



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 Wally Campbell
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton

Monday, January 22, 2018

6:00 PM

Goodyear Justice Center

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 OSBORNE

3. ROLL CALL

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

Councilmember Stipp attending the meeting telephonically.

Staff Present: Interim City Manager Dan Cotterman, City Attorney Roric Massey, and City Clerk Darcie McCracken

4. COMMUNICATIONS

- 4.1 [CO 2018-300](#) Mayor Lord will recognize Patrick McDermott as the Citizen of the Year and Ryan Lantz of the Cleveland Indians as the Corporate Citizen of the Year.

Mayor Lord read proclamations recognizing Patrick McDermott as the Citizen of the Year, and Ryan Lantz of the Cleveland Indians as Corporate Citizen of the Year.

- 4.2 [CO 2018-299](#) Parks and Recreation Department staff will provide an update on the upcoming "Tale of Two Cities: Culture Pop Block Party" event.

Recreation Superintendent Michael Beadle presented information on this new refreshed event, which will take place on February 10, 2018, from 6:00 p.m. to 10:00 p.m. The Naturalization Ceremony will begin at 5:30 p.m. followed by the block party which will include live performances, amusement rides, street performers, cultural acts, global beers and wine, and an around-the-world food court.

- 4.3 [CO 2018-302](#) United Goodyear Firefighters will present an overview of the Fire Operations 101

project, which occurred on December 9, 2017.

Fire Captain Stephen Gilman presented an overview of Fire Ops 101, which was held on December 9, 2017. Fire Ops 101 is a program that allows the City Council and community leaders an opportunity to encounter, first hand, what firefighters experience on a daily basis. Business leaders from REI, Abrazo West, Lockheed, and Lorts Manufacturing participated, in addition to members of the City Council.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

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

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

- 6.1** [MINUTES](#) [APPROVAL OF MINUTES](#)
 [2018-04](#) Approve draft minutes of a Regular Meeting and a Special Meeting held on January 8, 2018.
- 6.2** [2018-6223](#) [BUDGET TRANSFERS FOR FY18](#)
 PROPOSED ACTION:
 Approve the budget transfers for FY18.
- 6.3** [2018-6267](#) [90-DAY EXTENSION OF THE HUDSON COMMONS FINAL PLAT](#)
 [APPROVAL](#)
 PROPOSED ACTION:
 Approve a 90-day extension of the Hudson Commons Final Plat approval, extending the approval date to April 22, 2018.

7. BUSINESS

7.1 [2018-6271](#) [EMPLOYMENT AGREEMENT FOR NEW CITY MANAGER](#)

Human Resources Director Lyman Locket presented the employment agreement for Goodyear's new City Manager, Julie Arendall.

Council Discussion:

>Council welcomed Ms. Arendall to Goodyear.

>Council commented on the recruitment process and thanked staff for their involvement.

>Council thanked staff for all their hard work during the City Manager transition process.

Ms. Arendall thanked Council and reported that she is honored to be able to serve as Goodyear's next City Manager.

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to APPROVE the employment agreement for the new City Manager, Julie Arendall. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Nays 1 - Vice Mayor Campbell

7.2 [2018-6250](#) PUBLIC HEARING: MONTECITO PAD AMENDMENT

Mayor Lord opened the Public Hearing at 6:46 p.m.

Planner II Alex Lestinsky presented the Estrella Montecito PAD Amendment. The amendment includes approximately 1,371 acres of land. Of those acres, 528 acres are already developed or platted. Ms. Lestinsky reviewed the history of the subject property, past amendments, proposed amendments, areas of change, land use designations, and development standards of various parcels within the PAD, and density and lot widths.

In the summer of 2017, Newland approached the city with a proposal to update the development standards of the undeveloped areas in Montecito. Instead of adding an additional regulatory book, staff requested that the applicant create a single regulatory document that would combine all of the previous amendments into one book. Ms. Lestinsky reviewed each area of proposed change.

The areas that have already been built are not changing zoning districts or development standards. In order to stay consistent with the city's development standards, staff recommended the standards be updated to regulate by lot dimensions rather than density. As a point of clarity, density regulations do not normally set lot dimension minimums. The updated document now designates minimum lot size dimensions, but this does not mean that the lots need to be developed at those minimum dimensions.

The number of units within the Montecito planning area is not changing. A stipulation of approval puts a cap on the number of units within Montecito. Overall, density is generally decreasing. Ms. Lestinsky reviewed how density is changing and why it is difficult to measure.

The commercial district will remain the same. Staff had asked Newland to use the city's general commercial district standards for consistency, however, after discussions about the height related to Parcel 9.26, Newland has reduced the height of the commercial district to 45 feet as opposed to the city's allowed 56 feet.

A neighborhood meeting was held on November 15, 2017 at the StarPointe Residents Club. Approximately 80 residents attended the meeting. There were concerns voiced regarding impacts to the wash adjacent to Parcels 7.1 and 7.2; maximum height of 40 feet on Parcel 9.7 (now Parcels 9.27A, 9.27B, & 9.27C); Remaining school site next to Presidio - concerns about traffic impacts and

adjacency to restaurant; and setback of new homes adjacent to existing lots with view fencing. Other concerns discussed at the meeting related to development regulations with regard to building height, which was reduced by five feet.

Ms. Lestinsky reviewed changes made to Parcel 7.1, Parcel 9.7, and the school and park sites. She showed the submitted plan, the proposed plan and areas of no change. As a result of citizen comments surrounding the Proposed Parcel 9.7, Newland decided to remove that, and the current zoning will remain. Where rear yard view-fencing is utilized, a minimum separation between two rear yards shall be 40 feet.

Planning Manager Katie Wilken reported that Newland Communities held a second neighborhood meeting on January 9, 2018, to introduce the changes they made based on the first neighborhood meeting. There were approximately 40-to-50 people in attendance at that meeting.

Eleven residents spoke in opposition at the January 10, 2018 Planning and Zoning Commission (P&Z) Public Hearing. The main concerns voiced by the residents are:

1. Parcel 7.1 - currently zoned for 72 cluster lots. Newland has requested to increase that to 90 court home lots and, in exchange, they would reduce the height from 35 feet to 30 feet.

>Residents are not happy with an increase in the number of lots.

>Possible flooding in their yards near the wash area.

>Possible traffic problems due to increased homes in the area.

2. Parcel 9.1 - currently zoned single family detached cluster lots (6-10 dwelling units per acre).

Newland has requested to remove the creative lot design guidelines, but they would then again reduce the height from 35 feet to 30 feet and would require a 50 foot side lot (larger than required).

>What is the width of the wash going to be?

>Concerned with the height of the homes and the effect on the views.

3. Parcel 7.13

>School site - located next to Presidio

4. Parcels 9.28 and 9.29 - a portion is zoned multi-family, and a portion is zoned single family attached. Together they would allow 211 lots. Newland proposes to change the zoning to single family detached adjacent to the existing development and then portion that would be single family detached or attached (which could allow duplexes, triplexes or townhomes) for a maximum of 186 lots.

>Concerned with the height of the homes and the effect on the views.

>Do not want a single family attached product and only single family detached.

During the discussion, the Planning and Zoning Commission decided to recommend three additional stipulations:

1. Parcel 7.1 shall be limited to a maximum number of 71 dwelling units;

2. Parcels 9.29A and 9.29B shall be designated single family detached 50 foot wide lot.

3. Lots adjacent to view fences in parcels 9.31, 9.28, 9.1, and 7.1 are limited to single story.

Jeff Denzak with Swaback Partners presented an overview on behalf of Newland Communities consisting of their vision for Estrella, market research, planning goals and the vision for Montecito, the history of zoning for Montecito, proposed zoning for Montecito, building height comparisons, residential density analysis, multi-family areas, and the entitlement history of Parcel 7.1.

The following Goodyear residents spoke at the public hearing:

>Glen Powe - concerned about a thirty percent increase in density as a result of the proposed zone change of Parcel 7.1. He was charged a lot premium for his home in Parcel 7.2 for a "view lot".

Residents fear their view will be lost with the zoning change.

>Ray Kusler - concerned about the wash and flooding in Parcel 7.2 when new development goes in.

>Vicky Kjos - concerned that Parcel 9.2 has been taken out of consideration by Newland. She is afraid it is being swept under the rug only to be brought back later and the residents will be ambushed. She is also concerned with flooding that she has already experienced. She feels that residents have been lied to at all levels. Concerned with densities and loss of their view and the resulting loss of property values.

>Frances Galea - concerned with height and densities for Parcels 9.29 A & B. Pleased with Stipulations 21 and 22 that P&Z recommended. Doesn't feel that the minimum separation of 40 feet for view fencing from a real wall is enough; she requested that an open space along the south wall of Parcel 9.26 of 100 feet be included. She asked that Council approve the three stipulations recommended by the P&Z.

>Richard Card - happy with Stipulations 20, 21 and 22 and asked Council to approve them. Appreciates that staff listened to the residents' concerns. He is unhappy that they were lied to by the developer and the real estate agents.

>Tere Muston - feels that the developer is taking credit for changes that were made by P&Z as a result of residents' concerns.

>Jeff Robb - paid a premium for a view lot. He is in support of Stipulations 20, 21, and 22. High density property should be located in an area that is not going to affect the values and views of existing homes. Also concerned about flooding adjacent to Parcel 7.1.

>Melinda Mayberry -asked Council to accept the recommendation of P&Z.

There being no further public comment, Mayor Lord closed the public hearing at 7:43 p.m.

Council Discussion:

>**Asked which parcel was split.** Ms. Wilken responded that Parcel 9.7 was originally one parcel, but was split into Parcels 9.7A, 9.7B, and 9.7C. It is located at the corner of Willis Road and Estrella Parkway.

>**Asked about engineering requirements regarding flooding around Parcel 7.1, and also asked if the flooding has been reported to staff.** Engineering Director Rebecca Zook responded that city staff is not aware of any flooding complaints in backyards except what was heard at one of the meetings. If staff were aware of flooding, staff would work through a modification to the plans to figure out what it was designed for, what are the differences today, and why there are additional flows

in this area. Staff would then work with Newland to identify and modify plans to change the construction. The information would be reviewed internally. Newland would submit a drainage report that has a hydraulic analysis associated with it. After staff review and approval, it would go to FEMA (Federal Emergency Management Agency) for their review.

>Asked for clarification on the Parcel 7.1 presentation that called for 80 lots. Ms. Wilken responded that the zoning allows up to 90 homes, but the proposed development plan includes only 80 lots.

>Asked about the traffic study and how it relates to traffic concerns. Ms. Zook responded that a traffic impact analysis has been completed and staff agrees with the information presented in that report. The overall number of dwelling units in the entire Montecito area is going down.

>Asked about the need for a crosswalk near the Presidio Residents' Club. Ms. Zook stated that staff will be asking for funding for a crosswalk at that location during the supplemental budget process.

>Asked if there has ever been a restriction placed on two-story homes adjacent to open space in Estrella or anywhere else in the city. Ms. Wilken responded that she is not aware of this occurring before or of any general practice to limit the house size adjacent to open space.

>Asked if three-story houses will be allowed on Parcel 7.1. Ms. Wilken replied that this would not be allowed on Parcel 7.1. Parcels 9.29A and 9.29B would be allowed to have three stories with a height up to 40 feet. Current zoning allows for three stories up to 45 feet. The height on Parcel 7.1 is currently 35 feet, but the proposal is for a 30-foot height restriction for two stories.

>Clarified that Parcel 7.1 will be changed from 71 cluster lots to 90 court homes.

>Understands that a lot of these changes are difficult to deal with.

>This developer is not one that quickly builds homes and then leaves. Feels that Newland is looking out for the best interest of the residents.

>The washes must be protected, and those are Federally controlled. Developers cannot just get rid of a wash.

>Density is important in order to attract new businesses.

>Council actually walked the areas in Montecito, and staff explained all the proposals in detail.

>Views are not guaranteed to remain the same.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2018-1849 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "MONTECITO PAD AMENDMENT REGULATORY STANDARDS BOOKLET" DATED JANUARY 3, 2018. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

MAIN MOTION:

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 2018-1380 CONDITIONALLY REZONING APPROXIMATELY 1,371 ACRES OF ESTRELLA MOUNTAIN RANCH AS THE

MONTECITO PLANNED AREA DEVELOPMENT (PAD), GENERALLY LOCATED NORTHWEST OF WILLIS ROAD BETWEEN ESTRELLA PARKWAY AND RAINBOW VALLEY ROAD; ADOPTING SUPPLEMENTARY ZONING MAP NO. 17-07A TO PROVIDE FOR THE CHANGE IN ZONING; PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

AMENDED MOTION:

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo, to REMOVE Stipulation 20, 21 and 22 from Ordinance No. 2018-1380. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.3 [2018-6245](#) **PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT - INDUSTRIAL USES**

Mayor Lord called the Public Hearing to order at 8:22 p.m.

Planning Manager Katie Wilken presented. The city of Goodyear Zoning Ordinance was adopted on May 24, 1999, and has been amended periodically to reflect evolving operations and needs of the community. The goal of the amendments has been to increase the likelihood that industrial businesses will choose the city of Goodyear to establish new locations, while providing the city with assurances that there will be minimal impacts on city residents and on adjacent properties.

The permitted use list for industrial uses has not been comprehensively amended since adoption of the Zoning Ordinance in 1999, except to add specific uses including:

- >Veterinary hospital was added in 2003 and 2005
- >Medical marijuana was added in 2011
- >Microbrewery and brewery was added in 2013

The light industrial list is very broad, whereas the heavy industrial list specifies very specific uses. If the use is not listed, that means it is not permitted. These types of uses were clarified and updated. Retail sales was added as an accessory use as long as they are limited to 25 percent of the building.

There being no public comment, Mayor Lord closed the Public Hearing at 8:24 p.m.

Council Discussion:

>Council appreciates the clarifications this brings forward.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2018-1848 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "SECTION 3-4-1 PARAGRAPHS A AND B AND SECTION 3-4-2 PARAGRAPHS A AND B DATED JANUARY 10, 2018". The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Osborne, to ADOPT ORDINANCE NO. 2018-1377 AMENDING ARTICLE 3 (ZONING DISTRICTS) OF THE ZONING ORDINANCE, AS AMENDED, BY AMENDING PARAGRAPHS A AND B OF SECTION 3-4-1 (I-1 LIGHT INDUSTRIAL PARK) AND PARAGRAPHS A AND B OF SECTION 3-4-2 (I-2 GENERAL INDUSTRIAL PARK); PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.4 [2018-6260](#) PRELIMINARY PLAT FOR BELLA ROSA AT CANYON TRAILS

Mayor Lord recessed the Regular Meeting at 8:27 p.m.

Mayor Lord reconvened the Regular Meeting at 8:39 p.m.

Planner III Steve Careccia presented agenda items 7.4 and 7.5 together. The subject property consists of approximately 17.5 acres and is located north of Van Buren Street and east of 158th Avenue. Bella Rosa is a part of Canyon Trails and is designated for court home development in the Canyon Trails PAD. This designation permits up to approximately eight dwelling units per acre.

The Final PAD for Canyon Trails was approved in 1999. In 2006, the City Council approved the preliminary plat and final plat for Bella Rosa for 94 court homes. The subject property was graded and certain improvements constructed, including the installation of utilities, paved streets, and perimeter walls. However, for economic reasons, the property was never fully developed and no homes were constructed. The current property owner intends to complete the development of the property, and has submitted new applications for the preliminary plat and the final plat. The proposed plan will generally follow the design of the previous subdivision, but increases the number of lots from 94 to 100.

Mr. Careccia reviewed the conceptual site plan.

Council Discussion:

>Asked how soon the developer will be ready to proceed. Mr. Careccia responded that this is expected to occur within the next six months.

>Asked if this is a gated community. Mr. Careccia responded that there will not be any gates. The roads are private, and the developer will maintain the roads.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, APPROVE a preliminary plat for Bella Rosa at Canyon Trails subdividing 17.5 acres into 100 court home lots and 11 tracts located at the northeast corner of Van Buren Street and 158th Avenue within the Canyon Trails Planned Area Development (PAD), subject to stipulations. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.5 [2018-6262](#) AMENDMENT OF FINAL PLAT FOR BELLA ROSA AT CANYON TRAILS

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to APPROVE the abandonment of a portion of a Public Utility Easement (PUE) dedicated to the city in the Final Plat for Bella Rosa at Canyon Trails as reflected in the Amendment to the Final Plat for Bella Rosa at Canyon Trails and approve the Amendment to the Final Plat for Bella Rosa at Canyon Trails, subject to stipulations. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.6 [2018-6256](#) BENNETT MEADOWS PRELIMINARY PLAT

Planner III Karen Craver presented. The applicant is requesting preliminary plat approval to subdivide approximately 28 acres located at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots.

The Bennett Meadows rezoning went through the approval process last summer. Both P&Z and the City Council approved the rezoning provided that 70-foot wide lots were placed along the north and south property lines.

The entrance is located along the north side of Harrison Street. A deceleration lane will be constructed on Sarival Avenue providing improved access onto Harrison Street. When warranted, the Harrison Street/Sarival Avenue intersection will be signalized. There is a stipulation that provides for a 25 percent contribution toward that signal. A separate entrance access point was looked into from Sarival Avenue. Because of the narrow frontage, there was not room for a second decel lane on Sarival Avenue. Deceleration lanes are required for project entrances located off of arterial streets. A secondary emergency access has been added off of Sarival Avenue into the cul-de-sac at the

northeast corner of the project.

Ms. Craver reviewed the landscape plan.

Although a homebuilder has not yet been announced, the development will adhere to the City of Goodyear Design Guidelines.

Council Discussion:

>Asked if adding a device with an arm has been considered instead of a chain for the emergency access. Ms. Craver reported that this device (Optic Arm) would cost \$3,000. There is a plan in place in case of emergency. Fire Chief Luizzi responded that the Fire Department has a master key on each of the trucks to unlock the chain if needed and he is fine with that option.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Osborne, to APPROVE the preliminary plat for Bennett Meadows subdividing approximately 28 acres at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots and eight (8) tracts, subject to stipulations. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.7 [2018-6257](#) **LAS VENTANAS PRELIMINARY PLAT**

Planner III Karen Craver presented. The Las Ventanas site is in West Goodyear at the southeast corner of Perryville Road and Yuma Road. Las Ventanas will be developed in four phases. There will be 412 single family lots on 160 acres, with 24 acres of open space. There will be access from all four sides, with traffic signals at Perryville Road and Yuma Road, Yuma Road and 183rd Avenue, and Perryville Road and Durango Street.

There was no Council discussion.

MOTION BY Councilmember Lauritano, SECONDED BY Vice Mayor Campbell, to APPROVE the preliminary plat for Las Ventanas subdividing 159.31 acres into 412 single family lots and one 13.21-acre commercial parcel, located at the southeast corner of Perryville Road and Yuma Road, subject to stipulations. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.8 [2018-6173](#) **PARKS AND RECREATION FEE AND COST RECOVERY MODEL**

Parks and Recreation Manager David Seid, and Recreation Superintendent Mike Beadle presented. Mr. Seid reviewed the background of the Parks and Recreation activities as related to cost recovery

fees.

In April 2016, Arizona State University's Marvin Andrews Fellowship presented findings to city management related to the "Goodyear Cost Recovery Research Project". This student-led study analyzed local, regional, and national fee and cost recovery best practices within the field of parks and recreation. The study recommended that rather than establishing a set range of fees for programs and services offered by the Parks and Recreation Department, a cost recovery model be used to determine the fees that should be charged for such services when the services are being offered.

On May 3, 2017, the Parks and Recreation Advisory Commission unanimously voted to advance the proposed fee and cost recovery model to City Council for further discussion and consideration.

On September 18, 2017, City Council reviewed and provided feedback to the Parks and Recreation Department's Fee and Cost Recovery Model recommendation.

Staff is recommending a standard fee formula to consistently establish program fees for the Parks and Recreation Department. Elements of the fee and cost recovery model include:

- A. Pyramid model for program category classification and cost recovery
- B. Universal pricing formula: $\text{Fee} = (\% \text{ cost recovery} \times \text{program expenses}) / \text{number of participants}$
- C. Discounts and surcharges

Staff is requesting department authority to offer various discounts and surcharges to meet the current and future needs of the department. Examples include: multi-child discounts, early-bird registration, late registration and a 20% non-resident surcharge. A standard operating procedure will be created to establish procedures related to discounts and surcharges similar to the existing procedures for administering the Youth Scholarship Program.

This new fee and cost recovery model establishes a clear, consistent and sustainable fee and cost recovery policy. Staff will review and provide regular updates to Council related to the department's fee and cost recovery performance.

Council Discussion:

>Thanked staff for bringing this forward.

>This has a direct benefit for all of our residents regardless of where they live or their ages.

>In agreement with fee proposal.

>Likes the multi-child discount.

>Appreciates reducing the rates for the swimming lessons.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 2018-1375 AMENDING CHAPTER 20, COST RECOVERY AND USER FEES, SECTIONS 20-1-2(B) AND 20-1-4, OF THE GOODYEAR CITY CODE, TO MODIFY THE METHOD USED FOR THE COLLECTION OF FEES FOR PROGRAMS, SERVICES AND ACTIVITIES OF THE PARKS AND RECREATION DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND AN

EFFECTIVE DATE. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2018-1829 ADOPTING A FEE AND COST RECOVERY MODEL FOR THE COLLECTION OF FEES FOR PARKS AND RECREATION DEPARTMENT SERVICES, PROGRAMS AND ACTIVITIES; AMENDING MUNICIPAL USER FEE SCHEDULE, AUTHORIZING TEMPORARY FEES; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.9 [2018-6230](#) EXPENDITURE FOR THE CENTRAL ARIZONA PROJECT CAPITAL CHARGES

Water Resources Advisor Gretchen Erwin presented. Costs for Central Arizona Project (CAP) water are anticipated to be a little over \$480,000 this year, but staff is asking for approval of a higher amount in order to be prepared in case of a mid-year adjustment for the expenditure of capital charges associated with the city's allocation of 10,742 acre-feet of Colorado River water in an amount not to exceed \$575,000 for fiscal year 2018.

Council Discussion:

>Asked how much was budgeted. Ms. Erwin responded that \$575,000 was budgeted.

MOTION BY Councilmember Lauritano, SECONDED BY Vice Mayor Campbell, to APPROVE the expenditure of capital charges associated with the city's allocation of 10,742 acre-feet of Colorado River water in an amount not to exceed \$575,000 for fiscal year 2018. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.10 [2018-6247](#) STREET LIGHT INVENTORY

City Traffic Engineer Luke Albert and Streets/Traffic Superintendent Ron Sievwright presented. Mr. Albert reported that staff had initially planned to present this project as part of the Fiscal Year (FY)18/19 budget supplemental process; however, in September they were informed by APS that they are discontinuing their rebate program as of November 1, 2018. If Council decides to move forward, staff would be able to meet the rebate deadline. Rebates could total approximately \$200,000.

Mr. Sievwright presented the following:

Background:

- 2009 -Staff began testing Light Emitting Diode (LED) fixtures
- 2010-Citywide Street Light Purchase from APS
- 2015 -Began converting traffic signal lighting and street name signs to LED
- 2017 -Engineering Design standards incorporated LED street lights
- Staff worked with Ameresco to estimate Citywide LED street light cost and energy savings

Existing street light system:

- Approximately 9,100 Street Lights, of which a majority are High Pressure Sodium (HPS)
- Estimated that 200 poles will need to be replaced due to age

High Pressure Sodium (HPS) vs. Light Emitting Diode (LED):

>HPS Street Lighting

- 1970's Technology
- Poor Color Rendering
- High Energy Use

>LED Street Lighting

- Current Technology
- High Color Rendering (3 X Better than HPS)
- Over 60% less Energy than HPS

Phase I -GIS Audit and Design:

- Identify and assess each street light
- Choose correct fixture to provide adequate lighting and maximize energy savings
- Guaranteed energy savings and final project costs provided to city before proceeding to Phase II implementation
- In order to take advantage of the APS rebate (\$205,800), the audit must be completed by July 1, 2018, and the conversion to LED street lights by November 1, 2018

Phase II Implementation:

- Budget supplemental request
- Conduct final review with consultant and purchase the qualified luminaires from the authorized fixture manufacturer
- Installation of fixtures and replacement poles with 10-year warranty
- Submission of rebate information to APS

Mr. Albert presented the following:

Summary of Costs and Savings Associated with this Project:

- Total Cost with Tax after APS rebate: \$2,971,281
- Annual Energy Savings: \$250,639
- Annual Maintenance Savings: \$108,819

- Total Savings - \$358,800 Per Year
- Simple Payback - 8.3 years

Recommendations:

- Create a Capital Improvement Project (CIP) for a Street Light Audit
- Authorize a budget transfer for \$100,000 from FY18 project savings into the Street Light Inventory Project

Council Discussion:

>**Asked for an explanation of how LED lighting is better.** Mr. Sievwright explained that LED lights are more directed. No matter how bright they are, the light "wash" doesn't come back up from the ground which helps in "dark sky" areas. LED lights are also much more efficient. There are no dark spots between lights like there are for the HPS lighting.

>**Asked how long the lights will last.** Mr. Sievwright responded that the expected life is ten years, however, they are actually lasting longer than ten years. The poles have a 25-year lifespan.

>**Asked how long the audit will last and when it will be started.** Staff would like to start as soon as next week.

>**Asked if North Subdivision could be used as one of the test areas.** Mr. Sievwright responded yes.

>**Likes the energy savings of LED lighting.**

>**Clarified that staff will not be replacing all the street lights in the city.**

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Hampton, to:

1. CREATE a Capital Improvement Program (CIP) project for a street light inventory; and

2. AUTHORIZE a budget transfer for \$100,000 from Fiscal Year 18 CIP savings into the Street Light Inventory project. The motion carried by the following vote:

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

Absent 1 - Councilmember Stipp

7.11 [2018-6268](#)

**REAL ESTATE PURCHASE AGREEMENT FOR THE SURFACE
WATER TREATMENT PLANT PROPERTY**

Real Estate Coordinator Linda Beals presented. The purchase of this property will provide the city with the land needed to develop the surface water treatment facility, which is required to treat the Central Arizona Project water, which will be transported to this location for treatment. The site that was selected is located just west of the existing wastewater facility.

This agreement provides for the treatment and transportation of the city's allotment of Central Arizona Project surface water from their interconnection facility located at the Granite Reef Dam to a connection point at approximately Avondale Boulevard and Broadway Road. In connection with this agreement, the city will be developing a pipeline to convey the water from the connection point to a surface water treatment facility.

The purchase price for the property is \$3,104,505. An appraisal was conducted, which supports this value.

Council Discussion:

>Asked for clarification of the earnest money amount on the Purchase Agreement vs. the Letter of Intent. Ms. Beals reported that the amount is \$25,000.

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2018-1854 APPROVING THE PURCHASE OF PROPERTY FOR A SURFACE WATER TREATMENT FACILITY WEST OF THE EXISTING RECLAIMED WATER FACILITY LOCATED AT 4980 SOUTH 157TH AVENUE, AUTHORIZING AND DIRECTING THE EXECUTION OF THE REAL ESTATE PURCHASE AGREEMENT; AUTHORIZING AND DIRECTING THE INTERIM CITY MANAGER OR HIS DESIGNEE TO TAKE ACTIONS AND EXECUTE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

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:

- >Governor's Press Conference on opioid use.
- >PJ Miller's retirement reception.
- >Mayor's Roundtable in Tempe.
- >Cleveland Indians tour of their remodeled facility.
- >56th Fighter annual military awards.

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:

- >The 7th annual balloon classic will be held at the ballpark this weekend. There will be 30 hot air balloons and there is expected to be up to 20,000 spectators in attendance.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

>Emergency access gate requirements were mentioned tonight. This is currently not in our standards. Mr. Cotterman asked if there is a desire for staff to discuss this in a work session. Council indicated yes.

4. Council members may direct inquiries to staff:

>Asked if the excess water flowing in Bullard Wash from Camelback Road to Indian School Road has been identified. Mr. Cotterman reported that the city has a consultant working on this, and staff is working with the two irrigation districts to try to track down that flow. The flows have subsided substantially.

>The Goodyear welcome sign just south of I-10 on Litchfield Road is missing a letter.

5. Future Agenda Items:

>The Estrella Bridge is going to need to be widened due to future growth. Mr. Cotterman responded that this could be discussed as part of the budget retreat scheduled for February.

9. FUTURE MEETINGS

January 29, 2018	Work Session	5:00 p.m.
February 5, 2018	Work Session	4:00 p.m.
February 12, 2018	Work Session	4:30 p.m.
February 12, 2018	Regular Meeting	Immediately following Work Session

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 10:02 p.m.

Darcie McCracken, 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 January 22, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2018.

Darcie McCracken, City Clerk

SEAL: