



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, April 10, 2017

Goodyear Justice Center

Immediately following the Work Session that immediately follows the Special Meeting that begins at 4:00 p.m.

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

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 271-17](#) Mayor Lord will read a proclamation honoring Joe Husband for 26 years of dedicated service with the City of Phoenix Aviation and the Phoenix-Goodyear Airport.

Economic Development Director Michelle Lawrie introduced Joe Husband, who recently retired from the position of manager of the Phoenix-Goodyear Airport. Mayor Lord read a proclamation recognizing Husband's service to Goodyear and the airport. Husband expressed his appreciation to the city personally, and on the behalf of the Phoenix-Goodyear Airport. He appreciates all the support from staff and Council over the years.

- 4.2** [CO 270-17](#) Avondale Elementary School District Superintendent Betsy Hargrove will present, and Mayor Lord will read a proclamation recognizing Wayne Deffenbaugh's recent receipt of the Rodel Exemplary Principal Award.

Assistant to the Mayor Lauren Valencia introduced Avondale Elementary School District

Superintendent Betsy Hargrove. Hargrove recognized Desert Thunder Elementary School Principal Wayne Deffenbaugh for his receipt of the Rodel Exemplary Principal Award. Mayor Lord read a proclamation recognizing Mr. Deffenbaugh for his achievement.

- 4.3 [CO 269-17](#) Staff will provide Council with a summary of the 2017 Spring Training activities.

Ballpark Manager Bruce Kessman presented a recap for the 2017 Spring Training Season. 2017 set a new season attendance record of 174,369 and a single game record of 11,624, which occurred on March 27 in a World Series rematch between the Cleveland Indians and the Chicago Cubs. There was a 27% increase this year in the net share revenues. He reviewed season highlights and promotions that were conducted throughout Spring Training.

5. **CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR**

None.

6. **CONSENT**

MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Lauritano, to APPROVE Consent Agenda Items 6.1 through 6.10. 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 [16-5949](#) **FINAL PLAT FOR EL CIDRO PARCEL 1D PHASE 1**
PROPOSED ACTION:
Approve the Final Plat for El Cidro Parcel 1D Phase 1, subject to stipulations.
- 6.2 [16-5950](#) **FINAL PLAT FOR EL CIDRO PARCEL 2**
PROPOSED ACTION:
Approve the Final Plat for El Cidro Phase 1 Parcel 2, subject to stipulations.
- 6.3 [16-5951](#) **FINAL PLAT FOR EL CIDRO PARCEL 3**
PROPOSED ACTION:
Approve the Final Plat for El Cidro Phase 1 Parcel 3, subject to stipulations.
- 6.4 [16-5952](#) **MAP OF DEDICATION FOR EL CIDRO PHASE 1 - 173RD AVENUE**
PROPOSED ACTION:
Approve the Map of Dedication (MOD) for El Cidro Phase 1 - 173rd Avenue, subject to stipulations.
- 6.5 [17-5966](#) **DECLARATION OF A PORTION OF CITY PROPERTY (173RD AVENUE) AS A PUBLIC STREET**
PROPOSED ACTION:
ADOPT RESOLUTION NO. 17-1776 AUTHORIZING THE ESTABLISHMENT OF A PUBLIC STREET FOR A SECTION OF 173RD AVENUE; REQUIRING

RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

6.6 [17-6032](#) **PUBLIC UTILITY EASEMENT, BENEFICIARY CONSENT AND
SUBORDINATION FOR LIV GOODYEAR RESIDENTIAL PROJECT
ALONG VIRGINIA AVENUE**

PROPOSED ACTION:

Accept the dedication of a public utility easement along with a beneficiary consent and subordination on the south side of Virginia Avenue related to the Liv Goodyear residential project.

6.7 [17-6033](#) **AGREEMENT WITH MARICOPA COUNTY FOR RECIPROCAL
TRAFFIC CONTROL FEE WAIVERS**

PROPOSED ACTION:

Authorize the City Manager or designee to execute an Intergovernmental Agreement with Maricopa County for reciprocal waiving of traffic control permit fees.

6.8 [17-6040](#) **DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.8**

PROPOSED ACTION:

ADOPT RESOLUTION NO. 17-1793 APPROVING DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.8 REGARDING THE DEVELOPMENT OF APPROXIMATELY 36.3 ACRES, PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.8; AND PROVIDING FOR AN EFFECTIVE DATE.

6.9 [17-6045](#) **FINAL PLAT FOR PEBBLECREEK PHASE 2 UNIT 48**

PROPOSED ACTION:

Approve the Final Plat for PebbleCreek Phase 2 Unit 48, subject to stipulations.

6.10 [17-6053](#) **AMENDMENT TO THE CONDOMINIUM PLAT OF THE VILLAGE
AT RIO PASEO CONDOMINIUM**

PROPOSED ACTION:

Approve the Amendment to the Condominium Plat of the Village at Rio Paseo Condominium, subject to stipulations.

7. **BUSINESS**

7.1 17-6017 PUBLIC HEARING advertised for April 10, 2017 to adopt Ordinance 17-1341 approving Las Brisas Phase 2 PAD Amendment has been readvertised and moved to May 8, 2017.

7.2 [17-6043](#) **PRELIMINARY PLAT FOR CENTERRA CROSSINGS PHASE 2**

Planner III Karen Craver presented. Centerra Crossings is located at the southeast corner of Van Buren & Estrella. On May 8, 2014, the Development Services Department approved a Minor Land Division subdividing the 26.75-acre Centerra Crossings Mixed Use Development

property into three parcels:

- >The existing AZ General Hospital emergency room is located on one of those parcels.
- >The second, and largest of the three, is now approved for the Avilla at Centerra Crossings residential development.
- >The third includes the remainder of the Estrella Parkway and Van Buren Street frontages.

This preliminary plat proposes to subdivide the third parcel into five parcels identified as Centerra Crossings Phase 2.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to APPROVE the preliminary plat for Centerra Crossings Phase 2 subdividing the existing 7.97 acre Parcel 3 into five separate parcels, located at the southeast corner of Estrella Parkway and Van Buren Street, 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

7.3 [17-6050](#) FINAL PLAT FOR CENTERRA CROSSINGS PHASE 2

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hohman, to APPROVE the Final Plat for Centerra Crossings Phase 2, 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

**7.4 [17-6042](#) MODIFY THE BOUNDARY OF THE PALM VALLEY PV303
FOREIGN TRADE ZONE MAGNET SITE**

Economic Development Project Manager Harry Paxton, presented the proposed Palm Valley (PV)303 Foreign Trade Zone Magnet Site Boundary Modification Request.

There are two types of Foreign Trade Zone (FTZ) sites.

1. Magnet Site

A magnet site is a site that is pre-approved for future zone users. Magnet sites are seen by developers and projects as more valuable, as there is no question as to whether they will gain federal and local approvals if the user, once identified, qualifies for the program.

2. User-Driven Site

A user-driven site is a site that can be designated anywhere within a Foreign Trade Zone area which seeks federal and local approvals once a potential user is identified.

In July of 2009, the City Council approved 235 acres at the PV 303 Industrial Park to be designated a Foreign Trade Zone magnet site. The PV 303 FTZ includes acreage on both the east and west side of the Loop 303 Freeway.

PV303's FTZ has been very successful in attracting jobs and investment. Currently, nearly 900 jobs have been created in the FTZ with the majority of these jobs being manufacturing jobs. The companies involved in job creation include, Sub-Zero, Dick's Sporting Goods and REI (Recreational Equipment, Inc.). In addition, First Industrial is currently under construction east of the Loop 303, and is the first speculative industrial building in Goodyear since 2007. The investments by these companies total over \$318 million in capital expenditures.

Staff engaged the Greater Phoenix Economic Council (GPEC) to prepare an economic impact and property tax analysis of a typical FTZ project to show the tax revenue benefits to the city of Goodyear and other taxing jurisdictions. For an economic impact analysis, assuming a company location employing 400 people, paying total payroll annually of \$18M, and initially investing \$76M in real property and \$110M in personal property, GPEC estimated the 10 year economic impact to the city of Goodyear. Over a period of time there is a significant impact, increasing the property tax base of the city.

For the property tax analysis, GPEC used an existing vacant land parcel in the PV303 industrial park (parcel #501-02-352) analyzing the current taxes collected today and comparing that to the taxes to be collected after an FTZ project is developed on the site. Using the same project numbers as above in the economic impact analysis, GPEC's property tax analysis determined that the FTZ project would generate more than 19 times the amount of property tax revenue in total to taxing jurisdictions. This includes an increase of \$153,600 annually to the city of Goodyear and \$115,544 in additional monies to Maricopa County. Elementary and Secondary School Districts, including overrides and bonds see an estimated increase of \$601,071 annually.

The ownership of the PV303 Industrial Park, Sunbelt Holdings, is requesting a boundary modification to the FTZ magnet site. The boundary modification would result in a 291.96 acre increase to the Magnet Site, including the City owned property (approx. 40 acres) at the southwest corner of Cotton Lane and Indian School Road. The request for the increase in acreage is largely due to recently recorded plats east of the Loop 303 and west of the future alignment on Pebble Creek Parkway that is planned for large industrial development. In addition, 155.26 acres is proposed west of Cotton Lane and south of Indian School Road. Bringing this area in the FTZ will provide an incentive to help attract development which will remediate the city's environmentally impacted property (40 acres) at the southwest corner of Cotton Lane and Indian School Road. Also, when this property is privately developed it will bring 40 acres on the property tax rolls that is not currently given it is city owned property.

Council Discussion:

>Clarified that companies need to qualify before they receive a FTZ benefit.

>Clarified that a company needs to maintain their FTZ status.

MOTION BY Councilmember Hohman, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION NO. 17-1794 APPROVING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO SUPPORT THE APPLICATION OF SUNBELT HOLDINGS TO THE FOREIGN TRADE ZONE BOARD FOR THE BOUNDARY MODIFICATION OF THE PALM VALLEY/PV303 FOREIGN TRADE ZONE MAGNET SITE, INCLUDING CITY OWNED PROPERTY WITHIN THE

CITY OF GOODYEAR AND THE GREATER MARICOPA FOREIGN TRADE ZONE #277, AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF RESOLUTION 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

7.5 [17-6044](#) PRELIMINARY PLAT FOR HUDSON COMMONS

Planner III Karen Craver presented. The request is subdividing 102.27 acres into four parcels which will facilitate the development of commercial and multi-family residential land uses. The fourth plat is a subdivision plat further subdividing the single family residential portion of the site will be processed at a later time.

Council Discussion:

>Is there anything on the commercial piece of the parcel that looks like a potential project? Craver responded that there is a site plan in process that is currently being reviewed and includes a dual-grand hotel - two hotels in the same area with additional commercial (retail) in the same vicinity.

>Is there a phasing to this plan with regard to develop commercial before residential?

Craver responded that the hotel will be constructed first.

MOTION BY Councilmember Campbell, SECONDED BY Vice Mayor Lauritano, to APPROVE the preliminary plat for Hudson Commons subdividing 102.27 acres into four parcels, located at the southwest corner of Estrella Parkway and Van Buren Street, 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

7.6 [17-5962](#) EL CIDRO TEMPORARY PRIVATE TAILWATER MITIGATION EASEMENT AND ASSOCIATED AGREEMENT

Engineering Director Rebecca Zook presented. There is a private tailwater system traversing the parcels proposed to be platted with El Cidro Phase 1A. This existing system serves the La Jolla Vista Property located to the northwest and is currently undeveloped and used for farming. Once the La Jolla Vista Property is developed and the temporary solution is removed, as provided for in the Development Agreement, the Temporary Easements will no longer be needed.

The city currently owns the Water Campus/Site 12 located west of Cotton Lane and south of Lower Buckeye Road. As part of the city's plans, there had been a desire to expand the site to the south to build an additional 2 million gallon (MG) storage reservoir for the city's use. The developer along with Engineering and Public Works staff identified this site as an optimal location for expansion of this site to meet the city's needs. The developer agreed to halt his contract with a homebuilder to provide us the ability to acquire the site for our use.

As compensation for the use of the temporary retention basin on city property, the owner of El Cidro is providing to the city the rights to an existing agricultural well on the El Cidro property. The city will then abandon the existing well and have authority to construct a new potable well for the city's use within 660' of the abandoned well. El Cidro will provide at no cost to the city a 100'x100' parcel of land at the corner of the future alignment of south 175th Drive and El Cidro Drive as reflected in Preliminary Plat approved by the Mayor and Council of the city of Goodyear on August 25, 2014.

The final piece of the Development Agreement allows for the creation of a water line easement over an existing water line within the El Cidro development. The 24" water line was constructed by the city on property that did not belong to the city. The owners of El Cidro agreed to provide us an easement for the line at no cost. In addition, they designed their subdivision layout to allow for the safe operation and maintenance of the line without impacting the city in any way.

Staff had recently completed a Well Siting study through the Public Works department and the El Cidro property was identified as being a location of high interest for the city. Due to the timing of the study and the development of the El Cidro property and the coordination efforts by staff, the city was able to secure an agreement for an existing agricultural well at no cost and secure a future well site in an optimal location for the city's use at no cost.

In addition to the above mentioned coordination benefits, the city was also able to secure an easement for an existing water line on property that does not belong to the city at no cost. There were no negative impacts to the city as the developer/owner was committed to work with the city to find an amicable solution.

The El Cidro developer thanked staff for all their cooperation in getting this project done.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION NO. 17-1778 APPROVING THE DEVELOPMENT AGREEMENT REGARDING A TEMPORARY RETENTION BASIN ON APPROXIMATELY 4.4 ACRES, THE EXPANSION OF THE WATER CAMPUS JUST SOUTH OF LOWER BUCKEYE ROAD ALONG 173rd AVENUE, WHICH INCLUDES THE PURCHASE OF LAND JUST SOUTH OF THE WATER CAMPUS, THE ACQUISITION OF THE RIGHTS TO AN EXISTING AGRICULTURAL WELL, ACCEPTANCE OF A WATER LINE EASEMENT BETWEEN THE WATER CAMPUS TO LOWER BUCKEYE ROAD, AND ACCEPTING THE REPLACEMENT WELL SITE "A"; PROVIDING AUTHORIZATION FOR CORRECTION OF SCRIVENERS ERRORS; 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. 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

7.7 [17-6013](#) **AUTHORIZE THE EXPENDITURE FOR RE-DRILLING OF WELLS
19 AND 18A**

Utilities Operations Manager Barbara Chappell presented.

Wells 18A and B were also identified in the FY17 Capital Improvement Program (projects WA1713 and WA1714 respectively) as being due for rehabilitation. Based on their age and construction, they were budgeted to be re-drilled. After inspection and a successful chemical cleaning of Well 18B, it was determined that the re-drill was not necessary. On the other hand, Well 18A was found to need to be re-drilled.

Well 19 was identified in the FY17 Capital Improvement Program (WA1715) as being due for rehabilitation. Rehabilitation was to include inspection and chemical cleaning. After staff detected sand in the water being delivered for treatment at the Bullard Water Campus, Well 19 was taken out of service and video inspected. The inspection determined the well had experienced a catastrophic failure and chemical cleaning would not be an option; the well would need to be re-drilled.

In order to utilize the existing electrical equipment and connection to our system, Well 19 will be re-drilled in the proximity of its current location. On February 13, 2017, Council approved a request to purchase the additional property to accommodate the new well and authorized a letter of intent. We are working to finalize the Purchase Agreement with Evergreen-Estrella & I-10 LLC.

Well 18A, project WA1713, has adequate funding to complete the required work. In order to accomplish the necessary work on Well 19, a transfer of funds from Well 18B (project WA1714) to Well 19 (project WA1715) is also being requested. These funds are available as a result of the savings for not having to re-drill Well 18B.

MOTION BY Councilmember Osborne, SECONDED BY Vice Mayor Lauritano, to AUTHORIZE the expenditure for re-drilling Well 19, located at 15354 W. Van Buren Street, and Well 18A, located at 1761 N. Palo Verde Drive in the amount of \$1,742,333.75. Additionally approve a \$900,000 FY17 budget transfer of water bond funds from project WA1714 to project WA1715, and authorize the FY18 budget transfer to carry over funds not expended in FY17. 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

7.8 [17-6031](#) **ADOPTING THE 2018-2020 CITY STRATEGIC PLAN**

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to TABLE this matter to a future meeting 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

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:

- >Thanked staff that gave presentations at the Building Blocks event.
- >GPEC (Greater Phoenix Economic Council) REI Asset Tour.
- >Volunteer Appreciation Event.
- >Sky Kids Event at the Phoenix-Goodyear Airport.
- >Goodyear Lakeside Music Fest.
- >Paul Goldschmidt Baseball Field dedication at Falcon Park.
- >Public Safety Retirement Board meetings, which accepted the retirement applications of Branden Husky and Bill Will. Would like to consider recognizing our retiring 20-year staff veterans at Council meetings in the future.

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:

- >Lakeside Music Fest - There were over 7,000 attendees this year, which is a 21% increase over last year.
- >This week is National Public Safety Telecommunicators Week (April 9 - 15). Would like to thank them for their commitment and dedication.
- >Employee Spring Picnic will be held on Thursday, April 13.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

- >Staff will provide Council with a list of Spring Training Cactus League attendance by team, not just by ballpark.
- >Staff will be working on redlining the draft strategic plan
- >Council would like to recognize employees retiring with at least 20-years of service.

4. Council members may direct inquiries to staff:

- >Council asked for an update on getting a new audio system for the Council/Court Chambers. Dalke responded that we have purchased new equipment and are coordinating a time to get it installed with the Court's schedule. It should be installed in either April or May.

5. Future Agenda Items:

None.

9. FUTURE MEETINGS

04/17/17	Work Session	5:00 p.m.
04/24/17	Work Session	5:00 p.m.
04/24/17	Regular Meeting	6:00 p.m.
04/24/17	Special Meeting	Following Reg. Mtg.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:42 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 April 10, 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: