



City of Goodyear

Meeting Minutes

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, March 6, 2017

6:00 PM

Goodyear Justice Center

This meeting was rescheduled from March 13, 2017

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER PIZZILLO

3. ROLL CALL

Council Present 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey, and City Clerk Maureen Scott

4. COMMUNICATIONS

- 4.1** [CO-263-17](#) Staff will share details about new programs that focus on engaging the community, and their impact for Goodyear Arts & Culture.

Arts and Culture Coordinator Guylene Ozlanski presented two new programs that the Arts and Culture Commission is implementing this year.

1. Creative Aging is a national movement aimed at understanding the vital relationship between creative expression and the quality of life for older adults. The Arizona Commission on the Arts selected the Goodyear Arts and Culture Commission to take part in a year-long training program that explores effective and creative aging programs, and how to implement these programs in our city. They will also be providing skills, development and training for our local artists so they can become teaching artists for the programs that are offered in the city. Research has shown that there is a need for this type of program in the city since 20.8 percent of Goodyear residents are over the age of 60. The Creative Aging pilot program will be an eight week program that begins in May and will conclude in June.

2. Art in the Park is a monthly, experience-based activity that will be held in the Goodyear

Community Park. The art experiences will range from performing arts to visual arts. This program is sponsored by APS (Arizona Public Service), who provided a \$2,500 grant. The next Art in the Park will be held on March 18, 2017 and will be an interactive "Shakespeare in the Park".

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Goodyear resident Arthur (Skip) Torrance requested staff to consider converting one of the three Little League baseball fields that are located at the Fountain Hills baseball park in Estrella to a softball field. Mayor Lord instructed staff to look into this possibility.

6. CONSENT

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, to APPROVE Consent Agenda Items 6.1 through 6.3. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**6.1 [17-6007](#) FINAL PLAT FOR LAS BRISAS PHASE 2C.6
PROPOSED ACTION:
Approve the final plat for Las Brisas Phase 2C.6 subdividing 28.2 acres into 85 single family lots and 16 tracts generally located at the northeast corner of 183rd Avenue and Broadway Road, within the Las Brisas Planned Area Development, subject to stipulations.**

**6.2 [17-6010](#) FINAL PLAT FOR REPLAT OF PARCEL 23 CANTAMIA PHASE 2
TRACT 3
PROPOSED ACTION:
Approve the Final Plat for the Replat of Parcel 23 of CantaMia Phase 2 Tract 3 requested by AV Homes to increase the number of lots in Parcel 23 from 35 to 38 along S. 180th Drive, south of W. Wildwood Drive, subject to stipulations.**

**6.3 [17-6012](#) FINAL PLAT FOR PEBBLECREEK PHASE II UNIT 55C
PROPOSED ACTION:
Approve the Final Plat for PebbleCreek Phase II Unit 55C, subject to stipulations.**

7. BUSINESS

**7.1 [17-6015](#) JOB CREATION AGREEMENT FOR HUHTAMAKI NORTH
AMERICA, INC.**

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Campbell, to CONVENE into Executive Session for legal advice. The motion carried by the following

vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

Mayor Lord convened into Executive Session at 6:15 p.m.

Mayor Lord adjourned the Executive Session and reconvened the Regular Meeting at 6:36 p.m.

Economic Development Director Michelle Lawrie presented. Huhtamaki North America, Inc. is an international food packaging manufacturing company with its United States corporate headquarters located in De Soto, Kansas. Huhtamaki identified the need for a new manufacturing and distribution facility to serve the west coast market and has selected Goodyear for its location. Huhtamaki embarked on a multi-state search for this new facility. Goodyear staff worked with the Arizona Commerce Authority and GPEC to capture this opportunity for Goodyear, beginning with the first visit by Huhtamaki in April of 2016. In late November of 2016, Huhtamaki purchased the former Rubbermaid manufacturing building consisting of 752,825 square feet located at 4320 South Cotton Lane, and adjacent property totaling approximately 90 acres. Rubbermaid closed its operations in 2005. Huhtamaki plans to employ 250 - 300 workers in Goodyear.

Lawrie presented some of the proposed terms of the Job Creation Agreement. In its offer letter dated in August 2016 (contingent upon approval by Council and third-party economic analysis) regarding the location, the city of Goodyear offered to waive or reimburse up to \$565,000 in plan review and permit fees, including the expedited portion of plan review fees.

A third party economic analysis was conducted by ESI Corporation, showing that the following economic benefits would be received from this location and hiring of up to 300 employees (with an average annual wage of at least \$42,000) and \$82 million in capital equipment and tenant improvements:

>Direct tax benefit to the city of Goodyear from the construction sales tax, real and personal property tax, and utilities tax generated by Huhtamaki during the first six years of operation will be approximately \$914,357.

>Direct, indirect and induced economic impact of the new jobs created by Huhtamaki's operations in Goodyear will total approximately \$71,890,055 in payroll and more than \$678,000,000 in total economic output over the next six years.

Benefits to the community of Huhtamaki's location in Goodyear include:

>Creating 250-300 new manufacturing jobs paying an average annual salary of at least \$42,000, and at least 65% of a full-time employee's health care insurance premium.

>Capital investment of over \$100 million in the purchase, tenant improvements and equipping of the facility.

>Occupying and renovating a largely vacant building.

Huhtamaki Senior Director of Operations Richard Mills addressed the Council. This investment is the largest capital investment that Huhtamaki has in North America this year.

Huhtamaki has many facilities world-wide, and this will be the second largest Huhtamaki building in the world. Mills stated that he has been very happy to be working with Goodyear staff. They have been very helpful answering questions and getting plan reviews done. They closed on the property on November 17, 2016 and received a temporary certificate of occupancy on February 27, 2017. The distribution center opened on February 20, 2017. They will begin to staff the plant and begin manufacturing during the third quarter of this year.

Council Discussion:

>Pointed out to the public that over six years, approximately \$916,000 will come back to the city that will allow us to break even on the incentives granted in the agreement, and there will be even economic impact as implicated in the study.

>It is encouraging to hear that staff has been cooperative with Huhtamaki in bringing this business to Goodyear.

>Important to note that the money that is identified as a cost to the city is really being absorbed by existing city staff that perform the reviews.

>Is the personal property tax part of the commercial property tax bill? Finance Director Doug Sandstrom responded yes. The primary tax money is operating ongoing revenue and the secondary tax money is the debt service, but it comes in as one bill.

>Welcomed Huhtamaki to Goodyear.

>Thanked Huhtamaki for revitalizing this area.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Stipp, to ADOPT RESOLUTION NO. 17-1790 APPROVING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A JOB CREATION AGREEMENT FOR HUHTAMAKI NORTH AMERICA, INC., AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF RESOLUTION AND AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

7.2 [16-5924](#) CONTRACT FOR PURCHASE OF THREE FIRE PUMPERS IN FY17 FLEET REPLACEMENT PLAN

Fleet and Equipment Management Superintendent Charles Schneider presented. This contract is to authorize the purchase and replacement of three of our oldest fire trucks. Smeal Fire Apparatus Company was selected through the Request for Proposal (RFP) bidding process. Scheduled delivery of the replacement trucks will take place in approximately ten months.

Council Discussion:

>Pointed out that these purchases are possible because of the Capital Replacement Fund in which we set aside money each month. This allows for us to plan for and pay for major purchases when they come due and these types of purchases are not fighting for ongoing operating revenue.

>Back in the early to mid 2000's, the City Council declared Pierce Manufacturing as our sole source provider for our fire apparatus. Curious why we are now switching from that

Council action. If a previous Council made a decision for a sole source, shouldn't that have come back before Council in order to change that policy? Concerned with consistency if we have equipment purchases from several different manufacturers that all use different types of parts and maintenance. City Attorney Massey responded that the Procurement Code was updated around 2007 or 2008. The new Procurement Code vests the determination of sole source and alternative procurement methods on the Procurement Manager. When Council adopted that new code, they essentially delegated authority to the Procurement Manager. The decision to let the fire apparatus purchases out for bid was within the Procurement Manager's authority.

>What will happen to the three vehicles that are being replaced? Schneider responded that the trucks will be sold at a surplus auction and the money will go back into the General Fund.

>Schneider reported that Pierce Manufacturing did not bid on this project.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hohman, to AWARD a contract to Smeal Fire Apparatus Co. for the purchase of three fire pumps as outlined in the FY17 Fleet Replacement Plan in the amount of \$1,788,000. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

7.3 [17-6009](#) PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNIT 48

Planning Manager Katie Wilken presented. The request is to subdivide 46.76 acres into 130 single-family lots and 11 tracts. The proposed gross density is 2.78 dwellings per acre. The site will be accessible from Clubhouse Drive on Merrell Street, and will connect to the existing Monterey Way from the north. Other future access points include 164th Avenue and Catalina Drive. Fire Station 185 is located about 1.2 miles away.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to APPROVE a preliminary plat for PebbleCreek Phase II Unit 48, subject to stipulations. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

8. INFORMATION ITEMS

1. Comments, Commendations, Report on Current Events and Presentations by Mayor, Council Members, staff or members of the public.

Council attended or reported on the following:

>Pickelball is very popular and there are very active groups that would like more pickelball facilities.

>Rollout for ASU for the School of Civic Economic Thought and Leadership.

>The new Elevate Trampoline Park is located at 701 North 137th Avenue and is a big hit.

Asked staff to check on the street lights in the area because it seems dark.

- >Agua Fria Union High School District boundary realignment meeting.
- >Goddard School for Dr. Seuss' birthday. Mayor Lord read the Foot Book.
- >Complemented Ballpark staff and volunteers. They are doing a marvelous job with the Spring Training games.

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:

None.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

- >Staff will follow up with Skip Torrance about converting a Little League baseball field to a softball field in the Estrella Community.
- >Staff will check into the lack of street lighting in the area of Elevate Trampoline Center.

4. Council members may direct inquiries to staff:

Asked about the protocol and processes about past Council decisions and who keeps track of those decisions. Dalke responded that staff endeavors to keep Council informed through past staff reports when they are available, but certain things are bound to slip through the cracks.

5. Future Agenda Items:

None.

9. FUTURE MEETINGS

03/20/17 Work Session
03/27/17 Work Session
03/27/17 Regular Meeting

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:31 p.m.

Maureen Scott, City Clerk

Georgia Lord, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the City of Goodyear, Arizona, held on March 6, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2017.

Maureen Scott, City Clerk

SEAL: