



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 Sheri Lauritano
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Wally Campbell
Councilmember Bill Stipp
Councilmember Sharolyn Hohman

Monday, August 22, 2016

6:00 PM

Goodyear Justice Center

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER PIZZILLO**

3. **ROLL CALL**

4. **COMMUNICATIONS**

- 4.1 [CO 237-16](#) Staff will recognize the Junior Leader volunteers who assisted program staff this summer in delivering safe, high-quality recreational programs to the community. (Michael Beadle, Recreation Superintendent)

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 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](#) [52-2016](#) **APPROVAL OF MINUTES**
RECOMMENDATION:
Approve draft minutes from a Regular Meeting and a Special Meeting held on July 11, 2016, and a Regular Meeting held on July 18, 2016. (Maureen Scott, City Clerk)
- 6.2 [16-5819](#) **SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 1**
RECOMMENDATION:
ADOPT RESOLUTION NO.16-1759 APPROVING THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 1 REGARDING THE DEVELOPMENT OF AN APPROXIMATE 40 ACRE PARCEL GENERALLY LOCATED AT THE NORTHWEST CORNER OF YUMA ROAD AND THE 183RD AVENUE ALIGNMENT; PROVIDING FOR AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 1; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:
The purpose of this item is to review and approve the Second Amended & Restated Development Agreement for Paseo Place Parcel 1 related to the development of Paseo Place Parcel 1. This is one of the agreements that Council was told would be forthcoming during the update that was provided to Council in October 2015 regarding the development within the West Goodyear Central Planning Area. (Rebecca Zook, Engineering Director)
- 6.3 [16-5817](#) **SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 2**
RECOMMENDATION:
ADOPT RESOLUTION NO.16-1757 APPROVING THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 2 REGARDING THE DEVELOPMENT OF AN APPROXIMATE 80 ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF YUMA ROAD AND THE 183RD AVENUE ALIGNMENT; PROVIDING FOR AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 2; AND PROVIDING FOR AN EFFECTIVE DATE.

PURPOSE:
The purpose of this item is to review and approve the Second Amended & Restated Development Agreement for Paseo Place Parcel 2 related to the development of Paseo Place Parcel 2. This is one of the agreements that Council was told would be forthcoming during the update that was provided to Council in October 2015 regarding the development within the West Goodyear Central Planning Area. (Rebecca Zook, Engineering Director)
- 6.4 [16-5877](#) **90-DAY EXTENSION OF THE ESTRELLA MOUNTAIN RANCH**

PARCEL 9.8 FINAL PLAT APPROVAL**RECOMMENDATION:**

Approve a 90-day extension of the Estrella Mountain Ranch Parcel 9.8 Final Plat approval, extending the approval date to November 22, 2016.

PURPOSE:

Approval of the extension request will provide the necessary time for Newland Communities to finalize addressing a stipulation of the final plat involving Southwest Gas, and to complete the city engineering construction plan review and approval process for the final plat. (Karen Craver, Planner III)

6.5 [16-5878](#)

90-DAY EXTENSION OF THE WEST CALISTOGA DRIVE MAP OF DEDICATION APPROVAL**RECOMMENDATION:**

Approve a 90-day extension of the West Calistoga Drive Map of Dedication (MOD) approval, extending the approval date to November 22, 2016.

PURPOSE:

Approval of the extension request will provide the necessary time for Newland Communities to post financial assurances and record the Calistoga MOD, upon finalizing a Crossing License with Southwest Gas related to the development of the adjacent Parcel 9.8. (Karen Craver, Planner III)

6.6 [16-5879](#)

ACQUISITION OF CONTROL LIQUOR LICENSE APPLICATIONS FOR QUIKTRIP #446 & #1401**RECOMMENDATION:**

1. Approve a request from Troy Charles DeVos, agent for QuikTrip Corporation, dba QuikTrip #446, for an Acquisition of Control for Series 10 Liquor License #10074069, located at 550 N. Dysart Road, Goodyear, Arizona (Generally located north of the intersection of Dysart Road and Van Buren Street); and

2. Approve a request from Troy Charles DeVos, agent for QuikTrip Corporation, dba QuikTrip #1401, for an Acquisition of Control for Series 10 Liquor License #10075880, located at 575 N. Estrella Parkway, Goodyear, Arizona (Generally located on the east side of Estrella Parkway south of the I-10 interchange).

PURPOSE:

QuikTrip recently had a change in their ownership structure. Therefore, they are required to apply for an Acquisition of Control with the Arizona Department of Liquor Licenses and Control. (Maureen Scott, City Clerk)

6.7 [16-5884](#)

APPROVE MODIFICATIONS TO THE IGA BETWEEN THE CITY OF GOODYEAR AND THE ARIZONA DEPARTMENT OF REVENUE FOR SALES TAX COLLECTION**RECOMMENDATION:**

Approve the modifications to the Intergovernmental Agreement (IGA) between the city of Goodyear and the Arizona Department of Revenue regarding the uniform administration, licensing, collection, and auditing of transaction privilege tax, use tax, severance tax, jet fuel excise and use tax, and rental occupancy taxes imposed by the State or cities or towns.

PURPOSE:

Arizona State Statute requires the Department of Revenue (DOR) to administer transaction privilege tax (TPT) for all local jurisdictions, including all of the current program cities and towns, as well as all of the self-collecting cities as soon as the DOR can provide the detailed reporting data as required by statute. As required by State Statute, every city and town within the State of Arizona has an IGA that controls how the DOR collects TPT/sales taxes. The city's current IGA agreement will expire on June 30, 2017 (renewed automatically each year). (Doug Sandstrom, Finance Director)

7. BUSINESS

7.1 [16-5880](#)

SERIES 12 LIQUOR LICENSE FOR LUCKY BUDDHA ASIAN RESTAURANT

RECOMMENDATION:

Approve a request from Wanlin Liao, agent for Lucky Buddha Asian Restaurant, LLC, for a new Series 12 liquor license, #1207A698, located at 14270 W. Indian School Road, Suite C1, Goodyear, Arizona (Generally located near the northwest corner of Litchfield Road and Indian School Road).

PURPOSE:

Ms. Liao has applied for a new Series 12 liquor license for Lucky Buddha Asian Restaurant. The restaurant is currently open for business, and they would like to enhance their customer experience by offering the sale of alcoholic beverages. (Maureen Scott, City Clerk)

7.2 [16-5882](#)

PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY MONOPALM AT 13657 W. MCDOWELL ROAD

RECOMMENDATION:

1. Conduct a public hearing to consider a Special Use Permit to allow a monopalm in the parking lot of the existing Palm Valley Medical Plaza.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Approve a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 13657 W.

McDowell Road, subject to stipulations.

PURPOSE:

The Special Use Permit will allow the Verizon Wireless Communications Facility (WCF) to include a 65-foot monopalm, antennas, and support equipment in the parking lot of the existing Palm Valley Medical Plaza. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan. (Alex Lestinsky, Planner II)

7.3 [16-5881](#)

**PRELIMINARY PLAT FOR ESTRELLA MOUNTAIN RANCH
PARCEL 3.14**

RECOMMENDATION:

Approve a request for a preliminary plat for Estrella Mountain Ranch Parcel 3.14, subject to stipulations.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 3.14 located at the northwest corner of Estrella Parkway and San Miguel Drive. The plat consists of 14.43 acres that will be subdivided into 44 single family detached residential lots and seven tracts. Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the city's Subdivision Regulations and the Estrella Phase 1 PAD, as amended. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. The Planning and Zoning Commission recommended approval at their July 20, 2016 meeting. (Alex Lestinsky, Planner II)

7.4 [16-5887](#)

**REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING
CENTER**

RECOMMENDATION:

Approve the Replat of Lot 9 of Estrella Falls Regional Shopping Center, subject to stipulations.

PURPOSE:

The Replat of Lot 9 of the Estrella Falls Regional Shopping Center proposes to subdivide Lot 9 to create two additional lots and one tract. Newly created Lot 10 will be the location of the Harkins Theater while Lot 11 is proposed for future commercial use. Newly created Tract A will be established for drainage purposes. The replat is consistent with the land use and development standards established by the Goodyear Planned Regional Center Planned Area Development (PAD) and with the City's subdivision regulations. (Steve Careccia, Planner III)

7.5 [16-5871](#)

**COOPERATIVE AGREEMENT BETWEEN THE UNITED STATES
BUREAU OF RECLAMATION AND THE CITY OF GOODYEAR**
RECOMMENDATION:

Authorize the City Manager or designee to execute any and all documents necessary to enter into a cooperative agreement between the United States Bureau of Reclamation and the city to continue the concentrate management wetlands pilot study and to execute FY17 budget transfers of up to \$100,000 needed to expend the first of the three years of funding for the program.

PURPOSE:

The purpose of this three-year cooperative agreement is to provide enhanced testing and analysis of the existing pilot scale brine wetland located at the Bullard Water Campus. These enhanced tests and analysis are designed to provide the city staff, its engineering consultants and the United States Bureau of Reclamation (USBR) additional information that will be used to further refine and enhance the current Brine Demonstration Project which is currently in the 30% design concept report phase of work and enhancements to future potential wetland construction, operations, and maintenance. (Mark Holmes, Water Resources 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:

- 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

9. FUTURE MEETINGS

| | | |
|----------|-----------------|--------------------------------------|
| 08/29/16 | Work Session | 5:00 P.M. |
| 08/29/16 | Regular Meeting | 6:00 P.M. |
| 09/12/16 | Work Session | 5:00 P.M. |
| 09/12/06 | Special Meeting | Immediately following Work Session |
| 09/12/16 | CFD Meeting | Immediately followig Special Meeting |
| 09/12/16 | Regular Meeting | Immediately following CFD Meeting |

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(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, MMC
City Clerk

Date Posted: _____

Time Posted: _____