



## City of Goodyear

### Meeting Agenda

#### City Council Regular Meeting

Meeting Location:  
Goodyear Municipal Court  
and Council Chambers  
14455 W. Van Buren St.,  
Suite B101  
Goodyear, AZ 85338

Mayor Georgia Lord  
Vice Mayor Wally Campbell  
Councilmember Joe Pizzillo  
Councilmember Sheri Lauritano  
Councilmember Bill Stipp  
Councilmember Brannon Hampton  
Councilmember Laura Kaino

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Monday, December 17, 2018

6:00 PM

Goodyear Municipal Court and Council  
Chambers

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR CAMPBELL**
3. **ROLL CALL**
4. **COMMUNICATIONS**
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**

The Consent Agenda includes items that are of such a nature that discussion may not be required, or concern issues that have been previously studied by Council and/or a separate city advisory commission. The City Clerk shall read by title only all consent agenda matters, and the Council shall vote on the Consent Agenda with a single motion and a roll call vote. Council members may ask questions for clarification purposes, or a Council member may request that an item or items be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence as provided in the City Council's rules of procedure.

Members of the public may speak on a consent agenda item by submitting a speaker card to the City Clerk prior to the meeting being convened, if possible.

- 6.1 [MINUTES  
2018-76](#)      **APPROVAL OF MINUTES**  
**PROPOSED ACTION:**  
Approve draft minutes from a Special Meeting held on October 20, 2018 and a Regular Meeting held on December 3, 2018. (Darcie McCracken, City Clerk)
- 6.2 [2018-6241](#)      **APPROVE THE FY2019 BUDGET TRANSFERS**  
**PROPOSED ACTION:**  
Approve the budget transfers for FY2019. (Lauri Wingenroth, Finance Manager - Budget and Research)
- 6.3 [2018-6514](#)      **APPROVE AN EXPENDITURE FOR THE WELLS FARGO FORCE  
MAIN AND LITCHFIELD ROAD PROJECTS CHANGE ORDER**  
**PROPOSED ACTION:**  
Approve expenditure of funds in the amount of \$115,646.43 for a change order to the Wells Fargo Force Main and Litchfield Road projects and related budget transfers. (Todd Carpenter, Wastewater Superintendent and Barbara Chappell, Utility Operations Manager)
- 6.4 [2018-6530](#)      **APPROVE THE FINAL PLAT FOR PEBBLECREEK PHASE II, UNIT 49A**  
**PROPOSED ACTION:**  
Approve the Final Plat for PebbleCreek Phase II, Unit 49A, subject to stipulations. (Katie Wilken, Planning Manager)
- 6.5 [2018-6532](#)      **APPROVE THE MAP OF DEDICATION FOR APS BULLARD  
SUBSTATION**  
**PROPOSED ACTION:**  
Approve the Map of Dedication (MOD) for APS Bullard Substation, subject to stipulations. (Katie Wilken, Planning Manager)
- 6.6 [2018-6533](#)      **AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE  
EMERGENCY BASE STATION AGREEMENT WITH BANNER  
HEALTH FOR ADVANCED LIFE SUPPORT SERVICES**  
**PROPOSED ACTION:**  
ADOPT RESOLUTION NO. 2018-1922 AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO THE EMERGENCY BASE STATION AGREEMENT BETWEEN BANNER HEALTH AND CITY OF GOODYEAR, SERVING AS AN ADVANCED LIFE SUPPORT (ALS) BASE MEDICAL FACILITY FOR THE FIRE DEPARTMENT. (Paul Luizzi, Fire Chief)
- 6.7 [2018-6554](#)      **APPROVE THE RE-PLAT FOR PV303 EAST - PHASE A, LOT 3B**  
**PROPOSED ACTION:**  
Approve the re-plat for PV303 East - Phase A, Lot 3B subject to stipulations. (Katie Wilken, Planning Manager)
- 6.8 [2018-6555](#)      **APPROVE THE RE-PLAT FOR PV303 EAST - PHASE A, LOT 5**  
**PROPOSED ACTION:**  
Approve the re-plat for PV303 East - Phase A, Lot 5 subject to stipulations. (Katie

Wilken, Planning Manager)

## 7. BUSINESS

Members of the public wishing to speak on an item that is on the agenda must complete a speaker card and submit it to the Clerk prior to the meeting, if possible.

### 7.1 [2018-6499](#) **PUBLIC HEARING: REZONING FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL) (PROLOGIS)**

#### **PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezoning of approximately 114 acres located at the northeast corner of Bullard Avenue and Yuma Road from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial) zoning district.
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comments
  - e. Close the Public Hearing
2. ADOPT RESOLUTION NO. 2018-1914 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-10 CITY OF GOODYEAR, AZ - REZONE CASE" AND "PROLOGIS COMMERCE PARK AT GOODYEAR - LEGAL DESCRIPTION" and "BULLARD AVENUE CORRIDOR DESIGN TREATMENT STRATEGIES NOVEMBER 2018".
3. ADOPT ORDINANCE NO. 2018-1414 CONDITIONALLY REZONING APPROXIMATELY 114 ACRES LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND YUMA ROAD FROM THE AU (AGRICULTURAL URBAN) ZONING DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT; 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)

### 7.2 [2018-6517](#) **PUBLIC HEARING: SPECIAL USE PERMIT FOR A VERIZON WIRELESS COMMUNICATION FACILITY**

#### **PROPOSED ACTION:**

1. Conduct a public hearing to consider a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located at Goodyear Centerpointe.
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comments
  - e. Close the Public Hearing

2. Approve a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located at Goodyear Centerpointe, subject to stipulations. (Katie Wilken, Planning Manager)

7.3 [2018-6522](#)

**PUBLIC HEARING: REZONE OF PHX 10-11 PROPERTY FROM FINAL PAD TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY**  
**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to rezone the PHX 10-11 subject property from Final Planned Area Development (PAD) to I-1 (Light Industrial Park) Zoning District with a PAD Overlay.
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comments
  - e. Close the Public Hearing
2. ADOPT RESOLUTION NO. 2018-1920 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-12", "PHX 10-11 LEGAL DESCRIPTION", AND PHX 10-11 I-1, LIGHT INDUSTRIAL PARK ZONING DISTRICT WITH PAD OVERLAY, DATED NOVEMBER 2018".
3. ADOPT ORDINANCE NO. 2018-1418 REZONING APPROXIMATELY 279 ACRES OF LAND LOCATED BETWEEN THE NORTH SIDE OF BROADWAY ROAD AND THE SOUTH SIDE OF MC-85 AND EXTENDING FROM EAST OF BULLARD AVENUE TO WEST OF LITCHFIELD ROAD, FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH UNDERLYING C-2 (GENERAL COMMERCIAL), I-1 (LIGHT INDUSTRIAL PARK), AND I-2 (GENERAL INDUSTRIAL) ZONING TO THE I-1 (LIGHT INDUSTRIAL PARK) ZONING DISTRICT WITH A PAD OVERLAY, 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. (Karen Craver, Planner III)

7.4 [2018-6537](#)

**PUBLIC HEARING: SPECIAL USE PERMIT FOR A CHURCH IN THE ESTRELLA CROSSING BUSINESS PARK PAD**  
**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Special Use Permit to allow a church in a portion of a building on 5.0 acres in the Business Park/Light Industrial area of the Estrella Crossing Business Park Planned Area Development (PAD) District.
  - a. Open the Public Hearing
  - b. Staff Presentation

- c. Applicant Presentation
- d. Receive Public Comments
- e. Close the Public Hearing

2. Approve a request for a Special Use Permit to allow a church in a portion of a building on 5.0 acres in the Business Park/Light Industrial area of the Estrella Crossing Business Park Planned Area Development (PAD) District at 15635 W. Illini Street (Lot 16 of the Estrella Crossing Business Park), subject to stipulations. (Joe Schmitz, Long Range Planner)

7.5 [2018-6536](#)

**PUBLIC HEARING: USE PERMIT FOR HAZARDOUS PROCESS IN I-2 AREA OF AIRPORT COMMERCENTER PAD**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Use Permit for a hazardous process on a 5.0-acre parcel on the south side of W. La Estrella, about 1,000 feet east of Bullard Avenue (14535 W. La Estrella), in the I-2 General Industrial area of the Airport Commercenter Planned Area Development (PAD).
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comments
  - e. Close the Public Hearing
2. Approve a request for a Use Permit for a hazardous process on a 5.0-acre parcel at 14535 W. La Estrella in the I-2 General Industrial area of the Airport Commercenter Planned Area Development (PAD), subject to stipulations. (Joe Schmitz, Long Range Planner)

7.6 [2018-6512](#)

**COMPREHENSIVE ANNUAL FINANCIAL REPORT PRESENTATION FOR 2017-2018**

**PROPOSED ACTION:**

Receive the 2017-2018 Comprehensive Annual Financial Report (CAFR) completed by Heinfeld, Meech, & Co., P.C. for the city of Goodyear. (Jared Askelson, Finance Manager)

7.7 [2018-6523](#)

**PRELIMINARY PLAT OF FIRST PARK PV303 (WEST III)**

**PROPOSED ACTION:**

Approve the request for a Preliminary Plat of First Park PV303, subject to stipulations. (Steve Careccia, Planner III)

7.8 [2018-6524](#)

**PRELIMINARY PLAT OF PV303 WEST II**

**PROPOSED ACTION:**

Approve the request for a Preliminary Plat of PV303 West II, subject to stipulations. (Steve Careccia, Planner III)

**7.9**    [2018-6534](#)    **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.E****PROPOSED ACTION:**

Approve a request for a preliminary plat for Estrella Parcel 11.E, subject to stipulations. (Alex Lestinsky, Planner II)

**7.10**    [2018-6540](#)    **PURCHASE OF PROPERTY FOR LOCATION OF FIRE STATION 181****PROPOSED ACTION:**

ADOPT RESOLUTION NO. 2018-1923 APPROVING THE PURCHASE OF PROPERTY FOR FIRE STATION 181, LOCATED SOUTHWEST OF CELEBRATE LIFE WAY AND 143RD AVENUE, AUTHORIZING AND DIRECTING THE CITY MANAGER OR HER DISIGNEE TO EXECUTE THE REAL ESTATE PURCHASE AGREEMENTS; TAKE ACTIONS, EXECUTE DOCUMENTS AND ALLOW FOR NON-SUBSTANTIVE CHANGES AS REQUIRED; AND PROVIDING FOR AN EFFECTIVE DATE. (Linda Beals, Real Estate Coordinator)

**7.11**    [2018-6541](#)    **ACQUISITION OF PROPERY RIGHTS FOR THE GOODYEAR WATER TREATMENT FACILITY AND RAW WATER PIPELINE DELIVERY PROJECT****PROPOSED ACTION:**

ADOPT RESOLUTION NO. 2018-1924 AUTHORIZING THE ACQUISITION OF ANY PROPERTY RIGHTS NECESSARY FOR THE GOODYEAR WATER TREATMENT FACILITY AND RAW WATER PIPELINE DELIVERY PROJECT, FURTHER AUTHORIZING AND DIRECTING THE CITY MANAGER OR HER DESIGNEE AND THE CITY ATTORNEY TO TAKE ACTIONS AND EXECUTE ANY DOCUMENTS, INCLUDING THE PURCHASE AGREEMENTS; AND PROVIDING FOR EFFECTIVE DATES. (Linda Beals, Real Estate Coordinator)

**7.12**    [2018-6552](#)    **MARICOPA AMUBLANCE MEDICAL TRANSPORT AGREEMENT****PROPOSED ACTION:**

ADOPT RESOLUTION NO. 2018-1926 AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO A CONTRACT WITH MARICOPA AMBULANCE FOR AMBULANCE TRANSPORT SERVICES FOR THE CITY OF GOODYEAR AND ALLOW FOR NON-SUBSTANTIVE CHANGES TO THE CONTRACT. (Paul Luizzi, Fire Chief)

**8. INFORMATION ITEMS**

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, 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.

## 1. Reports from the Mayor and City Council

- a. This may include current events and activities as well as requests for information or future agenda items.

## 2. Report from the City Manager

- a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

**9. FUTURE MEETINGS**

January 7, 2019

Work Session

5:00 p.m.

January 14, 2019	Work Session	5:00 p.m.
January 14, 2019	Regular Meeting	6:00 p.m.
January 28, 2019	Regular Meeting	6:00 p.m.

## 10. ADJOURNMENT

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 a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

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.

Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2018-1879.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour 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) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Con un aviso de 48 horas por adelantado se puede proveer asistencia especial a personas con discapacidades visuales o auditivas durante la junta. 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) 882-7830 o Retransmisión de Arizona (TDD) 7-1-1 para solicitar adaptaciones para participar en la junta pública.