



City of Goodyear

Meeting Agenda

City Council Regular Meeting

Mayor Georgia Lord
Vice Mayor Joe Pizzillo
Councilmember Joanne Osborne
Councilmember Sheri Lauritano
Councilmember Wally Campbell
Councilmember Bill Stipp
Councilmember Sharolyn Hohman

Goodyear Justice Center
185 N 145th Ave
(SE Corner of 145th Ave &
Van Buren St)
Goodyear, AZ 85338

Monday, December 9, 2013

6:00 PM

Goodyear Justice Center

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE & INVOCATION BY MAYOR LORD**

3. **ROLL CALL**

4. **COMMUNICATIONS**

- 4.1 [PR 143-13](#) Presentation to thank those who participated in the October 26, 2013 Make A Difference Day. (Judi Switanek, Volunteer Coordinator)
- 4.2 [PR 145-13](#) Update on recent Information Technology Department accomplishments and current initiatives. (Dan Cotterman, ITS Director)

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. 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 City of Goodyear City Code, Section 2-4-9, Agenda; Order of Business, D., "At any regular or special meeting of city council, the City Clerk shall at the instruction of the City Manager place within the agenda an agenda of matters for the Council to act on as a "consent agenda." The council may vote upon all matters contained within the consent agenda by a unanimous single 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 any member of the Council or any member of the public in attendance at the meeting. The consent agenda shall be placed on the regular agenda

for said meeting immediately after ‘communications’.” (Ordinance 92-451)

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

6.1 [MINUTES](#)
[107-2013](#)

APPROVAL OF MINUTES

RECOMMENDATION:

Approve draft minutes from a Regular Meeting held on November 18, 2013.

6.2 [13-5163](#)

FINAL PLAT FOR THE BECK PROPERTY

RECOMMENDATION:

Approve the final plat for the Beck Property subdividing 232 acres into 6 industrial lots and one tract located on the south side of Van Buren Street at 143rd Avenue and extending south to Yuma Road within the I-1, Light Industrial Park zoning district subject to the stipulations set forth in the General Notes of the final plat and additional stipulations.

PURPOSE:

The applicant, EJM Development Company, represented by Beck Consulting Engineers, is requesting approval of a final plat for the Beck Property which contains 232 acres and will be subdivided into 6 industrial lots and one tract. The lots which range in size from 9.61 to 50.26 acres will be developed with light industrial uses as permitted by the I-1 Light Industrial Park zoning district along an extension of 143rd Avenue from Van Buren Street to Yuma Road. Staff has determined that the final plat is consistent with the approved preliminary plat, and is consistent with the land use, zoning standards, and technical requirements of the City’s Subdivision Regulations. (Karen Craver, Planner III)

6.3 [13-5166](#)

FINAL PLAT FOR PEBBLECREEK PHASE II UNIT 43B

RECOMMENDATION:

Approve the final plat for PebbleCreek Phase II Unit 43B subdividing 25.21 acres into 124 lots and 12 tracts located at the southwest corner of Indian School Road and Sarival Avenue within the PebbleCreek Phase II Planned Area Development (PAD), subject to the stipulations set forth in the General Notes of the final plat and additional stipulations.

PURPOSE:

This request is for approval of a final plat for Unit 43B subdividing 25.21 acres into 124 single family lots and 12 tracts located at the southwest corner of Indian School Road and Sarival Avenue within the PebbleCreek Phase II PAD. The final plat is consistent with the requirements of the City’s Subdivision Regulations. The proposed subdivision configuration provides for the orderly development of the property and contains provisions for the extension and construction of necessary infrastructure to serve the development. (Steve Careccia, Planner III)

7. BUSINESS

7.1 [13-5146](#)**USE PERMIT FOR A PROPOSED CAL RANCH STORES FACILITY****RECOMMENDATION:**

1. Conduct a public hearing to consider approval of a Use Permit to allow outdoor display and storage of merchandise for sale at a proposed CAL Ranch Stores at 2075 N. PebbleCreek Parkway within The Market at Estrella Falls commercial center located in a Mixed Use District of the Goodyear Planned Regional Center Planned Area Development.

- a) Open public hearing
- b) Staff presentation
- c) Receive public comment
- d) Close public hearing

2. Approve a Use Permit to allow the outdoor display and storage of merchandise for sale at a proposed CAL Ranch Stores at 2075 N. PebbleCreek Parkway within The Market at Estrella Falls commercial center located in a Mixed Use District of the Goodyear Planned Regional Center Planned Area Development, subject to stipulations.

PURPOSE:

The applicant is requesting approval of a Use Permit to allow outdoor display of merchandise for sale. The display and sale of merchandise would take place in conjunction with a proposed CAL Ranch Stores within The Market at Estrella Falls commercial center. Staff has determined that this request meets the required findings for a Use Permit. The proposed use will not be materially detrimental to persons residing or working in the surrounding area, to the neighborhood, or to the public welfare and will be reasonably compatible with uses permitted in the surrounding area. The Planning and Zoning Commission heard this item at its regular meeting of October 16, 2013, and unanimously voted to forward a recommendation of approval to the City Council. (Steve Careccia, Planner III)

7.2 [13-5144](#)**2012-2013 ANNUAL AUDIT FROM HENRY & HORNE, LLP****RECOMMENDATION:**

Receive the 2012-2013 annual audit report completed by Henry & Horne for the City of Goodyear.

PURPOSE:

The annual audit has been completed and is being submitted to the City Council for acceptance. The submittal of the audit brings the City of Goodyear into compliance with national standards on timelines of annual financial reporting. (Larry Lange, Finance Director)

7.3 [13-5151](#)**PRELIMINARY PLAT FOR THE SANCTUARY AT SARIVAL VILLAGE****RECOMMENDATION:**

Approve the preliminary plat for The Sanctuary at Sarival Village subdividing

5.43 acres into 26 single family lots and 5 tracts located at the southwest corner of Lower Buckeye Parkway and 161st Lane within the Sarival Village Planned Area Development (PAD) as amended, subject to stipulations.

PURPOSE:

The preliminary plat for The Sanctuary at Sarival Village consists of 5.43 gross acres (3.27 net acres) that will be subdivided into 26 single family residential lots and 5 tracts located at the southwest corner of Lower Buckeye Parkway and 161st Lane. The preliminary plat is consistent with the residential land use, development standards, and density approved by the Sarival Village PAD, as amended, for this parcel and with the technical requirements of the City's Subdivision Regulations. The Planning and Zoning Commission recommended approval by a vote of 7 to 0. (Joe Schmitz, Planning Manager)

7.4 [13-5170](#)

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DEVELOPMENT AGREEMENT FOR AMBER MEADOWS**

RECOMMENDATION:

ADOPT RESOLUTION 13-1588 APPROVING, AUTHORIZING AND DIRECTING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR AMBER MEADOWS; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:

The purpose of this item is to review and approve a First Amendment to the Amended & Restated Development Agreement for Amber Meadows, which amends the terms of the Amended & Restated Development Agreement for Amber Meadows related to the timing of cost recovery payments for the construction of regional water and sewer improvements. (Sarah Chilton, Assistant City Attorney)

7.5 [13-5171](#)

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DEVELOPMENT AGREEMENT FOR LA JOLLA VISTA**

RECOMMENDATION:

ADOPT RESOLUTION 13-1589 APPROVING, AUTHORIZING AND DIRECTING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR LA JOLLA VISTA; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:

The purpose of this item is to review and approve a First Amendment to the Amended & Restated Development Agreement for La Jolla Vista, which amends the terms of the Amended & Restated Development Agreement for La Jolla Vista related to the timing of cost recovery payments for the construction of regional water and sewer improvements (Sarah Chilton, Assistant City Attorney)

7.6 [13-5172](#)**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DEVELOPMENT AGREEMENT FOR PRADERA****RECOMMENDATION:**

ADOPT RESOLUTION 13-1590 APPROVING, AUTHORIZING AND DIRECTING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PRADERA; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:

The purpose of this item is to review and approve a First Amendment to the Amended & Restated Development Agreement for Pradera, which amends the terms of the Amended & Restated Development Agreement for Pradera related to the timing of cost recovery payments for the construction of regional water and sewer improvements. (Sarah Chilton, Assistant City Attorney)

7.7 [13-5173](#)**DEVELOPMENT AGREEMENT FOR ARROYO RANCH****RECOMMENDATION:**

ADOPT RESOLUTION 13-1591 APPROVING, AUTHORIZING AND DIRECTING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR ARROYO RANCH; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE DEVELOPMENT AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:

The purpose of this item is to review and approve a Development Agreement for Arroyo Ranch, an approximately 40 Acre Parcel adjacent to Estrella (formerly known as Estrella Mountain Ranch). The Development Agreement is intended to clarify that the 40 Acre Parcel is not within the land subject to any of the development agreements related to the development of Estrella and to provide for the allocation to the 40 Acre Parcel wastewater treatment capacity and a potable water supply, including transmission lines, developed pursuant to various Estrella Development Agreements. (Sarah Chilton, Assistant City Attorney)

7.8 [13-5164](#)**MUTUAL TERMINATION OF DEVELOPMENT AGREEMENT AND
OPTION TO LEASE AGREEMENT WITH GOODYEAR CIVIC
CENTER DEVELOPERS, LLC****RECOMMENDATION:**

ADOPT RESOLUTION 13-1586 APPROVING THE MUTUAL TERMINATION OF DEVELOPMENT AGREEMENT AND OPTION TO LEASE AGREEMENT WITH GOODYEAR CIVIC CENTER DEVELOPERS, LLC.

PURPOSE:

Due to the continued delay of the City Center Phase I projects (City Hall, 30,000 sq ft library, and related infrastructure) at the NW quadrant of Estrella Parkway and Yuma Road, the City and Goodyear Civic Center Developers, LLC are mutually requesting termination of the Development Agreement and Option to

Lease Agreement approved on October 20, 2008. (Brian Dalke, City Manager)

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:

1. Manager's Update on Council Related Matters
2. Update of Legislative Issues
3. Staff Summary of follow up action required
4. Council members may direct inquiries to staff

9. FUTURE MEETINGS

12/16/13	5:00 p.m.	Worksession	Goodyear Justice Center
1/6/14	5:00 p.m.	Worksession	Goodyear Justice Center
1/13/14	4:30 p.m.	Worksession	Goodyear Justice Center
1/13/14	6:00 p.m.	Regular Mtg	Goodyear Justice Center
1/27/14	5:00 p.m.	Worksession	Goodyear Justice Center
1/27/14	6:00 p.m.	Regular Mtg	Goodyear Justice Center

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, Arizona, 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(A3 and A4), 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

Maureen Scott, CMC
City Clerk

Date Posted: _____

Time Posted: _____