept
- Garden and back patio concept (possibly add misting system to address heat)
- Front of the building and glass elements

Mayor Weise felt there was a loss of functional space due to the creative design. He suggested having the loading dock be placed on 10th Street and suggested the senior center and the city program staff areas be turned around, despite the impact on the views. Mayor Weise stated that city program staff area could be revised. He also mentioned the senior area should have direct access to the views, the green area, and be away from the truck traffic. He is not opposed to a second story, but he understands the budget issue with respect to that challenge. He said that if the building were turned 20 degrees to the right, that might create easement issues on 10th Street to achieve a more efficient plan overall. Mayor Weise expressed concern with the noise and congestion of the vending area.

Mayor Weise asked Council if they were comfortable delaying the project until the plan is acceptable, and no objection was made.

Council Member Malone suggested the middle portion of the plan be an atrium to separate the buildings while also giving continuity with glass walls. This would give an area for a quiet reading space to shut out the noise from other activities. She added that a half-wall with glass at the top would provide a good sound barrier between the two buildings.

Mayor Weise asked the architects if they had any issues with the feedback. Ms. Montes stated that staff and architects were very interested in incorporating feedback from Council and the next iteration will be brought back at a later date.

Vice Mayor Dennis questioned the need of the secured parking area and requested the seniors be back in the secured parking area, rather than in the front.

Council Member Nielson stated that making sure seniors do not have to walk a long way to get to the center area.

Mayor Weise read a statement by Charles Montoya, City Manager, "Please let them know that part of our huge responsibility is to watch out for the kids, seniors and families, and part of our goal is to make sure it's not only safe but efficient for service delivery."

Mayor Weise said that staff wants to provide the community with what it needs and wants.

Mr. Lopez thanked City Council on their input and would be working to incorporate the suggestions into the design.

Council Member Malone requested staff take into consideration the reinforcement design to add a second story for future growth.

Mayor Weise requested that staff present two different plans, one including a second story, with the costs included.

4 ADJOURNMENT

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

Upon vote, the motion was carried unanimously 6 to 0.

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

Meeting adjourned at 7:07 p.m.

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 7:20 p.m.

Mayor Kenn Weise led the Pledge of Allegiance followed by a moment of silent reflection.

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

Members Absent: Council Member Bryan Kilgore (excused absence).

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; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief; Cherlene Penilla, Human Resources Director; Larry Rooney, Acting Fire Chief; Tracy Stevens, Development & Engineering Services Director; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Community Relations and Public Affairs Director.

Audience: Approximately five members of the public were present.

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2 UNSCHEDULED PUBLIC APPEARANCES

Sylvia Winter addressed the Council regarding converting her home into a business for the Aloha Day Spa which would be a Polynesian style day spa. Ms. Winter stated she had spoken a small amount to city staff as well as people within the neighborhood. Mayor Weise asked Ms. Montes to follow-up with Ms. Winter.

3 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 thanked staff for addressing the shopping cart retrieval issue that is listed on the agenda as agenda item 3d and for providing a possible solution.

Mayor Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Vice Mayor Dennis requested agenda item 3d be pulled for further discussion. Motion was made by Vice Mayor Dennis, seconded by Council Member Malone, to approve the Consent Agenda with the exception of agenda item 3d. Contract Award with Arizona Cart Services for Shopping Cart Retrieval Services.

Upon vote, the motion carried unanimously 6 to 0.

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

a. SERIES 12 (RESTAURANT) LIQUOR LICENSE PORTILLO'S HOT DOGS

City Council approved an application for a Series 12 (Restaurant) License submitted by Gregory John Stenberg to sell all spirituous liquors at Portillo's Hot Dogs located at 10331 West McDowell Road in Avondale and authorized the Mayor and City Clerk to execute the necessary documents.

b. REAPPOINTMENT OF JUDGES PRO TEMPORE

City Council reappointed the existing judges pro tempore to two-year terms expiring on June 1, 2021 and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

c. SECOND AMENDMENT TO SMALL CELL WIRELESS FACILITY TERMS AND CONDITIONS

City Council adopted a Second Amendment to the Small Cell Wireless Facility Terms and Conditions and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

d. CONTRACT AWARD WITH ARIZONA CART SERVICES FOR SHOPPING CART RETRIEVAL SERVICES

Vice Mayor Dennis said she appreciated considering this contract but noted additional opportunities to keep the carts at their respective sites. Vice Mayor Dennis provided the following suggestions to be included in future developments within the city:

- Carts with installed devices that prevent carts from being removed from their parking lots.
- Carts that required a quarter to be deposited and refunded to the customer when they return the cart.

Motion was made by Vice Mayor Dennis, seconded by Council Member Malone, to approve awarded a contract to Arizona Cart Services to provide retrieval services of stray shopping carts within the city limits, in the amount of \$12,000 with the option for up to four successive renewals for an aggregate amount not to exceed \$60,000, and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

Upon vote, the motion carried unanimously 6 to 0.

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

e. TERMINATION OF INTERGOVERNMENTAL AGREEMENTS BETWEEN THE CITY OF AVONDALE AND MARICOPA COUNTY

City Council terminated four previous Intergovernmental Agreements between the City of Avondale and Maricopa County and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

f. RESOLUTION 3554519 APPROVING 2019-2020 HUD ANNUAL ACTION PLAN

City Council adopted Resolution 3554-519 approving the 2019-2020 Annual Action Plan portion of the 2015-2019 Consolidated Plan and authorized the Mayor or City Manager and City Clerk to take the steps necessary to submit the necessary documents for receipt of Federal Community Development Block Grant (CDBG) funds.

g. ORDINANCE 1693-519 AMENDING CITY CODE, CHAPTER 2 (ADMINISTRATION) AND RESOLUTION 3553-519 AMENDING THE COUNCIL RULES OF PROCEDURE, SECTION 4.1 PERTAINING TO CITY COUNCIL MEETING TIMES

City Council (a) adopted Ordinance 1693-519, amending City Code Chapter 2 (Administration), Article I (In General), repealing Section 22 in its entirety pertaining to City Council meeting times and renumbering it as Section 22 Reserved; and (b) adopted Resolution 3553-519 amending the Council Rules of Procedure 4.1, Regular Meetings and authorized the Mayor, or City Manager and the City Clerk to execute the appropriate documents.

h. ORDINANCE 1687-519 ACQUISITION OF REAL PROPERTY FOR THE 107TH AVENUE AND MCDOWELL ROAD PROJECT

City Council adopted Ordinance 1687-519 authorizing the dedication, purchase, or condemnation of real property for the 107th Avenue and McDowell Road Project and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. ORDINANCE 1694-519 ACQUISITION OF REAL PROPERTY FROM MARICOPA COUNTY AT THE AVONDALE CIVIC CENTER CAMPUS

City Council adopted Ordinance 1694-519 authorizing the acquisition of real property for public use from Maricopa County located at the Avondale Civic Center campus adjacent to the Civic Center library and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

j. REPLAT OF LOT 11, AVONDALE AUTOMALL PHASE 2 (APPLICATION PL190039)

City Council approved a request by Ms. Waldy Coronado, Westwood Professional Services, for approval of a Replat of Lot 11, Avondale Automall Phase 2. The proposed Replat will divide the 16.9acre Lot 11 into three parcels and dedicate access and utility easements on the property located east of the southeast corner of 107th Avenue and Dealer Drive.

Note: Agenda items 4a and 4b were presented together.

4 REGULAR AGENDA

a. ALAMAR PHASE 2 PRELIMINARY PLAT (APPLICATION PL180322)

Rick Williams, Senior Planner, presented two requests by Mr. Frank Koo, Wood Patel & Associates:

- Approval of a Preliminary Plat for Alamar Phase 2, subdividing 122.4 acres of land into 346 single-family residential lots located on the southwest corner of Avondale Boulevard and the Alamar Parkway alignment, El Mirage Road.
- Approval of the Alamar Phase 3 Preliminary Plat, subdividing 99.4 acres of land into 317 single-family residential lots, located north of Sunland Avenue and east of the Alamar Parkway alignment, El Mirage Road.

Mr. Williams provided the following presentation:

- Approval of Alamar Phase 2 Preliminary PLAT (Application PL180322).
 - Subdivides 122.4 acres of land into 346 single-family residential lots.
 - Proposes three different lot sizes (45x115, 50x120, and 60x120) to provide lot size range of 5,200 square feet up to 7,200 square feet.
 - Three parks associated with Phase 2.
- Alamar Phase 3 Preliminary PLAT (Application PL 180323).
 - Subdivides 99.4 acres of land into 317 single-family residential lots.
 - Proposes four different lot sizes (45x115, 50x120, 60x120, and 70x120) to increase the average size range from 5,200 square feet to 8,400 square feet.
- Over 1,124 acres for the entire Alamar project.
- Both developments conform to the General Plan 2030 and are in direct conformance with the approved Alamar PAD.
- Conditions of approval are reasonable to ensure conformance with the provisions as outlined by the Alamar pre-annexation development agreement, as well as the zoning ordinance and other city codes, and policies.
- Planning Commission recommended approval on April 18, 2019.

Council was provided a memorandum that revised the third stipulation for approval for both Phase 2 and Phase 3. The two main documents that govern the development are the pre-annexation development agreement and the approved planned area development. The applicant thought it was important to recognize and reference those agreements with that. It is staff's recommendation to approve agenda items both a. and b. applications PL18-0322 and PL18-0323, subject to the five conditions of approval as discussed.

Mayor Weise expressed his appreciation to the Planning Commission for identifying the issues of formative parks and light intrusion from cars. He also expressed his appreciation to the applicant for working with staff to address the issues.

Vice Mayor Dennis inquired on the design with the outparcel being included within phase 3. Brad Shelton with Brookfield Residential explained the owner of the outparcel has been contacted but is not interested in selling the property. He noted adjacent landscape buffers and future access points have been included within the plan. The property size is approximately 20 acres and includes a 100-foot-buffer for APS lines on the northern boundary line with adjacent walking trails. He added that there is a landscape buffer on the eastern boundary of the property and a local street on the southern boundary that had been realigned so there would be room for a landscape buffer like others in the community.

Motion was made by Council Member Pineda to approve a request by Mr. Frank Koo, Wood Patel & Associates, for approval of a Preliminary Plat for Alamar Phase 2, subdividing 122.4 acres of land into 346 single-family residential lots located on the southwest corner of Avondale Boulevard and the Alamar Parkway alignment, El Mirage Road, subject to five (5) conditions of approval, Council Member Malone seconded the motion.

Upon vote, the motion carried unanimously 6 to 0.

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

b. ALAMAR PHASE 3 PRELIMINARY PLAT (APPLICATION PL180323)

Motion was made by Council Member Nielson to approve a request by Mr. Frank Koo, Wood Patel & Associates, for approval of the Alamar Phase 3 Preliminary Plat, subdividing 99.4 acres of land into 317 single-family residential lots, located north of Sunland Avenue and east of the Alamar Parkway alignment, El Mirage Road, subject to five (5) conditions of approval, Vice Mayor Dennis seconded the motion.

Upon vote, the motion carried unanimously 6 to 0.

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

c. CERRO VISTA CONTINUANCE OF A GENERAL PLAN AMENDMENT REQUEST (APPLICATION PL18-0079)

City Council considered a request for a continuance by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., application PL-18-0079 Cerro Vista. The application is a request to amend the General Plan 2030 Land Use Map for 11.4 acres of land from Urban Residential (UR) to High Density Residential (HDR) on property located east of the northeast corner of Fairway Drive and Van Buren Street.

Mayor Weise stated that he was in favor of the continuance on this matter and on 4.d., but that with the economy in such good shape, he would expect to see movement on these issues soon. Vice Mayor Dennis echoed Mayor Weise's statement.

Motion was made by Vice Mayor Dennis to approve a continuance request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., for application PL-18-0079 Cerro Vista; Council Member Pineda seconded the motion.

Upon vote, the motion carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Malone	Aye

Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

d. CERRO VISTA CONTINUANCE OF A REZONING REQUEST (APPLICATION PL18-0080)

City Council considered a continuance by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., application PL-18-0080 Cerro Vista. The application is a request to rezone approximately 11.4 acres of land from Agriculture (AG) and Community Commercial (C2) to Planned Area Development (PAD) for a high-density urban living multifamily residential development.

Motion was made by Council Member Malone to approve a continuance request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., for application PL-18-0080 Cerro Vista; Council Member Conde seconded the motion.

Upon vote, the motion carried unanimously 6 to 0.

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

5 ADJOURNMENT

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

Upon vote, the motion was carried unanimously 6 to 0.

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

Meeting adjourned at 7:38 p.m.

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 20th 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