



City of Goodyear

Meeting Agenda

City Council Regular Meeting

Meeting Location:
Goodyear Justice Center
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Mayor Georgia Lord
Vice Mayor Wally Campbell
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton

Monday, November 20, 2017

6:00 PM

Goodyear Justice Center

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR CAMPBELL

3. ROLL CALL

4. COMMUNICATIONS

- 4.1** [CO-17-291](#) Leon Thomas, Phoenix director of the Bureau of Land Management (BLM), will provide a brief update on the status of BLM projects impacting the city of Goodyear. (Lauren Valencia, Assistant to the Mayor)

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card for the City Clerk, listing the subject you would like to discuss. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record, your name and address.

Non-Agenda items: This is the time for citizens who would like to address the City Council on any non-agenda item within the jurisdiction of the Goodyear City Council. The Council will listen to comments, and may take any one of the following:

1. Respond to criticism.
2. Request that staff investigate and report on the matter.
3. Request that the matter be scheduled on a future agenda.

6. CONSENT

As per the Goodyear City Code, Section 2-4-9 Agenda; Order of Business. (F): at any regular meeting of the Mayor and Council, the City Clerk shall at the instruction of the City Manager place within the agenda an agenda of matters for the Mayor and Council to act on as a consent agenda. The Mayor and Council shall vote upon all matters contained within the consent agenda by a single roll call vote of all those present at the meeting entitled to vote. Any matter may be removed from the consent agenda and considered as a singular item upon the request of the Mayor or any member of the Council or any member of the public in attendance at the meeting. (Ordinance No. 11-1251)

The City Clerk will read the Consent Agenda items by title only:

- 6.1 [MINUTES](#) **APPROVAL OF MINUTES**
[88-2017](#) **PROPOSED ACTION:**
Approve draft minutes from a Special Meeting held on November 6, 2017. (Darcie McCracken, City Clerk)
- 6.2 [17-6166](#) **FINAL PLAT FOR REFINERY CHURCH**
PROPOSED ACTION:
Approve the final plat for the Refinery Church, subject to stipulations. (Karen Craver, Planner III)
- 6.3 [17-6214](#) **FINAL PLAT OF PV303 EAST II PHASE 1**
PROPOSED ACTION:
Approve the final plat of PV303 East II Phase 1, subject to stipulations. (Katie Wilken, Planning Manager)
7. **BUSINESS**
- 7.1 [17-6158](#) **PUBLIC HEARING: HUDSON COMMONS PAD AMENDMENT**
PROPOSED ACTION:
1. Conduct a public hearing to consider a request to amend the Hudson Commons Final Planned Area Development (PAD):
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
 2. ADOPT ORDINANCE NO. 17-1370 AMENDING THE HUDSON COMMONS FINAL PAD DOCUMENT DATED NOVEMBER 2015, TO ALLOW PRIVATE PATIOS WITHIN THE WESTERN PERIMETER LANDSCAPE BUFFER AREA AND TO REMOVE REQUIREMENTS REGARDING THE ORIENTATION OF BUILDINGS ALONG ESTRELLA PARKWAY; PROVIDING FOR CORRECTIONS, NON-ABRIDGEMENT, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. (Alex Lestinsky, Planner II)
- 7.2 [17-6201](#) **PUBLIC HEARING: USE PERMIT FOR A CONVENIENCE USE**
(DRIVE-THROUGH RESTAURANT)
PROPOSED ACTION:
1. Conduct a public hearing to consider a request for a use permit for a convenience use (drive-through restaurant) on a 1.42-acre parcel located at the southwest corner of Cotton Lane and Yuma Road within the Cottonflower Planned Area Development (PAD).
 - a. Open public hearing
 - b. Staff presentation

- c. Receive public comment
- d. Close public hearing

2. Approve a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Cottonflower PAD located at the southwest corner of Cotton Lane and Yuma Road, subject to stipulations. (Steve Careccia, Planner III)

7.3 [17-6159](#)

PUBLIC HEARING: REZONING FROM THE AGRICULTURAL (AG) ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT

PROPOSED ACTION:

1. Conduct a public hearing to consider a rezoning from the Agricultural (AG) zoning district to the Final Planned Area Development (PAD) zoning district.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. ADOPT ORDINANCE NO. 17-1371 CONDITIONALLY REZONING APPROXIMATELY ONE ACRE FROM AGRICULTURAL (AG) TO FINAL PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Steve Careccia, Planner III)

7.4 [17-6188](#)

PUBLIC HEARING: AMENDMENT TO PARCEL 12 OF THE GOODYEAR PLANNED REGIONAL CENTER PAD

PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to Parcel 12 of the Goodyear Planned Regional Center Planned Area Development (PAD):
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. ADOPT RESOLUTION NO. 17-1834 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "GOODYEAR PLANNED REGIONAL CENTER - PARCEL 12 PAD AMENDMENT DATED OCTOBER 16, 2017".
3. ADOPT ORDINANCE NO. 17-1374 CONDITIONALLY AMENDING THE ZONING ON A PORTION OF PARCEL 12 OF THE GOODYEAR PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT BY CHANGING THE LAND USE ON APPROXIMATELY 12.2 ACRES FROM COURT HOME TO SINGLE FAMILY; AMENDING

THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Steve Careccia, Planner III)

- 7.5 [17-6189](#) **PRELIMINARY PLAT FOR GOODYEAR PLANNED REGIONAL CENTER PARCEL 12**
PROPOSED ACTION:
Approve a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD, subject to stipulations. (Steve Careccia, Planner III)
- 7.6 [17-6155](#) **AGREEMENT WITH WANRACK FOR FIBER OPTIC LICENSE**
PROPOSED ACTION:
Approve a five-year license agreement between the city and WANRack to install, operate and maintain a fiber optic communication system within the city. (Alan Claypool, Chief Information Officer)
- 7.7 [17-6207](#) **SITE 13 RESERVOIR REHABILITATION PROJECT**
PROPOSED ACTION:
Approve expenditure of funds in the amount of \$640,000 for the Site 13 Reservoir Rehabilitation Project. Additionally approve a budget transfer in the amount of \$269,000 from Water Operating budget to the Site 13 Reservoir Rehabilitation Project (WA1704) in the Capital Improvement Program. (Tim Burkeen, Sr. Project Manager; Barb Chappell, Utility Operations Manager)
- 7.8 [17-6211](#) **APPROVE EXPENDITURE OF FUNDS FOR THE SITE 12 EXPANSION PROJECT**
PROPOSED ACTION:
Approve expenditure of funds in the amount of \$3,861,728.19 for the Site 12 Improvements and Increased Capacity Project. Additionally, approve a \$9,720,900 budget transfer to combine six separate Site 12 related project budgets in Water Bond and North Central Water Impact Fee funds into a single project to be named Site 12 Improvements and Increased Capacity. (Tim Burkeen, Sr. Project Manager; Barb Chappell, Utility Operations Manager)
- 7.9 [17-6208](#) **EL CIDRO RAW WATER MAINS PROJECT**
PROPOSED ACTION:
Approve expenditure of funds in the amount of \$639,395.40 for the construction of the El Cidro 12" Raw Water Mains project in accordance with the job order contracting proposal and the approved plans. (Tim Burkeen, Sr. Project Manager; Barbara Chappell, Utility Operations Manager)
- 7.10 [17-6170](#) **ACCEPT EASEMENTS AND MAPS OF DEDICATIONS IN CONNECTION WITH THE SALE OF CITY PROPERTY TO AI ARIZONA**
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DC, LLC**PROPOSED ACTION:**

1. Approve and accept the dedication of the Public Utility and Access Easement from RP PV VI LLC, a Delaware limited liability company, attached as Exhibit 1.
2. Approve and accept the Map of Dedication (MOD) of West Indian School Road - Parcel 2 from RP PV VI LLC, a Delaware limited liability company, attached as Exhibit 2, subject to stipulations.
3. Approve and accept the Map of Dedication of West Indian School Road - Parcel 1 from EPCOR Water Arizona, Inc., attached as Exhibit 3, subject to stipulations.
4. Approve and accept the dedication of the Public Utility and Access Easement from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 4.
5. Approve and accept the dedication of the Temporary Drainage Easement from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 5.
6. Approve and accept the Map of Dedication of North Cotton Lane from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 6, subject to stipulations. (Linda Beals, Real Estate Coordinator)

7.11 [17-6213](#)**ESTABLISH EASEMENTS AND APPROVE MINOR LAND DIVISION
IN CONNECTION WITH THE SALE OF CITY PROPERTY TO AI
ARIZONA DC, LLC****PROPOSED ACTION:**

1. ADOPT RESOLUTION NO. 17-1839 DECLARING PUBLIC UTILITY EASEMENTS, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.
2. ADOPT RESOLUTION NO. 17-1840 DECLARING TEMPORARY DRAINAGE EASEMENTS ON PROPERTY THAT IS TO BE CONVEYED TO AI ARIZONA DC LLC, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.
3. ADOPT RESOLUTION NO. 17-1841 AUTHORIZING ESTABLISHMENT OF PUBLIC STREETS BY APPROVING MAP OF DECLARATION, PROVIDING DIRECTION REGARDING RECORDATION OF MAP OF DECLARATION, AND PROVIDING FOR AN EFFECTIVE DATE.
4. ADOPT RESOLUTION NO. 17-1842 APPROVING A MINOR LAND DIVISION SPLITTING CERTAIN OWNED CITY PROPERTY INTO TWO LOTS, PROVIDING DIRECTION REGARDING THE FINALIZATION AND RECORDATION OF THE MINOR LAND DIVISION, AND PROVIDING FOR AN EFFECTIVE DATE.

5. ADOPT RESOLUTION NO. 17-1843 DECLARING A TEMPORARY DRAINAGE EASEMENT ON PROPERTY THAT IS TO BE CONVEYED TO RP PV VI LLC, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE. (Linda Beals, Real Estate Coordinator)

8. INFORMATION ITEMS

1. Comments, Commendations, Report on Current Events and Presentations by Mayor, Council members, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. §38-431.02.)

2. Manager's Summary of Current Events and Reports

The Manager may provide a brief summary of current events; however, there can be discussion only on the following matters:

- A. Manager's Update on Council Related Matters
- B. Update of Legislative Issues
- C. Staff Summary of follow up action required
- D. Council members may direct inquiries to staff
- E. Future Agenda Items

9. FUTURE MEETINGS

December 4, 2017	Special Meeting	5:00 p.m.
December 11, 2017	Work Session	5:00 p.m.
December 11, 2017	Regular Meeting	Immediately following the Work Session
December 11, 2017	Special Meeting	Immediately following the Regular Meeting
December 16, 2017	Special Meeting	8:00 a.m.
December 17, 2017	Special Meeting	1:00 p.m.
December 18, 2017	Work Session	5:00 p.m.
December 18, 2017	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

Council members of the Goodyear City Council will attend either in person or by telephone conference call or video communications.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Goodyear City Council and to the General Public that the Council of the city of Goodyear will hold meetings open to the public.

The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. §38-431.03(A)(3), which will not be open to the public, to discuss certain matters.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 932-3910 to request an accommodation to participate in this public meeting. Goodyear TDD number is (623) 932-6500.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A

PERSONAS CON DISCAPACIDADES. Durante la junta se puede proveer asistencia especial a personas con discapacidades visuales o auditivas con un aviso de 48 horas por adelantado. Se harán adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 932-3910 para solicitar adaptaciones para participar en la junta pública. El número de TDD de Goodyear es (623) 932-6500.

Darcie McCracken, MMC
City Clerk

Date Posted: _____

Time Posted: _____