



City of Avondale

City Council Meeting

Monday, September 28, 2026

Mayor and Council

Mike Pineda, Mayor

Curtis Nielson, Vice Mayor

Tina Conde, Councilmember | Jeannette Garcia, Councilmember

Gloria Solorio, Councilmember | Shari Weise, Councilmember

Max White, Councilmember

Administration

Ron Corbin, City Manager

Jennifer Stein, Asst. City Manager | Andy Mesquita, Asst. City Manager

Renee Weatherless, Asst. City Manager | Nicholle Harris, City Attorney

Marcella Sarmiento, City Clerk

City Council Chamber

11465 West Civic Center Drive

Avondale, AZ 85323

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All Regular City Council meetings will be livestreamed on the City of Avondale YouTube channel. The livestream will begin approximately 30 minutes prior to the meeting start time.

<https://www.youtube.com/@cityofavondaleaz>

Please note, the livestream will not be monitored by staff; therefore, anyone wishing to address the City Council shall appear in person to speak.



City Council Meeting Notice & Agenda Monday, September 28, 2026

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

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

REGULAR MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

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

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS

a. EMPLOYEE ANNOUNCEMENTS

The following employees will be introduced to City Council. This item is for discussion only.

** Indicates a recent promotion*

City Clerk's Office

- Veronica Moreno, City Clerk Specialist *
- Yaritzi Sicaire, City Clerk Specialist

City Manager's Office

- Renee Weatherless, Assistant City Manager *

City Court

- Vicki Cruz, Administrative Specialist
- Micaela Machuca, Court Clerk Specialist *
- Dominique Garcia, Court Clerk I

Development Services Department

- Faith Westacott, Building Permit Technician I

Finance & Budget Department

- Fina Johnson, Director *

Economic Development

- Jaime Lyn Gonzales, Assistant Director *

Human Resources Department

- Leanne Lunsford, Benefits Analyst
- Natalie Valdez, Benefits Manager
- Liana Bell, Assistant Director *

b. PROCLAMATION - FIRE PREVENTION WEEK 2026

City Council will present a proclamation recognizing October 4–10, 2026, as Fire Prevention Week in Avondale and encourage residents to practice safe charging habits to reduce the risk of lithium-ion battery fires. This item is for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the August 31, 2026, City Council meeting minutes. The Council will take appropriate action.

b. SERIES 12 (RESTAURANT) LIQUOR LICENSE — COLDWATER SPRINGS GOLF CLUB

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Andrea Lewkowicz for the sale of alcohol at Coldwater Springs Golf Club located at 100 North Clubhouse Drive in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

5. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS
(5 minutes)

6. ADJOURNMENT

Councilmembers of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. 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 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: Proclamation - Fire Prevention Week 2026

MEETING DATE: 9/28/2026

TO: Mayor and Council

FROM: Larry Rooney, Fire Chief

THROUGH: Renee Weatherless, Assistant City Manager, (623) 333-1017

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Connected Community — Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:

City Council will present a proclamation recognizing October 4–10, 2026, as Fire Prevention Week in Avondale and encourage residents to practice safe charging habits to reduce the risk of lithium-ion battery fires. This item is for discussion only.

BACKGROUND:

Fire Prevention Week is observed annually to raise public awareness of fire prevention and life safety. The 2026 theme, “Charge into Fire Safety™: Safe Charging Is a Superpower,” focuses on everyday charging practices that can reduce the risk of fires involving lithium-ion batteries.

Lithium-ion batteries power many commonly used devices, including smartphones, tablets, laptops, power tools, electric bicycles, and electric scooters. As the use of these devices increases, public education regarding their safe purchase, charging, use, storage, and disposal remains an important component of community fire prevention.

DISCUSSION:

Avondale Fire & Medical supports Fire Prevention Week through public education and community outreach. Residents can help reduce the risk of lithium-ion battery fires by using manufacturer-approved charging equipment, charging devices on hard, stable surfaces, avoiding overcharging, monitoring batteries for signs of damage or overheating, and properly recycling or disposing of unwanted batteries.

Recognizing Fire Prevention Week reinforces the City’s commitment to fire safety and encourages residents,

businesses, and community organizations to take practical steps to protect lives and property.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Larry Rooney, Scott Miller, Kristin Zipprich

Avondale

PROCLAMATION

FIRE PREVENTION WEEK

Whereas, the City of Avondale is committed to ensuring the safety and security of all those living in, working in, and visiting our community; and

Whereas, fire is a serious public safety concern, and rechargeable devices are increasingly used in everyday life, including smartphones, tablets, laptops, power tools, electric bicycles, and electric scooters; and

Whereas, the National Fire Protection Association has designated October 4–10, 2026, as Fire Prevention Week, featuring the theme, “Charge into Fire Safety™: Safe Charging Is a Superpower”; and

Whereas, lithium-ion batteries can overheat, catch fire, or explode when damaged, defective, improperly charged, or used with incompatible charging equipment; and

Whereas, residents can reduce the risk of lithium-ion battery fires by using charging equipment supplied or recommended by the manufacturer, charging devices on hard and stable surfaces, avoiding overcharging, and discontinuing use of batteries that show signs of damage, swelling, overheating, leaking, or unusual odors; and

Whereas, working smoke alarms and a practiced home fire escape plan provide additional protection by helping occupants receive early warning and safely escape a fire; and

Whereas, Avondale Fire & Medical is dedicated to protecting life and property through fire prevention, public education, community outreach, and emergency response; and

Whereas, residents, businesses, and community organizations play an important role in preventing fires by understanding fire risks and practicing safe charging habits.

NOW, THEREFORE, on behalf of the Avondale City Council, the City of Avondale, Arizona, hereby proclaims October 4–10, 2026, as Fire Prevention Week in Avondale and encourages all residents, businesses, and community organizations to practice safe device charging, regularly test their smoke alarms, maintain and practice a home fire escape plan, and support fire prevention efforts throughout the community.

Proclaimed this 28th day of September 2026.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 4.a.

SUBJECT: Minutes

MEETING DATE: 9/28/2026

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Jennifer Stein, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Connected & Engaged Community**

Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:

City Council will consider a request to approve the August 31, 2026, City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute § 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:

City Council held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the attached City Council meeting minutes.

Contact person for document distribution: Veronica Moreno, Emily Soria, Yaritzi Sicairos

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
August 31st, 2026

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Mike Pineda led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Mike Pineda; Vice Mayor Curtis Nielson; Councilmembers Tina Conde, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White*.

**Councilmember White attended the meeting virtually.*

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Jennifer Stein, Assistant City Manager; Andrew Mesquita, Assistant City Manager; Renee Weatherless, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Fina Johnson, Acting Finance and Budget Director; Ted Flores, Human Resources Director; Ingrid Melle, Deputy Marketing & Public Relations Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; and Cheryl Covert, Economic Development Director.

Audience: Approximately 20 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

Barney Hernandez, spokesperson for the Forever 12 Movement, urged the City to consider locating a HAWK signal at 121st Lane and Lower Buckeye Road rather than the proposed greenbelt location east of Cantada Ranch. He cited existing pedestrian use at the intersection, including access to parks, schools, and nearby neighborhoods, and requested that the final engineering report consider community input and evaluate concerns associated with the proposed location beneath SRP electrical towers.

Zakaria Shahzada, resident, opposed the use of Flock Safety cameras, citing concerns regarding privacy, potential surveillance of law-abiding residents, data collection and retention, and possible misuse of law enforcement database access. The speaker requested that the City not implement the system.

Joe Phoenix requested Council review and reduce the Planning and Development fees associated with an accessory dwelling unit permit. He stated that the fees were excessive

compared with past local fees and a cited City of Phoenix project. He requested a maximum fee of \$500, and expressed concerns regarding staff communication, consistency in fee administration, and the impacts on retired residents.

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

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Vice Mayor Nielson, seconded by Councilmember Solorio, to approve the Consent Agenda.

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

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

a. FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION LOCAL 3924

City Council considered a request to amend the Memorandum of Understanding (MOU) between the City of Avondale and Avondale Professional Firefighters Association (APFFA) Local 3924 to modify Sections 4.8 and 8.10 to align with the policy modifications to City of Avondale Chapter Policy 6 and modifications to the City's payroll system configurations and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

b. RESOLUTION 1062-0826--- AMENDMENTS TO AVONDALE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 5 CLASSIFICATION AND COMPENSATION

City Council considered a request to adopt Resolution 1062-0826, amending the Personnel Policies and Procedures Chapter Policy 5, Classification and Compensation to align Chapter Policy with Administrative Policy 95, Compensation, which allows employees serving a promotional probation to receive any approved merit increase on the same schedule as non-probationary employees, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. RESOLUTION 1063-0826 AMENDMENTS TO AVONDALE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 6, EMPLOYEE BENEFITS

City Council considered a request to adopt Resolution 1063-0826, amending the Personnel Policies and Procedures Chapter Policy 6, Employee Benefits to increase the military leave benefit for regular employees who are or may be members of the National Guard or Military Reserve (U.S. Armed Forces), and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. AGREEMENT FOR MAINTENANCE AND OPERATIONS FO FAMILY BRIDGE HOUSING

City Council considered a request to approve an agreement with A New Leaf relating to the operation and maintenance of the Avondale Family Bridge Homes and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. ORDINANCE 2032-0826--- LICENSE AGREEMENT WITH TOWER LEASE AGREEMENT- ATC SITE 420051 (COLDWATER SPRINGS)

City Council considered a request to adopt Ordinance 2032-0826, approving the First Amendment to Tower Lease Agreement with Cellco Partnership d/b/a Verizon Wireless, acting through ATC Sequoia LLC as attorney-in-fact, for ATC Site No. 420051 (Coldwater Springs), to extend the lease term, revise rent and escalation provisions, and update other lease terms, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. ORDINANCE 2033-0826, 2034-0826,2035-0826 AND 2036-0826---GRANTING OF UTILITY EASEMENTS TO ARIZONA PBULIC SERVICE RELATED TO FIRE STATION 171

City Council considered a request to adopt Ordinances 2033-0826, 2034-0826, 2035-0826, and 2036-0826, authorizing granting four (4) utility easements to Arizona Public Service as they relate to Fire Station 171 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

4. REGULAR AGENDA

a. ORDINANCE 2037-0826 - AMENDING THE CITY OF AVONDALE CITY CODE, CHAPTER 23 (TRAFFIC), ARTICLE I (IN GENERAL), SECTION 23-69 (GO-PEDS (MOTORIZED SKATEBOARDS)), SECTION 23-74 (PENALTIES), ARTICLE IV (BICYCLES) (DIVISION 1 –GENERALLY) SECTION 23-76 (DEFINITIONS), AND ADDING A NEW DIVISION 3 (ELECTRIC DRIVEN DEVICES) TO ARTICLE IV (BICYCLES) — ELECTRIC DRIVEN DEVICES

City Council considered a request to adopt Ordinance 2037-0826 - amending the City of Avondale City Code, Chapter 23 (Traffic), Article I (In General), Section 23-69 (Go-Peds (Motorized Skateboards)), Section 23-74 (Penalties), Article IV (Bicycles) (Division 1 – Generally) Section 23-76 (Definitions), and adding a new Division 3 (Electric Driven Devices) to Article IV (Bicycles), and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

The Police Department Chief Espinoza and Lieutenant Alt presented a revised proposed ordinance regulating e-bikes, e-scooters, and other electric-driven devices. The ordinance was originally developed in February 2026 and presented to City Council on June 22, 2026. Following Council feedback, the Police Department reviewed and incorporated the recommendations and made revisions for City Council's consideration and vote.

The proposed ordinance expands the City's definitions to address emerging forms of electric transportation that may not fall under existing Arizona Revised Statutes definitions. The proposed definition includes personal transportation devices powered wholly or partly by an electric motor, including electric bicycles, stand-up scooters, electric skateboards, self-balancing one-wheel devices, and multi-wheel devices. Medical mobility devices are excluded.

The ordinance establishes safety requirements for operating electric-driven devices on sidewalks and roadways. Riders would be required to:

- Yield the right-of-way when appropriate.
- Travel at a reasonable and prudent speed.
- Obey posted restrictions and areas where riding is prohibited.
- Operate in a manner that allows for safe movement.
- Avoid suddenly entering the path of vehicles.
- Travel in the same direction as traffic when operating on roadways.

For e-bikes operated on roadways, riders would also be required to follow applicable Arizona bicycle laws and use a designated bike lane when one is available.

For e-scooters, additional requirements would apply to sidewalk and roadway use. E-scooters could not be operated on roadways with speed limits exceeding 25 mph. Riders would also be required to yield to pedestrians and provide an audible warning when approaching pedestrians.

Electric-driven devices operated on sidewalks would be limited to a maximum speed of 10 mph and must be operated at a reasonable and prudent speed. If a hazard or unsafe condition exists, the operator would be required to dismount and walk the device to a safe location before continuing. Roadway users must travel with the flow of traffic.

The ordinance also establishes equipment requirements. Operators under 16 would be required to wear helmets and closed-toed shoes. Devices would need functional brakes and appropriately visible lights. Operators would also be required to have an audible warning device, such as a bell, or be able to provide an audible warning using their voice.

The proposed ordinance establishes age restrictions based on the type of device:

- Under 16: Prohibited from operating a Class 3 e-bike.

- Under 14: Prohibited from operating Class 1 or Class 2 e-bikes.
- Under 12: Prohibited from operating an e-scooter.

Parental responsibility would be addressed through the existing Arizona Revised Statutes provisions concerning contributing to the delinquency of a minor.

The proposed ordinance would permit electric-driven devices on designated park sidewalks unless prohibited by park rules or posted signage. However, devices would not be permitted on park grass, plazas, sports courts, splash pads, amphitheaters, or designated vendor corridor areas. These restrictions are intended to reduce conflicts with pedestrians and protect park facilities and amenities.

A graduated civil penalty structure is proposed based on violations occurring within a 12-month period:

- First violation: \$50
- Second violation: \$250
- Third and subsequent violations: \$500
- Payment plan court fee: \$20

If adopted, the Police Department recommends a comprehensive six-month warning and educational period before enforcement begins. The goal is to give residents sufficient time to understand the new regulations and comply with the requirements.

Education and outreach would include:

- City social media messaging.
- Presentations and outreach at schools for students and parents.
- HOA and community events.
- Media releases.
- Resident notification messaging.
- Electronic billboard messages.
- Educational handouts at city events and public facilities.
- Training for Police Department employees to promote consistent understanding and enforcement.

The proposed ordinance is intended to establish clear and consistent regulations for e-bikes, e-scooters, and other electric-driven devices while promoting safety for riders, pedestrians, motorists, and the community. The recommendations seek to balance the increasing use of electric transportation with the need to protect public safety and City infrastructure. If adopted, the six-month education and warning period would provide residents an opportunity to become familiar with the new requirements before enforcement begins.

Councilmember Conde asked whether the proposed ordinance requires helmets for passengers on e-bikes. Staff clarified that operating a single-seat e-bike with more than one rider would violate the ordinance, and that the operator would be responsible for the violation.

Councilmember Weise requested clarification regarding the proposed restriction on e-scooters operating on roadways with posted speed limits exceeding 25 mph. Staff confirmed that e-scooters would not be permitted in bicycle lanes on roadways posted at 35 or 40 mph and would need to operate off the roadway.

Councilmember White expressed support for the proposed ordinance and requested additional information regarding the age restriction for Class 3 e-bikes. She asked whether statewide licensing requirements or related legislation were being considered. Staff responded that the recommended age requirements were consistent with those adopted or proposed by neighboring cities, including Goodyear, Glendale, and Phoenix. Staff stated that he was not aware of any current statewide effort to require licensing for Class 3 e-bikes and indicated that the City's Intergovernmental Affairs staff would confirm whether any related legislative proposals were pending.

Councilmember White noted that e-bike policy discussions were occurring at federal and broader levels and encouraged the City to monitor incidents and emerging regulations. She also requested consideration of extending the proposed six-month implementation period to one year to allow additional time for public education, awareness, and enforcement, and to reduce potential financial impacts on families who rely on electric transportation for school commuting.

Mr. Corbin stated that the implementation and enforcement timeline is an administrative matter for the Police Department and does not require an ordinance amendment. He indicated that staff would consider Council's feedback during implementation, evaluate the effectiveness of public education efforts, and have officers assess enforcement situations individually.

Councilmember Solorio expressed appreciation for staff's work in developing the ordinance, stating that the proposal was intentional, precise, and clear. She voiced support for the recommended provisions.

Mayor Pineda asked whether the proposed City ordinance would apply to e-bike use within residential communities that may also be subject to homeowners' association rules. Lieutenant Alt confirmed that the ordinance would constitute City code and would apply accordingly.

Hearing no further questions, Mayor Pineda opened the floor to a motion.

Councilmember Solorio moved to adopt Ordinance 2037-0826, amending the City of Avondale City Code, Chapter 23 (Traffic) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Vice Mayor Nielson seconded the motion.

Councilmember Garcia expressed support for the proposed ordinance, citing increasing safety concerns related to e-bikes and e-scooters. She emphasized the importance of educating residents and parents during the implementation period, including through warnings and outreach, and stated that she would vote in favor of the item to promote community safety.

Councilmember Conde expressed support for the proposed ordinance and requested consideration of two amendments: lowering the minimum age for e-scooter operation from 12 to 11 years old and removing the requirement for riders to wear closed-toe shoes. She stated that these changes reflected feedback received from community members and individuals who work with children.

Councilmember Conde made the motion to amend the main motion changing the age from 12 to 11; Councilmember Garcia seconded the motion.

Councilmember Weiss requested clarification that Council was considering the amended motion to reduce the minimum e-scooter age from 12 to 11. She asked about age restrictions in surrounding communities and the basis for the originally proposed age of 12. Staff noted that Goodyear, Glendale, and Phoenix restrict e-scooter operation by individuals under age 12, while Peoria and Surprise do not specify age restrictions. Mayor Pineda clarified that the age of 12 had been suggested during prior Council discussion rather than by staff. Councilmember Weiss also referenced the American Academy of Pediatrics' recommendation that e-scooter riders be at least 16 years old.

Councilmember Conde supported setting the minimum e-scooter age at 11, noting Avondale's family-oriented community and the need for youth transportation to school and local parks. She emphasized that education and parental or guardian judgment could help promote safe operation by younger riders.

Vice Mayor Nielsen expressed support for allowing e-scooter use by some 11-year-olds, noting that responsible parental guidance and a child's demonstrated ability can support safe travel to school. She emphasized that an age limit should recognize that individual maturity and transportation needs may vary.

Councilmember White expressed support for lowering the minimum age and emphasized that safety should remain the primary focus. She advocated for a comprehensive education and outreach effort, including coordination with schools and exploration of Safe Routes to School grant opportunities to support active transportation. She also recommended allowing sufficient time for education before enforcement and noted potential transportation and economic impacts on families whose children use e-scooters to travel to school.

Upon vote, the amended motion was carried 4 to 3.

Councilmember Conde	Aye
Councilmember Garcia	Aye

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

Councilmember Conde made the motion to amend the main motion by removing the requirement to be wearing closed-toe shoes; Councilmember Wiese seconded the motion.

Councilmember Garcia discussed safety considerations related to footwear, noting that closed-toe shoes may help reduce foot injuries. She also acknowledged that, given Arizona's climate and practical limitations, some youth may continue to ride e-scooters while wearing sandals or flip-flops.

Councilmember Conde supported removing the closed-toe shoe requirement, stating that footwear choices should remain the responsibility of parents and guardians rather than be regulated by the City. She noted that she had not observed children riding e-scooters in open-toe footwear and cited neighboring jurisdictions, including Goodyear, as not imposing a similar requirement.

Councilmember Weise stated that she had proposed the closed-toe shoe requirement based on injury-risk information related to e-scooter use. She indicated support for removing the mandate if footwear safety, along with protective and visibility measures, is addressed through rider education.

Councilmember Garcia asked if motorcycle riders must wear closed-toed shoes. Lieutenant Alt replied that it is not a requirement.

Councilmember White asked if closed-toed shoes are required while driving in Arizona. Lieutenant Alt replied that is not a requirement.

Councilmember White supported not regulating footwear for e-scooter riders, emphasizing parental discretion and the practical context of children using scooters recreationally near their homes. She stated that safety education should be balanced with allowing families to make appropriate choices for their children.

Mayor Pineda recognized Councilmember Conde's request regarding helmet education and potential helmet distribution and invited further Council discussion following staff's response.

Councilmember White commended staff and public safety personnel for prioritizing youth safety. She emphasized the importance of a comprehensive safety education program involving police, fire, and traffic-safety instruction, and

encouraged staff to consider Cleveland Heights' longstanding Safety Town program as a potential model.

Mayor Pineda expressed initial support for the closed-toe shoe provision based on safety concerns but acknowledged concerns about the appropriate extent of City regulation of residents' personal choices. He stated that Council should deliberate and vote.

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

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

Councilmember Solorio moved to adopt the main motion – adopting Ordinance 2037-0826, amending the City of Avondale City Code, Chapter 23 (Traffic) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents, as amended (changing the age from 12 to 11 and removing the requirement to be wearing closed-toe shoes); Vice Mayor Nielson seconded the motion.

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

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

b. WATER SYSTEM FLUORIDATION DISCUSSION

City Council received a presentation on adding fluoride to a Public Water System (PWS), also known as fluoridation. This item was for discussion only.

Public Works Assistant Director Eric Bay presented information regarding water system fluoridation at the request of the Water Division. The presentation was provided for informational and discussion purposes only; no action or direction was requested from City Council.

Mr. Bay provided background on fluoride, including its natural occurrence in soil and groundwater, federal drinking water standards, and recommendations from the Centers for Disease Control and Prevention and the American Dental

Association. He explained that the City of Avondale does not currently add fluoride to its water system; however, fluoride occurs naturally in the City’s groundwater. During 2024, fluoride concentrations ranged from non-detectable levels to 1.1 parts per million, with an average of 0.27 parts per million.

Mr. Bay outlined the potential requirements for implementing a fluoridation program, including site-specific testing, a feasibility study, engineering and design, installation of dosing equipment, employee training, safety procedures, personal protective equipment, and ongoing operational requirements. The estimated annual chemical cost is approximately \$25,000; however, the total implementation cost could not be accurately determined without a feasibility study.

Mr. Bay presented a comparison of local municipalities:

Does Add Fluoride	Does Not Add Fluoride
Phoenix	Avondale
Chandler	Goodyear
Gilbert	Carefree
Glendale	Gila Bend
Mesa	Paradise Valley
Peoria	Queen Creek
Tempe	Scottsdale
	Surprise
	Wickenburg

Mr. Bay noted that implementation could require significant infrastructure investment at multiple well sites and could affect the City’s PFAS treatment strategy because certain PFAS treatment processes may also remove fluoride from the water. Additional costs could include equipment replacement, employee training, safety equipment, and ongoing maintenance.

Mr. Bay reviewed the health considerations associated with fluoride levels, the presence of naturally occurring fluoride in Avondale’s groundwater, and the fact that residents may use reverse-osmosis systems that remove fluoride from drinking water.

Following discussion, Councilmembers expressed appreciation for the informational presentation.

In response to a question from Councilmember White, Mr. Bay explained staff were unable to obtain a cost estimate as it has been several years since the local engineering firm had provided any sort of design or engineers’ cost estimate. Mr.

Corbin explained it would likely be a six-figure study which would then provide an estimate cost.

Councilmember White shared information regarding fluorosis that she obtained from Cleveland Clinic organization.

Councilmember Weise explained the topic was brought forward from a question from a resident who is present at the meeting.

Vice Mayor Nielson shared his personal experience with fluoride.

Mayor Pineda thanked staff for the presentation and echoed the comments from City Council; the consensus was that fluoridation was not a priority at this time, particularly given the potential costs, infrastructure requirements, PFAS treatment considerations, and policy implications.

No formal action was taken.

PUBLIC COMMENTS RECEIVED:

- Naya Smith – Avondale Resident
I am writing in support of community water fluoridation in Avondale. Avondale's water contains naturally occurring fluoride, but at approximately 0.27 parts per million, it is well below the 0.7 ppm level recommended for preventing tooth decay. Many Arizona communities, including Phoenix, Mesa, Glendale, Chandler, Gilbert, Scottsdale, Tempe, Peoria, and others, adjust the fluoride in their water to provide this benefit to their residents. Avondale families deserve access to the same proven public health measure, especially because preventing cavities should not depend on a family's income or ability to regularly access dental care. I appreciate the Council considering this issue and ask the City to move forward with exploring what would be required to bring Avondale's water to the recommended fluoride level of 0.7 ppm.

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

Councilmember White recognized local student athletes for their achievements in the cross-country competitions recently held in Flagstaff. She shared the concerns of residents who lost power during the recent storms and noted the importance of reliable utilities. She noted her attendance at the League of Arizona Cities and Towns Conference and participation in Valley Metro, thanking City Council for the opportunity to serve in that role. In closing, she noted her attendance at the football kickoff for the Fiesta Sports Foundation.

Councilmember Garica expressed her appreciation to the local nonprofit organizations for their contributions to the community.

Councilmember Solorio expressed her appreciation to staff for their efforts supporting City Council at the League of Arizona Cities and Towns Conference. She expressed her appreciation to Public Safety staff for their efforts this past month.

Councilmember Weise expressed her appreciation to Public Safety for showing support to residents, Dan and Barb Schuh.

Vice Mayor Nielson noted his attendance at the Arizona Water Users meeting and spoke about the recent drought discussions, noting Public Works and other agencies have plans in place.

Mayor Pineda expressed his appreciation to staff for their efforts during the recent monsoon storms and expressed appreciation for the prompt response provided by City staff, including Public Works, Parks and Recreation, Police, Fire, and other departments. He recognized the City's growing healthcare sector and educational partnerships that contribute to workforce development. The Mayor and Council expressed appreciation to Assistant City Manager Dale Nannenga for his 46 years of public service and congratulated him on his retirement. Congratulations were also extended to staff members assuming new leadership roles within the City of Avondale.

6. ADJOURNMENT

There being no further business before the Council, Councilmember Garcia moved to adjourn the Regular Meeting; Councilmember Conde seconded the motion.

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

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

The meeting was adjourned at 6:57 p.m.

Mike Pineda, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 31st day of August 2026. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

PUBLIC COMMENTS RECEIVED:

- Michael Hofmann – Avondale Resident:

Mayor Pineda and Members of the Avondale City Council, I am again asking you to end Avondale's automated mass surveillance program. Not regulate it. Not add another policy. Not replace Flock Safety with another vendor. End it. Stop deployment of the 58 additional license plate reader cameras funded in the FY2027 budget and begin dismantling the existing network. Other Arizona communities have already demonstrated that government can say no to this technology. Tempe turned off its Flock cameras and ended its contract. Mayor Corey Woods acknowledged that the cameras had assisted police but concluded, "the risk of misuse is too great." Tempe also said it would not replace Flock with another ALPR company. Pinal County Sheriff Ross Teeple announced that his office would not renew its Flock contract, specifically raising the Fourth Amendment and his responsibility to protect individual liberties. Chandler discontinued its 40 fixed Flock cameras after an audit identified an unexplained anomaly involving use of the system. Surprise canceled its Flock contract following an investigation into potential misuse. These communities did not have to wait for a catastrophe before acting. Neither does Avondale. Avondale's FY2027 budget identifies 15 existing license plate reader cameras and provides \$239,000 in ongoing funding for 58 additional cameras. The stated objective is "city wide coverage." If fully deployed, that could mean 73 license plate reader cameras throughout Avondale. The same budget includes \$120,000 for the Public Safety Drone Program and \$103,000 for Police Data Sharing. It also states that Avondale can search camera information made available through more than 140 law enforcement agencies sharing their cameras with the city. This is not a handful of cameras helping an officer investigate a specific crime. This is surveillance infrastructure. The Fourth Amendment exists because government power requires limits. Supreme Court decisions including *United States v. Jones*, *Riley v. California* and *Carpenter v. United States* have recognized the constitutional implications that arise when technology dramatically expands government's ability to collect and reconstruct information about people's lives and movements. There is a fundamental difference between a police officer seeing my license plate on a public road and government infrastructure automatically recording where vehicles travel, storing those observations, searching them later and combining them with information collected by agencies across the country. Residents should not have to wait until that information is abused before objecting to its collection. The people operating these systems today will not necessarily be the people operating them tomorrow. Laws change. Leaders change. Definitions of wrongdoing change. The surveillance infrastructure remains. That is why another safeguard is not the answer. Neither is a shorter retention period, another audit, a new policy or a different vendor. The problem is the mass-surveillance network itself. My request to Council is simple: End the 58-camera expansion. End Avondale's automated license plate reader program. End participation in mass location-surveillance networks. Do not replace Flock with another surveillance vendor or rebuild the same system under another name. Tempe demonstrated that an Arizona city can decide the risk is too great. Pinal County demonstrated that Arizona law enforcement can cite the Fourth Amendment and individual liberty as reasons to walk away. Avondale can make that choice too. I am asking you to make it. End mass surveillance in Avondale. *[sources and links not included]*

- Michelle Caddell – Avondale Resident

My name is Michelle Caddell. I Have a masters in business administration, specializing in Information systems. I understand the value of information and the way others can profit off of personal information and privacy. Here are more of my concerns with Flock cameras. I would like to join the other cities in Arizona that have canceled their Flock contracts. It is less stressful to drive in a city where Flock cameras or similar cameras aren't being used. Tempe, Cave Creek, Apache Junction, Chandler, Pinal County, Sierra Vista, City of South Tucson, Flagstaff, Sedona Misuse Google AI Overview-How many cases of misuse of Flock cameras by law enforcement? Documented Cases and Statistics Flock-Specific Incidents: An investigative report by The Washington Post tallied at least 46 instances where officers improperly accessed or abused Flock Safety equipment. Broader ALPR Misuse: The Institute for Justice Database of ALPR Abuse has cataloged more than 100 total incidents of license plate reader misconduct nationwide. Recent Investigations: A USA Today investigation identified at least 19 law enforcement employees across five states who were investigated, fired, or arrested for improper tracking. KTAR NEWS-Goodyear investigating potential misuse of Flock technology by officer A criminal investigation is underway after an internal affairs audit found potential misuse of Flock Safety's automated license plate reader technology by a Goodyear police officer. The officer has been put on administrative leave and had their access to the department's computers restricted. The Glendale Police Department is conducting the criminal probe. The Goodyear Police Department will resume its administrative investigation into the potential misuse when it is complete. Is Mass Surveillance A Violation of Human Rights? Per Google AI Overview-Yes, international bodies and human rights organizations widely consider mass surveillance to be a violation of the human right to privacy. The Human Rights Impact Right to Privacy: Indiscriminate data collection interferes directly with international protections for private life and communications. Chilling Effect: Bulk monitoring suppresses freedoms of expression, assembly, and the press by making people fearful of speaking or protesting freely. Presumption of Guilt: Mass surveillance treats an entire population as suspected wrongdoers rather than respecting individual innocence. Mass surveillance without a warrant is generally legal in public spaces within Arizona, though it faces intense legal scrutiny, ongoing legislative battles, and strong pushback from civil liberties groups. Under both federal and state laws, the legality of warrantless surveillance depends heavily on whether an individual has a "reasonable expectation of privacy" in the specific context being monitored. A reasonable expectation of privacy is a legal test used under the Fourth Amendment of the U.S. Constitution to decide if a government search or surveillance is legal. The Data Aggregation Debate Mass tracking concerns: Civil liberties organizations, such as the American Civil Liberties Union, argue that linking thousands of cameras creates a continuous surveillance dragnet. Digital privacy limits: Landmark rulings like Carpenter v. United States and Chatree v. United States establish that long-term or comprehensive location tracking can infringe on personal privacy. As technology evolves so should the laws to protect people's privacy. Everyone should not be treated like a criminal. With the use of mass surveillance cameras like Flock cameras, landscaping our front yards without law enforcement cameras watching feels like a privilege.

- Hilary McKillip – Avondale Resident

I see that almost a quarter of a million dollars has been allotted on the 2027 budget for Automatic License Plate Reader Cameras, more commonly known as ALPRs I am against these and do not want my taxpayer money funding mass surveillance of myself and my neighbors. ALPRs are unreliable, at best, and dangerous, at worst. The Institute for Justice reviewed media reports and court records and identified at least 27 cases since 2018 in which innocent motorists were stopped, detained, or arrested following errors involving stationary ALPR systems. In nearly two-thirds of the cases IJ analyzed, officers pointed guns at innocent people before discovering the error. I am not asking Council to choose between privacy and public safety. I am asking Council to consider documented evidence of wrongful stops, misuse and data-sharing concerns before expanding Avondale's surveillance infrastructure. Once 58 additional cameras are deployed, the infrastructure already exists regardless of how policies, vendors, leadership or laws change in the future. Say no to Flock and other surveillance systems. They do not make us safer

ITEM NUMBER: 4.b.

SUBJECT: Series 12 (Restaurant) Liquor License — Coldwater Springs Golf Club

MEETING DATE: 9/28/2026

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Jennifer Stein, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Economic Growth and Prosperity**

Avondale supports a thriving local economy by fostering and supporting business growth, job creation, and workforce development. The City advances economic development, attracts high-quality entertainment and full-service amenities, and promotes a variety of attainable housing opportunities that strengthen the City's vitality.

PURPOSE:

City Council will consider a request to recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Andrea Lewkowitz for the sale of alcohol at Coldwater Springs Golf Club located at 100 North Clubhouse Drive in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Issuance of a Series 12 (Restaurant) liquor license is required to allow alcohol sales on the premises. Series 12 restaurant liquor licenses are exempt from the state-mandated 300-foot separation requirement from churches, schools, or fenced school recreational areas.

Coldwater Springs Golf Club is an existing establishment located at 100 North Clubhouse Drive in Avondale. The City Council recommended approval of a Series 12 restaurant liquor license at the establishment on January 22, 2019; however, the business is reapplying for a new license due to a change in ownership.

Previous Ownership: Gibson Golf Management LLC

New Ownership: Coldwater Golf Park LLC

DISCUSSION:

As required by state law and city ordinance, the application was posted for the required period of time. The Police, Fire & Medical, Development Services and Finance Departments have reviewed the application and are recommending approval.

BUDGET IMPACT:

The liquor license fee in the amount of \$250 has been paid in full.

RECOMMENDATION:

Staff are recommending that City Council recommend approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) submitted by Andrea Lewkowitz for the sale of alcohol at Coldwater Springs Golf Club located at 100 North Clubhouse Drive in Avondale and authorize the City Clerk to execute the necessary documents.

Contact person for document distribution: Chris Pierson

State of Arizona
Department of Liquor Licenses and Control

Created 08/07/2026 @ 01:57:39 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	COLDWATER SPRINGS GOLF CLUB		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	100 N CLUBHOUSE DRIVE AVONDALE, AZ 85323 USA		
Mailing Address:			
Phone:			
Alt. Phone:			
Email:			

AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	
Phone:	
Alt. Phone:	
Email:	

OWNER

Name:	COLDWATER GOLF PARK LLC		
Contact Name:	ANDREA DAHLMAN LEWKOWITZ		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	25089262	State of Incorporation:	AZ
Incorporation Date:	07/02/2026		
Correspondence Address:			
Phone:			
Alt. Phone:			
Email:			

Officers / Stockholders

60th-
10/6/26

Name:
MICHAEL JOHN BENNETT
RYAN FRANCIS BEGLIN

Title:
Mgr-Member
Member

% Interest:
33.00
33.00

COLDWATER GOLF PARK LLC - Member

Name: RYAN FRANCIS BEGLIN
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

COLDWATER GOLF PARK LLC - Mgr-Member

Name: MICHAEL JOHN BENNETT
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

MANAGERS

Name: JACE TIMOTHY KUYPER
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

APPLICATION INFORMATION

Application Number: 408325
Application Type: New Application
Created Date: 08/04/2026



QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
Yes
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
AUGUST 7, 2026
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY OWNER
- 3) Is there a penalty if lease is not fulfilled?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
0
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
RESTAURANT

DOCUMENTS

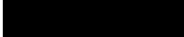
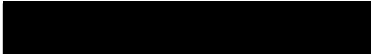
DOCUMENT TYPE	FILE NAME	UPLOADED DATE
RECORDS REQUIRED FOR AUDIT	Coldwater Springs GC_AGT ADL_Alien Status.pdf	08/04/2026
ORGANIZATIONAL DOCUMENTS	Coldwater Springs GC_Art of Amendment_Pending.pdf	08/04/2026
QUESTIONNAIRE	Coldwater Springs GC_CP M. Bennett_Q+S+FP.pdf	08/04/2026
DIAGRAM/FLOOR PLAN	Coldwater Springs GC_Diagram.pdf	08/04/2026
MENU	Coldwater Springs GC_Menu.pdf	08/04/2026
INTERIM PERMIT NOTARY PAGE	Coldwater Springs GC_IP_PENDING.pdf	08/04/2026
ORGANIZATIONAL DOCUMENTS	Coldwater Springs GC_Ownership Chart_Aug 4 26.pdf	08/04/2026
RESTAURANT OPERATION PLAN	Coldwater Springs GC_ROP.pdf	08/04/2026
QUESTIONNAIRE	Coldwater Springs GC_AGT ADL_Q.pdf	08/04/2026
QUESTIONNAIRE	Coldwater Springs GC_CP R. Beglin_Q +S+FP.pdf	08/04/2026
QUESTIONNAIRE	Coldwater Springs GC_MGR J. Kuyper_Q+TR.pdf	08/04/2026

State of Arizona
Department of Liquor Licenses and Control

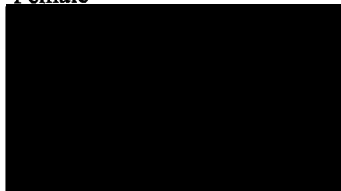
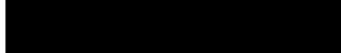
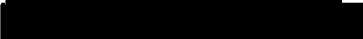
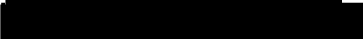
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Local Governing Body Report

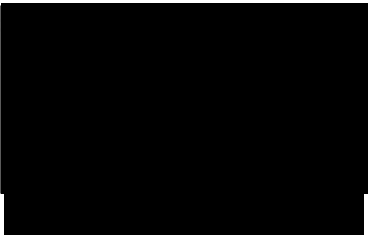
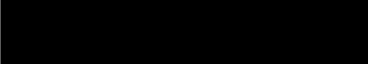
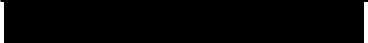
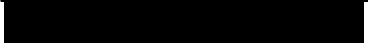
LICENSE

Number:	INP070039298	Type:	INP INTERIM PERMIT
Name:	COLDWATER SPRINGS GOLF CLUB		
State:	Active		
Issue Date:	08/07/2026	Expiration Date:	11/17/2026
Original Issue Date:	08/07/2026		
Location:	100 N CLUBHOUSE DRIVE AVONDALE, AZ 85323 USA		
Mailing Address:			
Phone:			
Alt. Phone:			
Email:			

AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	
Phone:	
Alt. Phone:	
Email:	

OWNER

Name:	COLDWATER GOLF PARK LLC		
Contact Name:	ANDREA DAHLMAN LEWKOWITZ		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	25089262	State of Incorporation:	AZ
Incorporation Date:	07/02/2026		
Correspondence Address:			
Phone:			
Alt. Phone:			
Email:			

Officers / Stockholders

Name:
MICHAEL JOHN BENNETT
RYAN FRANCIS BEGLIN

Title:
Mgr-Member
Member

% Interest:
33.00
33.00

COLDWATER GOLF PARK LLC - Member

Name: RYAN FRANCIS BEGLIN
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

COLDWATER GOLF PARK LLC - Mgr-Member

Name: MICHAEL JOHN BENNETT
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

MANAGERS

Name: JACE TIMOTHY KUYPER
Gender: Male
Correspondence Address:

Phone:
Alt. Phone:
Email:

APPLICATION INFORMATION

Application Number: 408350
Application Type: New Application
Created Date: 08/04/2026

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
012070005430
- 2) Is the license currently in use?
yes
- 3) Submit the interim permit section of the license series application you are applying for when you reach the upload page.
yes



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

FOR DLLC USE ONLY

INP number:	INP07003298
Date Approved:	8/7/26
Expiration:	11/17/26
LC:	SAH

**INTERIM PERMIT (INP)
NOTARY PAGE**

\$100.00 INTERIM PERMIT APPLICATION FEE

SECTION 5, PAGE 2, of the license application

For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for, OR
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S. §4-203.01(A)

1. Enter license number currently at the location: 012070005430

2. Is the license currently in use? ☒ Yes ☐ No If no, how long has it been out of use? _____

I, (Print Full Name) JOHNNY BUCKLE hereby declare that I am the Individual, Owner, Agent, or Controlling Person on the stated license and location.

Signature: _____

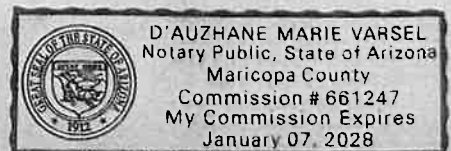
State of ARIZONA

County of MARICOPA

Signed before me on this 4TH day of AUGUST, 2026

Notary Signature _____

My commission expires on 7TH day of JANUARY, 2028



Notary Seal

COLDWATER GOLF PARK LLC
OWNERSHIP CHART
August 4, 2026



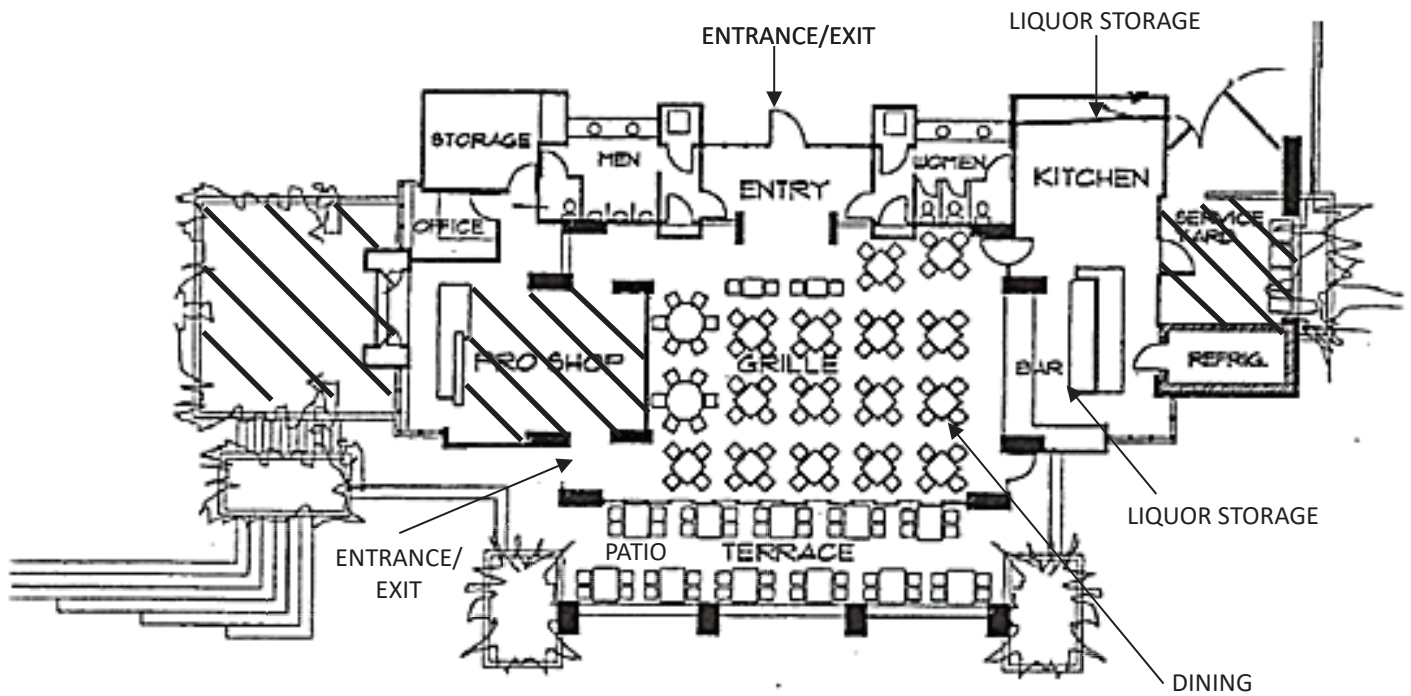
COLDWATER SPRINGS GOLF CLUB

100 N CLUBHOUSE DRIVE

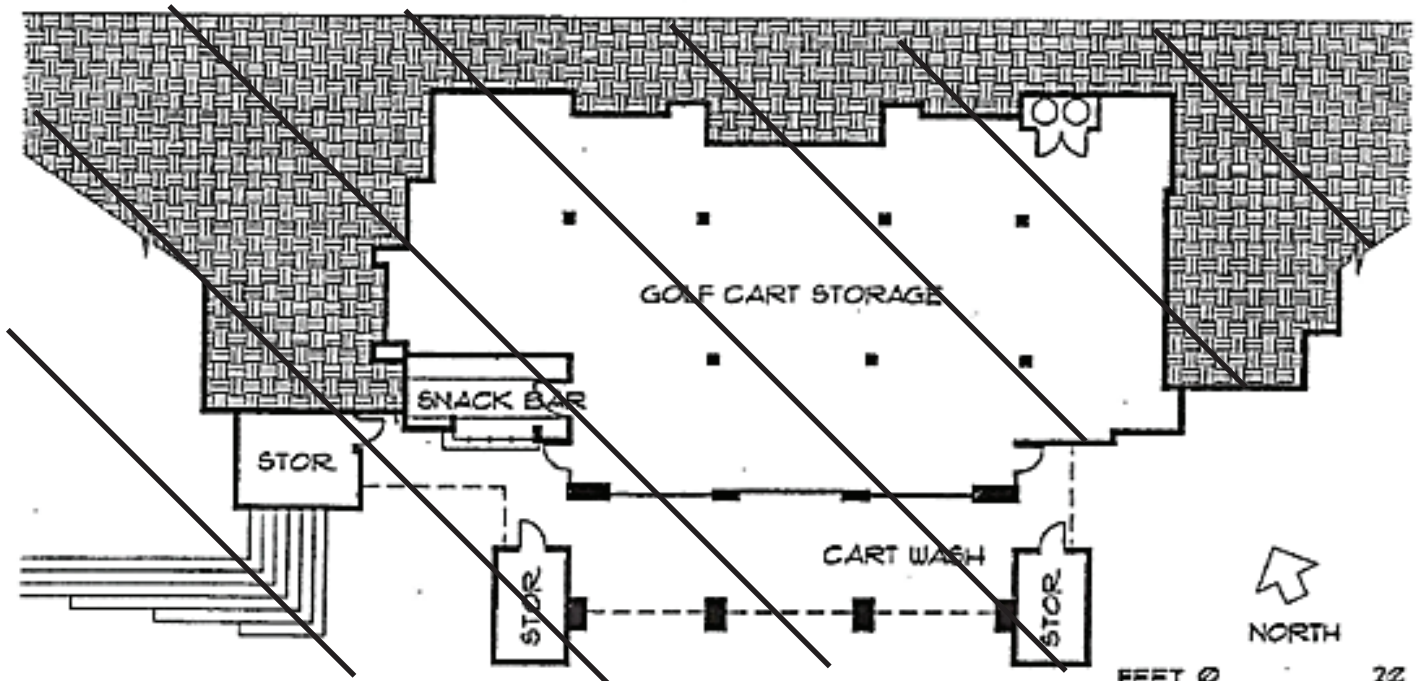
AVONDALE, AZ 85323

4,900 SF

/// = areas not included



MAIN LEVEL PLAN



LOWER LEVEL PLAN



Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #:	408325
Date Accepted:	8/4/26
LC:	SA
License #:	

RESTAURANT OPERATION PLAN

RESTAURANT SERIES 12 AND
HOTEL/MOTEL SERIES 11 ONLY

1. Name of restaurant (Please print): COLDWATER SPRINGS GOLF CLUB

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	VULCAN 48SS-8B (8 BURNER), 36X24 BURNER
Oven	VULCAN 48SS-8B 20-1/4" x 26-1/4" x 14"
Freezer	NORLAKE KL 26x78, 66" x 80"
Refrigerator	NORLAKE KL26x78, 114"x80"
Sink	ADVANCE TABCO 3-COMPARTMENT STAINLESS STEEL SINK
Dish Washing Facilities	COMFEE CDC22P2AWW DISHWASHER
Food Preparation Counter (Dimensions)	ADVANCE TABCO 40 SQ/FT
Other	

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 65 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) _____ %

6. List the seating capacity for:

a) Restaurant dining area of your premises: [48]
(DO NOT INCLUDE PATIO SEATING)
b) Bar area [+ 0]
TOTAL [= 48]

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☐ Disposable ☒ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ Yes ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

3 TV'S

9. Do you have live entertainment or dancing? ☐ Yes ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	3
Bartenders	3
Hostesses	1
Managers	1
Servers	3
Other ()	
Other ()	
Other ()	

I, (Print Full Name) ANDREA DAHLMAN LEWKOWITZ, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: 



Coldwater Golf Club Menu

Breakfast (Served all Day)

Breakfast Burrito \$12

Breakfast Sandwich \$10

Breakfast Bowl \$11

Chicken Caesar Salad \$8 (make it a wrap)

Classic Water Burger \$14

Crispy or Grilled Chicken Sandwich \$13

Turkey Club Sandwich \$12

B.L.T. \$10

Grilled Cheese Sandwich \$7 add ham or turkey \$2

4 Crispy Chicken Tenders \$13

Wings \$1 per

Hot Dog \$6 or Hot Link

Quesadilla - \$10 add Chicken \$13

Basket of Fries \$8

Cheese Curds \$10

Onion Rings \$10

Mozzarella Sticks \$10



Drink Menu

Beers

Domestic Cans - \$5

Premium Cans - \$6

Domestic Draft - \$5

Premium Draft - \$7

Domestic Pitcher - \$18

Premium Pitcher - \$22

Seltzers - \$6

**Crown Seltzer, Mike's Hard, White Claw, Nutri,
Skimmers, High Noon, Twisted Tea, Arnold Palmer**

Mixed Drinks

Top Shelf Mixed Drinks - \$12

Well Mixed Drinks - \$8

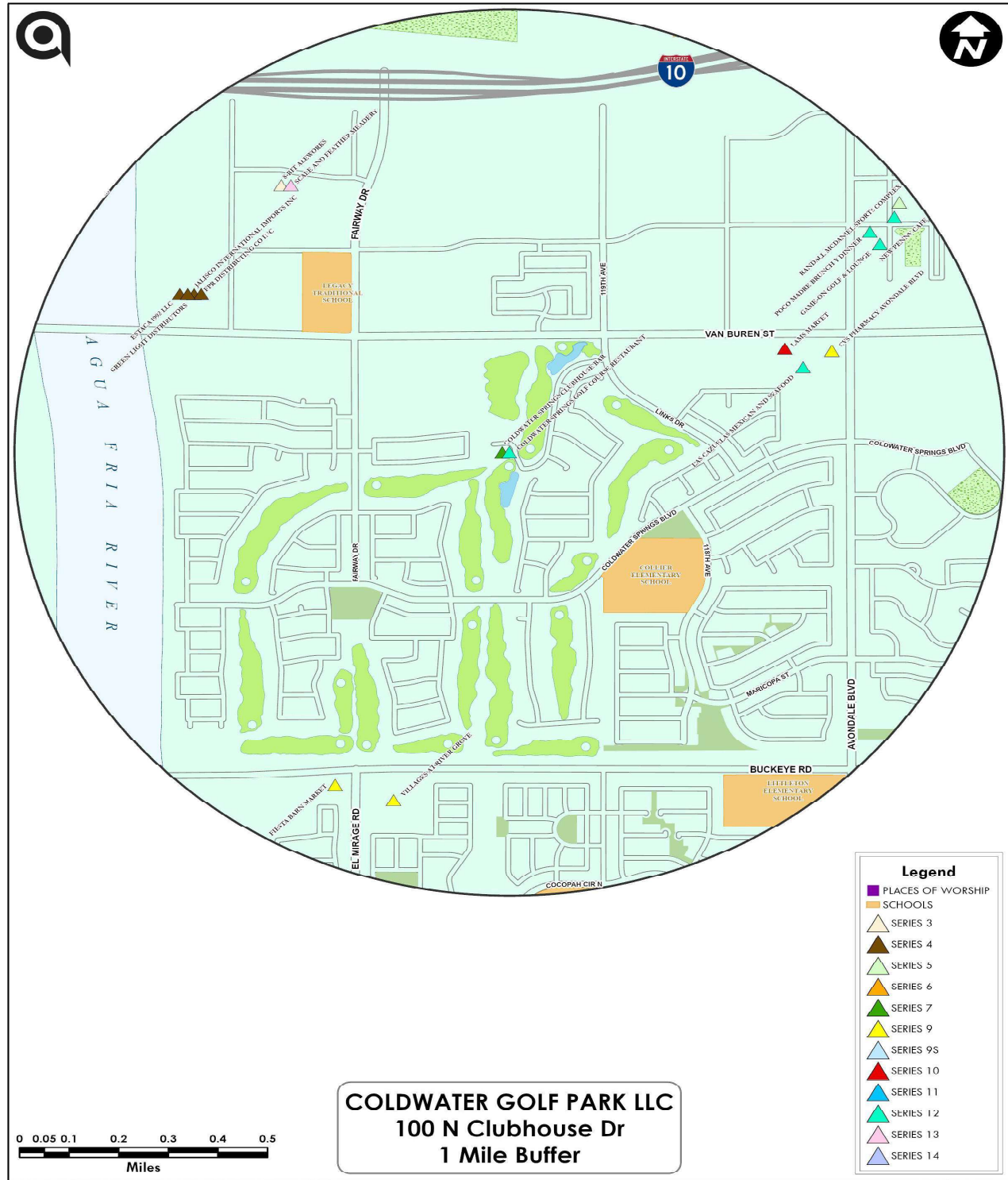
Bloody Mary \$12

Transfusion \$12

Non-Alcohol - \$4

Pepsi, Mountain Dew, Sierra Mist, Dr. Pepper, Lemonade

GIS MAP



LICENSE REVIEW FORM

Type of License	12 - Restaurant
Applicant's Name	Andrea Dahlman Lewkowitz
Business Name	Coldwater Golf Park LLC
Business Address	100 N. Clubhouse Drive, Avondale, AZ, 85323
Department Comments	
Restaurant use is permitted as part of an existing golf course clubhouse. As part of the restaurant use food sales must make up at least 50% of gross sales. Liquor sales are accessory and ancillary.	
☐ Police Department ☐ Fire Department ☒ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
<u>Joshua Orton</u> Joshua Orton (Aug 12, 2026 15:13:06 PDT) E-Signature	Principal Planner Title
Joshua Orton Name	Aug 12, 2026 Date

This license is scheduled for the City Council Meeting on: 9/28/2026

Please complete form by: 9/03/2026

LICENSE REVIEW FORM

Type of License	12 - Restaurant
Applicant's Name	Andrea Dahlman Lewkowitz
Business Name	Coldwater Golf Park LLC
Business Address	100 N. Clubhouse Drive, Avondale, AZ, 85323
Department Comments	
BUSINESS LICENSE IS ACTIVE.	
☐ Police Department	☐ Fire Department
☐ Development Services	☒ Finance Department
☒ Approved	☐ Denied
<u>Revenue Division</u> Revenue Division (Aug 20, 2026 10:34:14 PDT)	Customer Service Representative
E-Signature	Title
Revenue Division	Aug 20, 2026
Name	Date

This license is scheduled for the City Council Meeting on: 9/28/2026

Please complete form by: 9/03/2026

LICENSE REVIEW FORM

Type of License	12 - Restaurant
Applicant's Name	Andrea Dahlman Lewkowicz
Business Name	Coldwater Golf Park LLC
Business Address	100 N. Clubhouse Drive, Avondale, AZ, 85323
Department Comments	
Approved	
☐ Police Department	☒ Fire Department
☐ Development Services	☐ Finance Department
☒ Approved	☐ Denied
 L.Scott Miller (Aug 20, 2026 11:07:14 PDT) E-Signature	Fire Marshal Title
L.Scott Miller Name	Aug 20, 2026 Date

This license is scheduled for the City Council Meeting on: **9/28/2026**

Please complete form by: **9/03/2026**

LICENSE REVIEW FORM

Type of License	12 - Restaurant
Applicant's Name	Andrea Dahlman Lewkowitz
Business Name	Coldwater Golf Park LLC
Business Address	100 N. Clubhouse Drive, Avondale, AZ, 85323
Department Comments	
No concerns.	
☒ Police Department ☐ Fire Department	
☐ Development Services ☐ Finance Department	
☒ Approved ☐ Denied	
<u>Varney Lopez</u> Varney Lopez (Aug 20, 2026 13:55:22 PDT)	Lieutenant
E-Signature	Title
Varney Lopez	Aug 20, 2026
Name	Date

This license is scheduled for the City Council Meeting on: 9/28/2026

Please complete form by: 9/03/2026