



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, May 8, 2017

6:00 PM

Goodyear Justice Center

1. CALL TO ORDER

Vice Mayor Lauritano called the Regular Meeting to order at 6:11 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

Vice Mayor Lauritano led the Pledge of Allegiance and the Invocation in Mayor Lord's absence.

3. ROLL CALL

Council Present 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell
Council Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to EXCUSE Mayor Lord, Councilmember Stipp, and Councilmember Hohman from the Regular Meeting. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, 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-273-17](#) St. Mary's Food Bank Alliance will present a "Hunger Heroes" plate to the city in honor of the support the city has provided to their nonprofit organization.

Christina Plante, Neighborhood Services Coordinator, introduced David Martinez with St. Mary's Food Bank Alliance. St. Mary's Food Bank Alliance is celebrating their 50th year in

operation. Martinez thanked the city for their generous contributions to their program. They were able to provide 35,000 meals to city of Goodyear residents with last year's \$5,000 donation. He presented Council with a Hunger Heroes' Plate.

- 4.2 [CO 274-17](#) Recognize the Millennium High School Art Teacher, Richard Gross, and his photo students for their accomplishment of completing the artwork currently on display at City Hall.

Guylene Ozlanski, Arts and Culture Coordinator, and Laura Kaino, Arts and Culture Commission Chairman, presented the Millennium High School Creative Team, and Educator Richard Gross, with awards of recognition for the IT Cafe' Photo Project. Ozlanski announced the Student Artists: James Beasley, Jason Beck, Seanna Brooks, Connor Burnett, Kaden Fernandez, Madeleine Laux, Matthew Masterson, Aric Styles, Camilia Villalpando, Jasmine Corsello, Emily Cox, Olivia Garrison, Alexis Pudwill, Alexis Kerfien, and Denise Kiebel.

- 4.3 [CO 275-17](#) Update by Mr. Les Meyers on the Nature Conservancy's recent activities and status.

Lauren Valencia, Assistant to the Mayor, introduced Les Meyers with the White Tanks Nature Conservancy, Co-Chair of the Conservancy Buckeye Mayor Jackie Meck, and Co-Chair Todd Hornback. They are a diverse coalition of founding partners working to protect the White Tank Mountains. The Conservancy ensures that the White Tank Mountains remain connected to the broader region in the following ways:

- >Regional trail network.
- >Connections for recreational activities.
- >Appropriate wildlife corridors to prevent genetic isolation.

This project is a large scale regional effort. They invited the city of Goodyear to become one of the members of the White Tank Conservancy.

- 4.4 [CO 267-17](#) Proclamation and update on 2017 National "Kids to Parks Day" to be held on May 20, 2017 at Goodyear Community Park.

Michael Beadle, Parks and Recreation Superintendent, presented. National Kids to Parks Day is a National Grassroots event supporting the discovery of America's Parks. The event supports education, and healthy living. This year's event will be held on May 20, 2017 from 8:00 - 10:00 a.m. Activities will include a water balloon toss, water relays, regional park education, games, refreshments and more! Vice Mayor Lauritano read a proclamation.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

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

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

6.1 [MINUTES](#)
[33-2017](#)

APPROVAL OF MINUTES

PROPOSED ACTION:

Approve draft minutes of a Regular Meeting held on March 27, 2017, and a Regular Meeting and a Special Meeting held on April 10, 2017.

6.2 [17-6060](#)

**AGREEMENT WITH THE STATE OF ARIZONA FOR
INSTALLATION OF CONDUIT, CABLE AND OTHER EQUIPMENT
AT ELWOOD ST, COTTON LN, ESTRELLA PKWY, AND ELLIOT
RD**

PROPOSED ACTION:

Authorize the Mayor or designee to execute an Intergovernmental Agreement with the State of Arizona, acting by and through its Department of Transportation, to establish responsibility for funding, purchasing, installing and maintaining fiber optic conduit, cable and equipment along Elwood Street from Cotton Lane to Estrella Parkway; Cotton Lane from Estrella Parkway to Lower Buckeye Road; Estrella Parkway from Elliot Road to Cotton Lane; and Elliot Road from San Gabriel Drive to Estrella Parkway in Goodyear.

6.3 [17-6069](#)

FINAL PLAT FOR EMR PARCEL 7.5

PROPOSED ACTION:

Approve the Final Plat for EMR Parcel 7.5, subject to stipulations.

7. BUSINESS

7.1 [17-6065](#)

**APPOINT POLICE REPRESENTATIVE TO THE POLICE PUBLIC
SAFETY PERSONNEL RETIREMENT BOARD**

Maureen Scott, City Clerk, presented the appointment of Jason Mattie to the Police Public Safety Personnel Retirement Board. He will serve a four-year term ending May 31, 2021. Scott administered the Oath of Loyalty.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Campbell, APPOINTED Jason Mattie as the Police Public Safety Personnel representative to the Police Public Safety Personnel Retirement Board, for a four-year term, ending May 31, 2021. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.2 [17-6056](#)

**PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE
WOOD CORPORATE CAMPUS AND BALLPARK VILLAGE FINAL
PLANNED AREA DEVELOPMENT AND DESIGN GUIDELINES**

Vice Mayor Lauritano opened the Public Hearing at 6:55 p.m.

Karen Craver, Planner III, presented. Ballpark Village is the Ballpark and surrounding future development parcels. The Wood Corporate Campus is home to the Indians and the Reds Development complexes, and the undeveloped property to the west of that. Craver showed the original Wood Corporate Campus. It included flex industrial complexes as well as office buildings going up to nine stories, with no residential development. Communities Southwest purchased portions of the property in 2014 and submitted a PAD Amendment last year. The primary change is from flex industrial and office to residential. Commercial and industrial to the south remain. Craver showed a proposed residential plan and amenity theme on the property across from the development complexes. The revised permitted use list includes allowing drive-thru's in Ballpark Village. Staff suggested design and location criteria for drive-thru use if Planning and Zoning chooses to allow them. Staff suggested drive-thru businesses would need to have it's primary sales being coffee, tea or other beverages.

The Planning and Zoning Commission recommended approval with a vote of 4-2. This vote was centered around a discussion of allowing drive-thru businesses. They were very supportive of the residential development.

Ed Bull, Attorney for Community Southwest, spoke in support of the PAD amendment.

There being no further public comment, Vice Mayor Lauritano closed Public Hearing at 7:03 p.m.

Council Discussion:

>Council is open to look at change.

>Density in this area will help us be successful.

>Appreciates that the Planning and Zoning Commission looked at the drive-through issue.

>Appreciates the pictures of possible designs of the homes.

>Supports the drive-thru concept in this area.

>Excited to get some development around the ballpark.

>Appreciates that the developer listened to Council's desires for this area.

>This will be a wonderful addition to the area.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION NO. 17-1798 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "THE BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH RESTATED & AMENDED FINAL PLANNED AREA DEVELOPMENT DATED APRIL 28, 2017".

The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Campbell, to

ADOPT ORDINANCE NO. 17-1347 CONDITIONALLY REZONING APPROXIMATELY 254.5 GROSS ACRES LOCATED ON THE EAST SIDE OF ESTRELLA PARKWAY, FROM NORTH OF W. GOODYEAR BOULEVARD S., SOUTH TO THE INTERSECTION OF ESTRELLA PARKWAY AND BULLARD AVENUE BY AMENDING THE WOOD CORPORATE CAMPUS AND BALLPARK VILLAGE FINAL PLANNED AREA DEVELOPMENT AND DESIGN GUIDELINES TO AMEND ZONING CATEGORIES, PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR, PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.3 [17-6066](#) SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY SELF-SUPPORTING TOWER ON SR238 IN MOBILE

Vice Mayor Lauritano opened the Public Hearing at 7:10 p.m.

Katie Wilken, Planning Manager, presented. Special Use Permits are required for all new wireless communication facilities (WCF). Wilken presented details of a 195 foot self-supporting tower that is proposed in Mobile along the SR-238 on the Union Pacific Rail Road Right-of-Way.

There being no public comment, Vice Mayor Lauritano closed the Public Hearing at 7:14 p.m.

Council Discussion:

>Is there a certain height that is required to make sure that planes don't hit the tower?

Daniel Dean, representing the applicant responded that the reason the tower is so high is because the higher the tower, the wider the coverage. There is basically no coverage in this area now. If it is over 199 feet, the FAA requires that it be lighted, otherwise, it does not need to be lighted.

>It looks like it is located in between two roads. Dean replied that it is located within a railroad right-of-way.

>Appreciates that this will provide better cell phone coverage to Mobile.

>Asked what the normal limit for a cell tower height? Wilken responded that there is no height limit for a cell tower, but typically they are about 65 feet.

>Not thrilled about the chain link fence look. Will razor wire be installed? Dean responded that they will install barbed wire on the top of the fence.

>Asked why this spot was picked. Dean responded that they are looking toward the future. The coverage issue is with Mobile and the primary objective is to provide coverage to people who are traveling along SR-238.

>How soon will this be installed? Dean responded they plan to have it installed in about two months.

>Can this tower be used for multiple carriers? Dean responded that it is engineered for four

carriers.

>Concerned about the 30-year time frame for the agreement.

>Asked if the chain link fence be revisited within the 30-year time frame due to aesthetic concerns. City Attorney Massey advised that if Council wants this changed, they should do it tonight. Wilken stated that staff is comfortable with the chain link fence because a block wall could invite graffiti, and a chain link fence provides more security.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Osborne, to APPROVE a Special Use Permit to allow the installation of a proposed Wireless Communication Facility (WCF) to include a 195-foot tall self-supporting tower and support equipment on SR238, subject to stipulations. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

Vice Mayor Lauritano recessed the Regular Meeting at 7:28 p.m.

Vice Mayor reconvened the Regular Meeting at 7:46 p.m.

7.4 [17-6058](#) **SPECIAL USE PERMIT TO ALLOW AN INERT MATERIAL LANDFILL**

Vice Mayor Lauritano opened the Public Hearing at 7:46 p.m.

Karen Craver, Planner III, presented.

On March 27, 2017, the City Council, upon recommendation of the Planning & Zoning Commission, adopted Ordinance No. 17-1342 approving a zoning ordinance text amendment to allow inert material landfills in any zoning district by Special Use Permit.

Fusaro, LLC, a land reclamation company out of Colorado, has submitted this Special Use Permit request to obtain approval to continue and complete reclamation of the existing borrow pit the company purchased at Roosevelt Street and 158th Avenue. The borrow pit was originally excavated during the construction of I-10 many years ago, and the initial reclamation project, by the previous owner, began approximately 10 years ago. Reclamation will be done in three phases lasting approximately five years.

Neighborhood Concerns were heard and will be addressed as follows:

Dust

- A County dust control permit will be required
- A County number to call will be posted on site
- A 12,000 gallon water tank will be kept on site
- A heavy cloth mesh will be attached to the site perimeter fence

Noise

- White noise back-up alarms will be used on all Fusaro equipment

- Maximum noise level at property lines will be enforced
- Limitations on when activities can occur will be enforced

Truck Traffic

- All trucks will enter and exit via Roosevelt Street
- Limitations on when deliveries of material can occur will be enforced
- Roosevelt Street will be paved west of 158th Avenue to project entrance
- No parking signs will be placed on Roosevelt west of 158th leading to Wade Acres
- A permanent track-out pad shall be maintained

Brian Greathouse, representing Fasaro, spoke in favor of the project.

There being no public comment, Vice Mayor Lauritano closed the Public Hearing at 7:53 p.m.

Council Discussion:

- >Appreciates that the applicant worked with staff and neighbors in the area about their concerns.
- >Want to make sure that if anyone gets into the project area, that they wont hurt themselves on jagged debris that may be sticking out of the ground.
- >Happy there will be extra security for the area.
- >Asked how many trucks will be entering and exiting per day. Greathouse responded about 35 trucks per day.
- >How long will it take to complete the project? Greathouse estimated it will take five years.
- >Asked if there will be signage provided in the area alerting residents to truck traffic. Greathouse responded they will be happy to add signage if necessary.
- >Happy we are removing this neighborhood eyesore.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE a Special Use Permit for an Inert Material Landfill to allow for the reclamation of an existing public project borrow pit at the southwest corner of Roosevelt Street and 158th Avenue, subject to stipulations. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.5 [17-6017](#) **LAS BRISAS PHASE 2 PAD AMENDMENT**

Vice Mayor Lauritano opened the Public Hearing at 8:05 p.m.

Katie Wilken, Planning Manager, presented.

The proposed Amendment to the Las Brisas PAD has two major action items:

1. Rezone Parcels 2B.1, 2B.2, and 2B.3 to existing zoning districts already allowed within Las Brisas Phase 2; and,
2. Create a new district in Las Brisas Phase 2 named SF-5,850 and rezone Parcel 2C.5 to this

district.

The original Las Brisas Phase Two PAD included five different lot sizes:

- >10,000 SF (80 foot min. lot width)
- >8,400 SF (70 foot min. lot width)
- >7,800 SF (65 foot min. lot width)
- >7,000 SF (60 foot min. lot width)
- >6,400 SF (55 foot min. lot width)

The proposed amendment eliminates the 10,000 SF (80 foot min. lot width) from the development plan, introduces a new zoning district, SF-5,580 (50 foot min. lot width), and establishes additional design requirements in order to enhance the design of smaller lots.

The design enhancement requirements that have been included are consistent with what has been required of other west Goodyear communities that have recently requested smaller lot sizes. Wilken showed a chart that depicts the land use changes proposed for the parcels.

Staff recommends that Council adopt Ordinance 17-1341, striking Stipulation No. 8. Stipulation No. 8 has to do with the dedication of a roadway (Dunlap on the north). This was mistakenly carried over from the original zoning and no longer applies. The property owner does not own that future right-of-way and they are unable to dedicate it.

Susan Demmitt, representing Gammage and Burnham, spoke in favor of the PAD Amendment.

There being no further public comment, Vice Mayor Lauritano closed the Public Hearing at 8:17 p.m.

Council Discussion:

>**Concerned about the 8-10 minute fire station response time.** Chief Luizzi stated that the new fire station is scheduled to open in July 2021. Staff is looking into the possibility of adding more response vehicles to the fire station located at Yuma Road and Sarival Avenue to meet the needs of the area until the new fire station is constructed.

>**Glad to see that smaller lot sizes are being provided for that growing market.**

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Campbell, to ADOPT RESOLUTION 17-1800, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED THE "LAS BRISAS PHASE 2 FINAL PLANNED AREA DEVELOPMENT REGULATORY STANDARDS BOOKLET DATED MARCH 7, 2017.", The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Osborne, to ADOPT ORDINANCE 17-1341 AMENDING THE FINAL PAD ZONING FOR

APPROXIMATELY 311 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND BROADWAY ROAD AND COMMONLY KNOWN AS LAS BRISAS PHASE TWO BY ADOPTING THE LAS BRISAS PHASE TWO PLANNED AREA DEVELOPMENT (PAD), DATED MARCH 7, 2017 TO GOVERN THE DEVELOPMENT OF ALL PARCELS WITHIN LAS BRISAS PHASE TWO; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, and removing Stipulation No. 8. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.6 [17-6067](#) PRELIMINARY PLAT FOR LAS BRISAS PHASE 2.0

Katie Wilken, Planning Manager, presented. This application is to plat the same area that was just approved for rezoning.

Stipulation No. 5 and Stipulation No. 6 reference parcel 3.B.2. That reference is meant to 2.B.3 and asked Council to approve the Preliminary Plat with those changes.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, APPROVED a preliminary plat for Las Brisas Phase 2.0, subject to stipulations. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.7 [17-6059](#) AMENDMENT TO THE PV303 PAD PHASE WEST I DEVELOPMENT PARAMETERS

Vice Mayor Lauritano opened the Public Hearing at 8:32 p.m.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to CONTINUE the Public Hearing to consider an amendment to the PV303 PAD Phase West I to the May 22, 2017 Regular City Council Meeting. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.8 [17-6051](#) FY18 ANNUAL ART PLAN

Guylene Ozlanski, Arts and Culture Coordinator, and Laura Kaino, Arts and Culture Commission Chairman, presented.

Fiscal Year 2017 (FY17) Highlights:

- >Public Art Installations
- >Veterans Tribute “Brotherhood”
- >Police Operations Facility “Honor Wall”
- >Light Pole Banners
- >Centennial Mosaic Trail Markers
- >Library Gathering Space “The Hangout”
- >Goodyear Mobile Museum
- >Arts Events and Programs

Goodyear Public Art Program:

- >Creates a sense of place and establishes an identity
- >Enhances the built environment and reference to the past
- >Builds community pride
- >Provides cultural and social value
- >Increases economic attractiveness and promotes development

FY18 Public Art Program Goals:

- >Meet recommendations of Goodyear 2025 General Plan
- >Integrate public art throughout the community
- >Incorporate public art in city planning
- >Utilize local artists and involve Goodyear businesses to enhance Goodyear’s economic vitality
- >Ensure community participation in the public art process

FY18 Public Art Projects:**Mobile Museum**

- >Goodyear Mobile Museum-\$5,000
- >Portable Public Art Collection
- >Increase Exhibits
- >Develop a Goodyear Mobile Museum in Schools Program

Fire Stations

- >Station 186-\$40,000
- >181 Replacement Station-\$40,000
- >Define Area/Neighborhood of Station
- >Include Public Art on New City Facilities

Goodyear Community Park

- >Goodyear Community Park-\$20,000
- >Add Artwork to High Traffic Area
- >Engage Community in Process
- >Beautify Stage Area

Traffic Cabinets

- >Pilot Cabinet Beautification Program-up to \$3,000 per cabinet

- >Up to five cabinets
- >Applied Artwork (wrapped or painted)
- >Community Participation in Art Development
- >Strategically Identify Potential Installation Sites
- >Utilize Traffic Signal Asset Management Program

Recreation Campus

- >Recreation Campus-\$435,000
- >FY18 Artwork Design-\$50,000
- >FY19 Artwork Fabrication/Installation-\$385,000
- >Multi-Sensory Artwork
- >Engage Visitors
- >Focal Point/Centerpiece of Campus

Fiscal Analysis - General Fund FY18 - Budget - \$155,000**Project Funding:**

- >\$ 5,000-Goodyear Mobile Museum
- >\$40,000-Fire Station 186
- >\$40,000-181 Replacement Fire Station
- >\$20,000-Goodyear Community Park
- >\$50,000-Art Design Recreation Campus

Project Funding - Asset Management

FY18 - Budget up to \$3,000 per cabinet

- >Pilot Traffic Cabinet Beautification Project to be Developed (up to five cabinets)
- >Applied Artwork (wrapped or painted)

Ozlanski also reviewed future projections for Public Art expenditures.

Council Discussion:

- >**Anxious to move this program forward.**
- >**Asked about future maintenance of The "Ziz".** Ozlanski responded that funding options will be explored as maintenance issues arise.
- >**Not in favor of budgeting \$385,000 for the Recreation Campus until it is actually in progress.**
- >**Art at the proposed fire station needs to be planned so that it blends in with the community.**
- >**Art adds a lot to our community.**
- >**Suggested considering using tiles for the community wall.**

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Osborne, APPROVED the FY18 annual Public Art Plan as recommended by the Arts & Culture Commission. The motion carried by the following vote:

Ayes 4 - Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell

Excused 3 - Mayor Lord, Councilmember Stipp, and Councilmember Hohman

7.9 [17-6064](#) **PUBLIC IMPROVEMENT CORPORATION SUBORDINATE LIEN
MUNICIPAL FACILITIES REVENUE BONDS, TAXABLE SERIES
2017 TO FINANCE THE IMPROVEMENT, EXPANSION AND
REFURBISHMENT OF CERTAIN BALLPARK FACILITIES AND
RELATED FACILITIES**

Doug Sandstrom, Finance Director, presented.

This proposed plan authorizes the city's execution and delivery of all documents required for the Public Improvement Corporation (PIC) to issue bonds for an approximate amount of \$11,000,000, either through a private bank placement or public offering, including providing for certain representations and certifications regarding the City's subordinate pledge of its Excise Taxes. It also authorizes the negotiation and preparation of an amendment to the Facilities Agreement with the Cleveland Indians establishing an annual rent payment equal to the debt service on the Bonds. The proceeds of the Series 2017 Obligations will provide funds to acquire and construct certain equipment and improvements to the existing Major League Baseball spring training facilities located in the city currently under lease to the Cleveland Indians. The current lease expires on December 31, 2029. Two five-year extensions are available. Terms of loan must be within the period covered by the lease.

The Cleveland Indians Development Complex expansion is proposed to be approximately 16,000 square feet and will include strength/conditioning, kitchen, equipment room, multi-purpose space, lockers, and office space. It will also expand the physical therapy and rehabilitation capacity. The building expansion will serve as collateral for the loan. The Indians will pay 100% of the costs associated with issuing the loan and the annual debt service.

This finalized agreement will be brought back for council consideration on May 22, 2017.

Sandstrom introduced Ryan Lantz with the Cleveland Indians who recapped the Indians' Development Complex expansion and renovations. This project will allow them to entertain more staff, players and visitors in Goodyear during Spring Training and year round. There will be economic benefits with hotels, retail, and entertainment opportunities. The updated complex can be used as a year-round community asset.

Council Discussion:

>Clarified that if the agreement is not approved by Council on May 22nd, the bond sale will not take place.

>Clarified that there is a ten percent debt limit associated with PIC funds and this pass-through agreement would apply against that amount.

>The value in using city money is that we can get the money cheaper. There is also a tax benefit for the Indians with a lease agreement. This provides value to them with tax breaks.

>Would like to see a 15-year agreement instead of 10 years to provide a win/win with a strong partnership standpoint in tying it to our debt service.

>Asked about facility use during construction. Lantz stated they will be moving to the ballpark during construction and get creative with using various conference rooms and the team

shop at the ballpark.

City Attorney Massey stated that there is an emergency clause associated with this Ordinance and six members of Council are needed to vote on this. Staff called Mayor Lord and Councilmember Hohman so they could be part of the vote.

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Campbell, to ADOPT RESOLUTION 17-1801 APPROVING AN AGREEMENT, A TRUST AGREEMENT, AN AGENCY AGREEMENT, AND RELATED DOCUMENTS PERTAINING TO THE CITY OF GOODYEAR PUBLIC IMPROVEMENT CORPORATION (THE "CORPORATION"); AUTHORIZING THE ISSUANCE OF THE CORPORATION'S SUBORDINATE LIEN MUNICIPAL FACILITIES REVENUE BONDS, TAXABLE SERIES 2017 FOR THE PURPOSE OF EXPANDING AND REFURBISHING THE CITY'S BASEBALL STADIUM FACILITIES; PLEDGING THE CITY'S EXCISE TAXES ON A SUBORDINATE BASIS TOWARD CERTAIN PAYMENTS DUE TO THE CORPORATION UNDER THE AGREEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND DELEGATING CERTAIN DUTIES AND DECLARING AN EMERGENCY. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Absent 1 - Councilmember Stipp

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 the City Manager for sharing the list of repairs for Fire Station 183. Happy that repairs will now be tied to the Asset Management Program.
- >Asked the City Manager to work with the City Clerk to ensure that Council is notified in a timely manner when campaign finance reports are due.
- >Adelante groundbreaking was held on April 22nd.
- >Stan Holm was recognized by Arizona Big Business last week as being the Healthcare Executive of the Year.
- >Mabel Padget became an A+ Rated School.
- >Youth Connection Derby event.
- >The new Estrella Foothills Community Park playground equipment is wonderful.

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:

- >Introduced Alan Claypool, our new Chief Information Officer in Information Technology.
- >The Budget Open House was held on May 2nd and was well-received by the citizens that attended.
- >Desert Dog Canine Trials were held May 6-7 in Mesa, Arizona. A Goodyear Police Department Canine Unit competed. There were 57 teams and Officer Jarrod Jordan and canine Basko, won first place in top team, which is a total score for all events. Officer Mike Miller with canine Toby and Jarrod Jordan with canine Basko won first place for top patrol agency for a total score for all events.
- >Foothills Community Park Community Build Day was held in Estrella.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

City Manager will confer with the City Clerk regarding Campaign Finance Report reminders.

4. Council members may direct inquiries to staff:

None.

5. Future Agenda Items:

None.

9. FUTURE MEETINGS

05/22/17	Work Session	5:00 p.m.
05/22/17	Regular Mtg	6:00 p.m.
06/05/17	Special Mtg	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Vice Mayor Lauritano adjourned the Regular Meeting at 9:38 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 May 8, 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: