



City of Avondale

City Council Meeting

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

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



City of Avondale

City Council Meeting

Monday, August 26, 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



Summary of Council Actions

City Council Meeting Agenda

Monday, August 26, 2019

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

WORK SESSION

6:30 PM

CALL TO ORDER BY MAYOR

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

2. **TRANSIT AND PROPOSITION 400 EXTENSION UPDATE**

City Council **received** an update on the success of the Zoom Neighborhood Circulator, as well as an update regarding recent changes to the City's Paratransit Services. City Council will also receive a brief update on the Proposition 400 Extension. This item is for information and discussion only.

3. **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. PRESENTATION ITEMS

a. READ ON AVONDALE

Avondale Resident and Valley of the Sun United Way's Director of Community Impact, Dawn Gerundo, **presented** a report to the Mayor and Council on Read On Avondale's Theory of Acceleration.

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 **approved** the May 6, 2019 and May 20, 2019 City Council Meeting Minutes. The Council will take the appropriate action.

b. WIRELESS PROVIDER MASTER LICENSE APPLICATION FOR AT&T MOBILITY LLC

City Council **approved** a Wireless Provider Master License Application for AT&T Mobility. The Council will take the appropriate action.

c. COOPERATIVE PURCHASING AGREEMENT WITH SOUTHWEST WATERWORKS CONTRACTORS PM, LLC TO PROVIDE WATER AND PUMP MAINTENANCE AND REPAIR SERVICES

City Council **approved** a Cooperative Purchasing Agreement with Southwest Waterworks Contractors PM, LLC to provide water wells and pump maintenance and repair services with a maximum aggregate amount not to exceed \$1,000,000 over the five year contract term and authorized the City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. 6TH AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK WITH PCL CONSTRUCTION, INC., - GRIT CHAMBER REHABILITATION FOR THE WATER RECLAMATION FACILITY

City Council **approved** Contract Amendment No. 6 to the Construction Manager at Risk Agreement with PCL Construction, Inc., to perform additional work related to Grit Chamber rehabilitation for the Water Reclamation Facility improvement project in the amount of \$149,980.25 and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 3579-819 - AMENDING THE COUNCIL RULES OF PROCEDURE, SECTION 15 - PERTAINING TO BOARDS, COMMISSIONS, AND COMMITTEES

City Council **adopted** Resolution 3579-819 amending the Council Rules of Procedure section 15, Boards, Commissions, and Committees, approving administrative changes to various Boards, Commissions, and Committees and authorized the Mayor, or City Manager and the City Clerk to execute the appropriate documents. The Council will take appropriate action.

f. RESOLUTION 3580-819 - AVONDALE MUNICIPAL ART COMMITTEE BYLAWS

City Council **adopted** Resolution 3580-819 amending the bylaws of the Avondale Municipal Art Committee to modify the requirements of the Ex-Officio member. The Council will take appropriate action.

g. RESOLUTION 3583-819 – INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY SHERIFF’S OFFICE FOR THE SWORN BASIC TRAINING ACADEMY

City Council **adopted** Resolution 3583-819 authorizing an Intergovernmental Agreement with the Maricopa County Sheriff’s Office (MCSO) to utilize their sworn basic training academy for the training of new police recruits and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 3581-819 AND 3582-819 - DROUGHT CONTINGENCY PLAN AGREEMENTS

City Council **adopted** Resolution 3581-819 authorizing an intergovernmental agreement with the City of Peoria, the Maricopa-Stanfield Irrigation and Drainage District and the Arizona Department of Water Resources relating to the Lower Basin Drought Contingency Plan Water Storage; (b) **adopted** Resolution 3582-819 authorizing an intergovernmental agreement with the City of Chandler, the City of Goodyear, the City of Peoria, The City of Phoenix, the City of Scottsdale, the City of Tucson, Freeport Minerals Corporation and Epcor Water Arizona inc., relating to the Lower Basin Drought Contingency Plan Long Term Storage Credit Exchange; and (c) authorized the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take the appropriate action.

i. RESOLUTIONS 3569-819 AND 3570-819 – MARBELLA PARK MAINTENANCE IMPROVEMENT DISTRICT

City Council **approved** the Petition for Formation, **adopted** a Resolution declaring its intention to form the City of Avondale Maintenance Improvement District No. 18, Marbella Park providing for the assessment, and **adopted** a second resolution declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

j. FINAL PLAT OF MARBELLA PARK (FORMERLY GREYHOUND PARK) - APPLICATION PL-18-0288

City Council **approved** a request by Mr. David Bohn, Westwood Professional Services, for a Final Plat for Marbella Park (formerly “Greyhound Park”). Consistent with the Preliminary Plat approved by City Council in August 2018, the proposed Final Plat will create 60 single-family lots, 8 common area tracts, and dedicate adjacent arterial streets, internal local streets and easements on 13.8 gross acres located at the northeast corner of 4th Street and Elm Lane in Historic Avondale. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this parcel as a separate agenda item. The Council will take appropriate action.

k. ORDINANCE 1695-819 - SALE OF REAL PROPERTY LOCATED AT 99TH AVENUE AND MCDOWELL ROAD

City Council **adopted** Ordinance 1695-819, authorizing the sale of real property located at the northeast corner of the Costco property, immediately west of 99th Avenue, and north of McDowell Road and authorized the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

l. ORDINANCE 1700-819 - AMENDING CITY CODE, CHAPTER 13 (LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS) - PERTAINING TO ALCOHOLIC BEVERAGE LICENSES

City Council **adopted** Ordinance 1700-819, amending City Code Chapter 13 (Licenses, Taxation and Miscellaneous Business Regulations), Article IV (Alcoholic Beverage Licenses), amending section 88 pertaining to publication of notices and authorized the Mayor, or City Manager and the City Clerk to execute the appropriate documents. The Council will take appropriate action.

m. ORDINANCE 1701-819 - DEDICATING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AT ROOSEVELT STREET AND 103RD AVENUE

City Council **adopted** Ordinance 1701-819 dedicating an Irrigation Easement to Salt River Project (SRP) at Roosevelt Street and 103rd Avenue and authorized the Mayor or City Manager, and City Clerk to execute the necessary documents. The Council will take the appropriate action.

5. REGULAR AGENDA

a. RESOLUTION 3576-819 - FIRST AMENDMENT TO THE PARKSIDE VILLAGE DEVELOPMENT AGREEMENT WITH AG/RW – ENTORNO, LLC – APPLICATION PL-19-0065

City Council **approved** a request by Ms. Jordan Rose, Rose Law Group, to adopt Resolution 3576-819 approving the First Amendment to the Parkside Village Development Agreement with AG/RW – Entorno, LLC, and authorized the Mayor or City Manager and City Clerk to execute the Agreement. The proposed Amendment to the 2014 Agreement will redefine infrastructure improvements required to be completed with development of the 163-acre Parkside Village property located at the southwest corner of Indian School Road and 99th Avenue, modify the timing for completion of those infrastructure improvements, and remove time sensitive elements of the existing Agreement that are no longer available. The Council will take appropriate action.

b. PUBLIC HEARING - ORDINANCE 1699-819 - MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - APPLICATION PL-18-0296 - PARKSIDE VILLAGE

City Council **held** a public hearing and **adopted** Ordinance 1699-819, approving application PL-18-0296 Parkside Village, a request by Ms. Jordan Rose, Rose Law Group, for approval of a Major Amendment to the Parkside Village Planned Area Development (PAD), subject to seven (7) conditions of approval as listed in the Staff report. The current Parkside Village PAD zoning allows for a mix of uses, including single-family detached homes, attached townhomes, apartments, retail/commercial, and office on approximately 163 gross acres of property located at the southwest corner of Indian School Road and 99th Avenue. The amendment, if approved, will reconfigure open space within the proposed development, modify single-family residential lot sizes and product types, modify development and design standards, and revise project phasing. The Council will take appropriate action.

6. 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
August 26, 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 6:30 p.m.

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

Members Absent: Bryan Kilgore (see note below).

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Michael Wawro, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Dan Davis, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Kirk Haines, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Community Relations and Public Affairs Director.

Audience: Approximately two members of the public were present.

1. ROLL CALL BY THE CITY CLERK

Note: Council Member Bryan Kilgore arrived to the meeting at 6:32 p.m.

2. TRANSIT AND PROPOSITION 400 EXTENSION UPDATE

Kristen Taylor, Transit Management Analyst, provided an update on the success of the Zoom Neighborhood Circulator, as well as an update regarding recent changes to the City's Paratransit Services. City Council also received a brief update on the Proposition 400 Extension.

Presentation by Ms. Taylor included:

- Avondale transit components:
 - Regional Routes to include routes 3 and 17 (Van Buren and McDowell) that travel through many different cities.
 - Express Route to include route 563 that runs out of the park-and-ride with four trips per day into downtown Phoenix as well as four return trips in the afternoon.
 - The Zoom Circulator Route.
 - ADA Paratransit Service that is a required service for disabled individuals who cannot use regular fixed route services. Ride Choice is a new program for the paratransit service.
- Medical Taxi Service that provides transportation for individuals to routine medical appointments. The City pays 75% and the rider pays 25%, up to \$15.
- Historical background on the Avondale Zoom Circulator:

- MAG completed a circulator study in 2019.
 - Service began on July 25, 2011.
 - Tolleson and Saturday service began in 2012.
 - Goodyear extension was added in 2015.
 - Zoom North opened in October 2017.
 - Sunday service began in April 2019.
 - Fares remain steady at 50 cents.
 - Zoom south monthly ridership has increased over the last three months.
 - Zoom north monthly ridership has improved but to make it perform even better, staff recommends including one extended route to eliminate a transfer as well as modifying the name to Zoom Uptown and Zoom Downtown.
 - Costs for service will be less for the Zoom North route as the change in the route will result in a reduction in mileage.
 - The Zoom North route will provide new service to John Paul II Catholic High School, Litchfield Road and Indian School Road, Festival Fields park, and the new Senior and Resource Center.
- Bus stops:
 - There are approximately 120 bus stops with 40 shelters that are owned by the City, OutFront Media or developers.
 - OutFront Media maintains and cleans each of the shelters through a contract.
 - Valley Metro recently inventoried all stops for ADA compliance which is a significant issue regionally.
 - A plan for making all City's stops compliant is in development.
 - Developers are required to provide bus pullouts and shelters along existing or future routes.
 - A current federal grant will fund the addition of eight to ten new shelters in 2020.
- ADA Paratransit Service:
 - The Federal Transit Authority (FTA) requires the City to provide Paratransit Service within three-quarters of a mile of any fixed route bus service.
 - Users of the service must be ADA certified.
 - The City of Phoenix provided the service until approximately one year ago and Valley Metro took over the service on July 1.
 - With the transition to Valley Metro, the Ride Choice Program became available to ADA certified Avondale residents.
 - Trips are limited to 20 or 50 per month for school, work or medical.
 - Ride Choice fare is \$3 for up to eight miles and \$2 per mile thereafter.
 - Ride Choice trips are provided by Uber, taxi or non-emergency medical.
 - The average trip cost to the City for Ride Choice trips is \$20 versus an average cost of \$50 on paratransit.
 - Ms. Taylor provided a comparative review of Paratransit versus Ride Choice and reviewed a list of public outreach methods utilized during the transition.
- Prop 400 extension update:
 - Prop 400 is Maricopa County's half cent sales tax for transportation and has firewalled allocations of 56.2%, 33.3%, and 10.5%.
 - Tax covers freeways, transit and arterials and the tax collections expire in 2025.
 - The Region plans to place the issue on the ballot in 2022.

- MAG hopes to legislatively change who has the authority to place the item on ballot.
- MAG has begun a program to gather citizen opinions on transportation, including a values mapping process.
- Efforts included reach-out to elected officials, a scientifically valid survey and an online survey and four points of focus were identified.
- Funding policy decisions will be made by the MAG Transportation Policy Committee and Executive Committee.
- Approximately one week ago, MAG provided a preliminary funding policy model.
- In addition to the existing programs of freeways, transit and arterials, the plan would add programs such as maintenance, safety, technology, active transportation and others.
- Moving forward:
 - Avondale is currently categorized as a small, urbanized area but after the next census, it is expected to be recategorized as a medium-sized urbanized area.
 - In 2022, the City will no longer be able to use funding from the Federal Transit Administration for operating expenses and funds will only be permitted for capital projects.
 - The City will work with its federal lobbyists for a two-year extension to 2024.
 - The City is partnering with Goodyear on a transit study in terms of funding transit in the future.
 - City staff will continue to advocate for Avondale in Prop 400.

Mayor Weise thanked Ms. Taylor for her efforts. In terms of an update from MAG, the value mapping consisted of a three-hour meeting to review and discuss how other cities have managed the process. The goal is to avoid becoming tied into one program and one plan. The West Valley is united in its goals, which includes having roads with regional significance.

Vice Mayor Dennis asked for an estimated commitment required from the City to maintain the existing infrastructure. Ms. Taylor stated that the only aspect being currently funded is the Zoom route at 50 percent with \$1.25 million cut from federal dollars. Vice Mayor Dennis surmised that the City would have to add at least \$1.5 million just to maintain the Zoom route after the change. Ms. Taylor concurred. Vice Mayor Dennis cited the need to add a significant number of shelters to the existing bus stops. She appreciates the aggressive plan to add at least eight to ten. She inquired as to other funding potentials for this work. Ms. Taylor stated that much of the improvements are funded with federal dollars. When the City moves to a medium sized urbanized area, federal funds will only be allowed for capital projects. Those capital dollars will stretch further in terms of adding shelters and additional busses.

Council Member Pineda said he has received comments from citizens who were confused about the appropriate route to take and agreed that the changes will alleviate this confusion. In response to a question regarding ADA requirements for bus shelters, Ms. Taylor explained the various ADA requirements for bus shelters including sidewalk and having slope accommodations.

Council Member Malone asked about the design of the new shelters, citing concerns over the enclosed design where individuals may use the benches for sleeping. Ms. Taylor explained there is currently not a design for the future shelters. The design and construction will be completed by contractors who are federally procured through Valley Metro. Ms. Taylor explained she would review future shelter designs to help elevate the concerns.

Mayor Weise cited designs that include individual seats, which may alleviate concerns about people sleeping on the benches. Mayor Weise commented on ongoing maintenance issues and the presence of shopping carts and requested staff research what other cities are doing to help with the issues.

Ms. Taylor stated that once the routes are removed on MC-85, the contractor has agreed to maintain the location east of 4th Street at least twice per week and she explained additional cleaning services can be requested. Mayor Weise identified the shelter located on the south side of McDowell near the Fry's in terms of trash and other activity. Council Member Malone identified the Cashion location as an area of trash, clutter and people sleeping on benches.

3 ADJOURNMENT

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

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

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

Meeting adjourned at 6:56 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 7:05 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, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Michael Wawro, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Dan Davis, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Kirk Haines, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Police Chief; 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

None.

3 PRESENTATION ITEMS

a. READ ON AVONDALE

Avondale Resident and Valley of the Sun United Way's Director of Community Impact, Dawn Gerundo, presented a report to the Mayor and Council on Read On Avondale's Theory of Acceleration.

Presentation by Ms. Gerundo included:

- One in four children in Maricopa County live in poverty and only 26% of children ten months to five years old receive developmental screenings.
- Avondale will be able to provide free developmental screenings to all children and families in Avondale through AHCCCS with collaboration of libraries and other City programs.
- 64% of Arizona children do not have access to high quality preschool programs.
- History of the various recognitions in connection with Read On Avondale.
- Approach to the Theory of Acceleration
 - Build workgroups and recruit schools (Avondale and Pendergast Elementary).
 - During phase 1 in January 2019, current and past data for bright spots were analyzed, assumptions were developed, and narrative interviews were developed.
 - During phase 2 in January 2020, the agency will explore what works.
 - During phase 3 in September 2020, the agency will include policy and system changes.
- A primary goal is for each school in the Read On Avondale Acceleration Zone to increase 3rd grade reading proficiency greater than or equal to the Arizona State scores.
- Strategies included a review and update a list of literacy services available to families in Avondale and to provide wraparound services to children and families; create, review and update an inventory of professional development opportunities for

teachers, specialists and providers through the Read On Avondale; and create and/or support an awareness campaign.

Mayor Weise asked about differences in the three school districts. Ms. Gerundo stated that the districts were included as a collective, however Littleton chose not to participate in the Acceleration Zone. In terms of comparison, Avondale Elementary School District had the first significant push in improving attendance rates. Littleton had been committed to similar efforts and completed its proclamation. Pendergast had not yet started the initiative, however they are now prepared to take a deep dive, including reviewing Avondale's methods for improving attendance to develop their own plan.

Vice Mayor Dennis inquired on the preschool development grant. Ms. Gerundo explained the grant was acquired by the State of Arizona, which provided free preschool slots. The grant was not intended to be long-term, but was intended to help get districts on their feet and moving towards a plan to serve children through Pre-K. The school districts have not since received additional dollars and there may be an opportunity for all three districts to work together to pursue grants or other funding opportunities. Vice Mayor Dennis inquired about engaging with the private sector. Ms. Gerundo said that one of the private sector entities is very interested in the approach as well as coming to the table for further discussion.

Council Members Conde commended Ms. Gerundo for her work and the collaborative approach moving forward.

Council Member Malone commended Ms. Gerundo for her work and inquired on partnering with Catholic Charities in terms of the preschool programs. Ms. Gerundo stated she is happy to say she is now the co-chair of the Catholic Charities Head Start Program in the West Valley and sits on the Executive Board for Catholic Charities. She provided additional information regarding the federal funding that the agency receives.

Mayor Weise read a proclamation declaring September 2019 as Attendance Awareness Month in Avondale.

4. CONSENT AGENDA

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

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

Upon vote, the motion carried unanimously 7 to 0.

Council Member Conde Aye

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

a. MINUTES

City Council will consider a request to approve the May 6, 2019 and May 20, 2019 City Council Meeting Minutes.

b. WIRELESS PROVIDER MASTER LICENSE APPLICATION FOR AT&T MOBILITY LLC

City Council approved a Wireless Provider Master License Application for AT&T Mobility.

c. COOPERATIVE PURCHASING AGREEMENT WITH SOUTHWEST WATERWORKS CONTRACTORS PM, LLC TO PROVIDE WATER AND PUMP MAINTENANCE AND REPAIR SERVICES

City Council approved a Cooperative Purchasing Agreement with Southwest Waterworks Contractors PM, LLC to provide water wells and pump maintenance and repair services with a maximum aggregate amount not to exceed \$1,000,000 over the five year contract term and authorized the City Manager and City Clerk to execute the necessary documents.

d. 6TH AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK WITH PCL CONSTRUCTION, INC., - GRIT CHAMBER REHABILITATION FOR THE WATER RECLAMATION FACILITY

City Council approved Contract Amendment No. 6 to the Construction Manager at Risk Agreement with PCL Construction, Inc., to perform additional work related to Grit Chamber rehabilitation for the Water Reclamation Facility improvement project in the amount of \$149,980.25 and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

e. RESOLUTION 3579-819 - AMENDING THE COUNCIL RULES OF PROCEDURE, SECTION - 15 PERTAINING TO BOARDS, COMMISSIONS, AND COMMITTEES

City Council adopted Resolution 3579-819 amending the Council Rules of Procedure section 15, Boards, Commissions, and Committees, approving administrative changes to various Boards, Commissions, and Committees and authorized the Mayor, or City Manager and the City Clerk to execute the appropriate documents.

f. RESOLUTION 3580-819 AVONDALE MUNICIPAL ART COMMITTEE BYLAWS

City Council adopted Resolution 3580-819 amending the bylaws of the Avondale Municipal Art Committee to modify the requirements of the Ex-Officio member.

g. RESOLUTION 3583-819 – INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY SHERIFF’S OFFICE FOR THE SWORN BASIC TRAINING ACADEMY

City Council adopted Resolution 3583-819 authorizing an Intergovernmental Agreement with the Maricopa County Sheriff's Office (MCSO) to utilize their sworn basic training academy for the training of new police recruits and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

h. RESOLUTION 3581-819 AND 3582-819 - DROUGHT CONTINGENCY PLAN AGREEMENTS

City Council adopted Resolution 3581-819 authorizing an intergovernmental agreement with the City of Peoria, the Maricopa Stanfield Irrigation and Drainage District and the Arizona Department of Water Resources relating to the Lower Basin Drought Contingency Plan Water Storage; adopted Resolution 3582-819 authorizing an intergovernmental agreement with the City of Chandler, the City of Goodyear, the City of Peoria, The City of Phoenix, the City of Scottsdale, the City of Tucson, Freeport Minerals Corporation and Epcor Water Arizona inc., relating to the Lower Basin Drought Contingency Plan Long Term Storage Credit Exchange; and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

i. RESOLUTIONS 3569-819 AND 3570-819 – MARBELLA PARK MAINTENANCE IMPROVEMENT DISTRICT

City Council approved the Petition for Formation, adopted Resolution 3569-819 declaring its intention to form the City of Avondale Maintenance Improvement District No. 18, Marbella Park providing for the assessment, and Resolution 3570-819 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency.

j. FINAL PLAT OF MARBELLA PARK (FORMERLY GREYHOUND PARK) - APPLICATION PL-18-0288

City Council approved a request by Mr. David Bohn, Westwood Professional Services, for approval of a Final Plat for Marbella Park (formerly "Greyhound Park").

k. ORDINANCE 1695-819 - SALE OF REAL PROPERTY LOCATED AT 99TH AVENUE AND MCDOWELL ROAD

City Council adopted Ordinance 1695-819, authorizing the sale of real property located at the northeast corner of the Costco property, immediately west of 99th Avenue, and north of McDowell Road and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

l. ORDINANCE 1700-819 - AMENDING CITY CODE, CHAPTER 13 (LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS) - PERTAINING TO ALCOHOLIC BEVERAGE LICENSES

City Council adopted Ordinance 1700-819, amending City Code Chapter 13 (Licenses, Taxation and Miscellaneous Business Regulations), Article IV (Alcoholic Beverage Licenses), amending section 88 pertaining to publication of notices and authorized the Mayor, or City Manager and the City Clerk to execute the appropriate documents.

m. ORDINANCE 1701-819 – DEDICATING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AT ROOSEVELT STREET AND 103RD AVENUE

City Council adopted Ordinance 1701-819 dedicating an Irrigation Easement to Salt River Project (SRP) at Roosevelt Street and 103rd Avenue and authorized the Mayor or City Manager, and City Clerk to execute the necessary documents.

5 REGULAR AGENDA

Note from the City Clerk: Agenda Items 5a and 5b relating to the Parkside Village were presented together. Items are not listed in the order they were presented.

Presentation by Ken Galica, Division Lead Planner, included:

- Property consists of approximately 163 acres, located at the southwest corner of Indian School Road and 99th Avenue.
- Property was annexed in the 1980s into two segments.
- In October of 2007 the property was rezoned to Planned Area Development (PAD) and was previously called Entorno PAD.
- In June 2014, the project was rezoned from Entorno PAD to the Parkside Village PAD and a development agreement with the property owner was approved.
- The development agreement included specifying phasing responsibilities for offsite improvements and provisions to allocate SRP aesthetics funds toward undergrounding SRP canals on the property as well as development impact fee procedural requirements.
- The property has three general plan designations, including medium-high density residential, mixed use designation, and office professional designation.
- The existing PAD:
 - 247 single family detached lots at approximately 5,000 to 8,400 square feet.
 - 101 alley-loaded, detached residences which provide garage access from the rear of the building.
 - 64 attached townhomes and a 272-unit apartment complex adjacent to 99th avenue.
 - 33 acres designated as mixed use and 10 acres designated for office use.
- The proposed PAD:
 - Increases the acreage and number of units of traditional, single family detached homes from 105 acres to 132 acres with a total of 415 lots.
 - The lot sizes in the proposed amendment range from 4,500 to 6,600 square feet.
 - The rear-loaded product is continued in the new proposal, consisting of 247 units flanking the central park.
 - The mixed-use area is downsized from 33 to 21.3 acres.
 - The office complex remains largely consistent with the existing plan.
 - The revised plan eliminates the townhouses and apartment complex.
 - The open space remains consistent at 18 percent.
 - The central park will increase from 5 acres to approximately 6.5 acres and will include a community pool with restrooms and changing facilities, outdoor movie theater, basketball court, sand volleyball, ramadas, play structures and turf.
 - Other open space includes fitness stations, lawn games, trails and play structures.
- Analysis:

- Proposed PAD amendment conforms to the General Plan.
- The density is within the medium-high range.
- There is a proportionate mix of residential and commercial uses in the mixed-use area.
- All the requirements of the Section 6 of the Zoning Ordinance are met.
- Uses in the commercial and residential, development standards, design and open space are consistent with the desired character for development in the area.
- All required notifications were completed, including a neighborhood meeting held in July 2019, however only one resident from West Wind attended.
- The Planning Commission recommended approval last month.
- Development agreement information:
 - The original development agreement is still in effect today and defined offsite improvements, scope and timing.
 - The scope of improvements is not changing and the improvements requirements for 99th Avenue and Indian School remain the same.
 - The agreement includes a complex range of tasks which include undergrounding of the SRP canals, placing the powerlines underground, installation of utility lines and installation of traffic signals to be completed by the developer.
 - The City will issue up to 150 building permits and up to 75 certificates of occupancy for homes in the first residential phase before the construction of the offsite improvements to 99th Avenue are complete.
 - The developer will be required to construct and complete the improvements within six months of the first certificate of occupancy issuance.
 - The second phase of the project will include improvements to 99th Avenue and Indian School traffic signal, turn lanes, deceleration lanes.
 - In addition to phasing, the development agreement proposes to reimburse the developer \$150,000 toward the extension of the Indian School Road water line.
 - The agreement allows for deferred development impact fees.
 - Staff believes the agreement will help facilitate development of the Parkside Village Community and help create an attractive gateway into the North Avondale area.
 - The offsite improvement timing flexibility will include cosmetic delays, but essential living needs will be complete before certificates of occupancy are issued.
- The Public Works Water System Line and Replacement and Expansion Fund are committed to the developer as part of the agreement towards extending the 16-inch water line on Indian School Road and is already identified in the Master Plan.
- The City can safely anticipate an increase in sales tax, property tax and construction sales tax.
- Staff recommends approval of the PAD amendment subject to the seven recommended conditions in the staff report and approval of the first amendment development agreement.

Mayor Weise opened the public hearing and received a request to speak by Jordan Rose with Rose Law Group on behalf of William Lyon Homes. Ms. Rose commended management and staff for its years of efforts on the project.

Mayor Weise closed the public hearing and opened the floor for comments from Council.

Mayor Weise provided a brief history regarding the Entorno community, mentioning it was one of the first issues he voted on in 2007. He noted it was anticipated the medical staff working in Algodon would live close to work, resulting in the mentioned 2014 changes.

Council Member Nielson asked for confirmation that the 16-inch water pipeline will bring water from Phoenix into Avondale. Mr. Galica stated that it is a City of Avondale water line, bringing water from the existing system to the east.

Council Member Kilgore stated that it is a wonderful project and echoed Mayor Weise's comment regarding assisting with the incoming medical corridor. He expressed concern with the deferred payment of the new growth, stating the new growth should pay for itself. Mr. Galica clarified that the existing agreement approved in 2014 allowed for deferment of the impact fees but the new agreement eliminates that provision and the developer will pay the fees per standard procedure. He stated it is the City's standard requirement that all offsite improvements are completed in the first phase before a certificate of occupancy is issued. In this case, it will be difficult to complete improvements quickly due to state and federal (Bureau of Reclamation) approvals that take 18 to 24 months. Council Member Kilgore expressed his appreciation to staff's work on the project and explained he did not want the same non-development situation to happen, like before.

Vice Mayor Dennis stated that she agrees with allowing the developer to begin construction and she is glad to see the project move forward. She asked when the maintenance improvement district would be introduced to provide protection in the event of a downtown. Mr. Galica stated that the next step in the process for the park side team is to process the preliminary plat, followed by the final plat. The maintenance improvement district (dormant tax mechanism) can be activated if the HOA becomes defunct. As part of the agreement, the developer will bond for offsite improvements.

Mayor Weise commented on the importance of the entrance and outer walls reflect the quality construction that the City is attempting to put forth.

a. RESOLUTION 3576-819 – FIRST AMENDMENT TO THE PARKSIDE VILLAGE DEVELOPMENT AGREEMENT WITH AG/RW – ENTORNO, LLC – APPLICATION PL-19-0065-

Motion was made by Vice Mayor Dennis, seconded by Council Member Malone, to adopt Resolution 3576-819 approving the First Amendment to the Parkside Village Development Agreement with AG/RW –Entorno, LLC, and authorize the Mayor or City Manager and City Clerk to execute the Agreement.

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

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

b. PUBLIC HEARING - ORDINANCE 1699-819 - MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - APPLICATION PL-18-0296 - PARKSIDE VILLAGE

Motion was made by Council Member Nielson, seconded by Council Member Malone, to adopt Ordinance 1699-819 approving Application PL-18-0296 Parkside Village, a request for a Major Amendment to the Parkside Village Planned Area Development (PAD), subject to seven (7) conditions of approval as listed in the Staff report.

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

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

6. ADJOURNMENT

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

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

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

Meeting adjourned at 7:56 p.m.

Kenn Weise, Mayor

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 26th day of August 2019. I further certify that the meeting was duly called and held and that the quorum was present.

Marcella Carrillo, City Clerk