



## 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, February 12, 2018

Goodyear Justice Center

---

**Immediately following the Work Session that begins at 4:30 PM**

**1. CALL TO ORDER**

Mayor Lord called the Regular Meeting to order at 8:12 p.m.

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

**3. ROLL CALL**

**Council Present** 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, and Councilmember Hampton

**Council Excused** 1 - Councilmember Stipp

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

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to EXCUSE Councilmember Stipp from the meeting. The motion carried by the following vote:**

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

**Excused** 1 - Councilmember Stipp

**4. COMMUNICATIONS**

- 4.1** [CO-2018-303](#) Randy Payne, representing the city of Phoenix, will present an update on the Phoenix Goodyear Airport Master Plan. The presentation will include a summary of the master plan update, the process, feedback from the community, and next steps.

Planning Manager Joe Schmitz stated staff will present an item to Council at the next regular meeting to recommend approval of the Phoenix Goodyear Airport Master Plan Update to the Phoenix City

Council. He introduced Project Manager Randy Payne and Phoenix Goodyear Airport Manager Brad Hagen of the city of Phoenix Aviation Department.

Mr. Payne provided a brief presentation on the master plan update process. The 2007 master plan was very aggressive given the robust economy at the time. It called for an additional runway to be constructed by 2017. Although the economy subsequently entered a downturn, the airport continued to invest in basic maintenance, safety and economic development.

Mr. Payne reviewed airport operation trends from 1998 (historic) to 2038 (projected). Airport operations are measured by take-offs and landings of aircraft. The current master plan focuses on near-term goals that will have a positive impact on economic development while at the same time deferring the need to plan for an additional runway. Areas of focus include additional access points to the airport, development of the west portion of the property and preparing for future opportunities.

The master plan recommends a variety of airfield maintenance projects and upgrades in the five-year Capital Improvement Plan (CIP) totaling \$23 million. The 20-year CIP is \$145 million. They hope to have the rough draft of the master plan update as well as the airport layout plan posted to their website within the next one-to-two months. Approval from the Federal Aviation Administration could take as long as six months after submission.

Mr. Hagen stated they appreciate the support from Goodyear during the update process as well as their day-to-day operations. He invited the Council to reach out to him with any questions, comments or concerns.

Council thanked the airport for their partnership and requested regular updates on activities and operations of the airport.

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

None.

**6. CONSENT**

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to APPROVE Consent Agenda Items 6.1 - 6.3. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**6.1**      [MINUTES](#)  
[2018-08](#)

**APPROVAL OF MINUTES**  
**PROPOSED ACTION:**

Approve amended minutes from a Special Meeting held on January 8, 2018; draft minutes from a Special Meeting held on January 16, 2018; draft minutes from a Special Meeting and a Regular Meeting held on January 22, 2018; and draft

minutes from a Special Meeting held on January 29, 2018.

6.2 [2018-6263](#)

**SERIES 12 LIQUOR LICENSE FOR MARCO'S PIZZA**

**PROPOSED ACTION:**

Approve a request from Sukhwinder S. Purewal, agent for DPK Pizza LLC, dba Marco's Pizza, for a new Series 12 liquor license #1207B265, located at 15530 W. Roosevelt Street, Suite D104, Goodyear, Arizona 85338 (Generally located at the northwest corner of Estrella Parkway and Roosevelt Street).

6.3 [2018-6280](#)

**MAP OF DEDICATION FOR HILLSIDE DRIVE AND SENDERO DRIVE**

**PROPOSED ACTION:**

Approve the Map of Dedication (MOD) for Community 11, Hillside Drive and Sendero Drive, subject to stipulations.

**7. BUSINESS**

7.1 [2018-6275](#)

**REAPPOINTMENTS TO THE PLANNING AND ZONING COMMISSION**

Planning Manager Katie Wilken presented.

The Planning and Zoning Commission heard over 40 cases in 2017, and is very active. Three members' terms expire this month, and all are eligible for reappointment. The Council Subcommittee for Boards, Commissions and Committee Appointments recommends re-appointment of the three commissioners; the new terms will expire on February 12, 2021 or until their successors are appointed and qualified.

**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo to 1. RE-APPOINT Jason Kish to the Planning and Zoning Commission, to fulfill a term expiring February 12, 2021, or until his successor is appointed and qualified; 2. RE-APPOINT Walt Steiner to the Planning and Zoning Commission, to fulfill a term expiring February 12, 2021, or until his successor is appointed and qualified; and 3. RE-APPOINT Michelle Walters to the Planning and Zoning Commission, to fulfill a term expiring February 12, 2021, or until her successor is appointed and qualified. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

City Clerk Darcie McCracken administered the Oath of Loyalty to Commissioner Jason Kish.

7.2 [2018-6273](#)

**DONATION OF A SURPLUS 2001 CHEVROLET BRUSH TRUCK TO THE GILA BEND VOLUNTEER FIRE DEPARTMENT**

Deputy Fire Chief Tom Cole and Fleet Superintendent Charles Schneider presented.

Deputy Chief Cole stated staff is requesting approval to donate a surplus 2001 brush truck to the Gila Bend Fire Department (GBFD), a volunteer fire department. Goodyear works with the GBFD to respond to calls along Highway 238 in the Mobile area. Although these responses are not frequent, they often are significant incidents, including brush fires. While the aid from GBFD has been valuable, their assistance has been hampered by older equipment, and they are not part of our automatic aid system, which means there is no direct communication with them.

This is a 17-year-old Type 6 brush truck that has most recently served as Brush 182 in Estrella. It includes a bed, a fire pump, and a single-band fire radio, which will enable direct communication between Goodyear and the GBFD. The unit no longer meets Goodyear's technical standards.

Mr. Schneider added the estimated auction value of the 2001 Chevrolet 3500 truck is approximately \$4,500. On the brokerage market, it is estimated that the truck could sell for up to \$15,000.

Deputy Chief Cole stated the value of donating the truck to the GBFD to continue serving the residents of Mobile outweighs the cash value to the General Fund. He concluded by expressing the appreciation of GBFD Chief Fred Baldrige, who is on shift and was unable to attend the meeting.

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2018-1856 APPROVING THE EXECUTION OF AN AGREEMENT PROVIDING FOR THE DONATION OF THE CITY'S SURPLUS 2001 CHEVROLET BRUSH TRUCK TO THE GILA BEND FIRE DEPARTMENT FOR USE IN EMERGENCY RESPONSE. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**7.3      [2018-6249](#)      ADOPTION OF RATES AND FEES FOR SMALL WIRELESS FACILITIES IN CITY RIGHTS-OF-WAY**

Chief Information Officer Alan Claypool presented.

The purpose of this action is to establish fees for small wireless facilities (SWFs) in city rights-of-way. These facilities are geared to improve data transmission. This has been a collaborative effort among valley cities, so what is being presented this evening aligns with what other cities are adopting.

House Bill 2365 allows SWFs to install and operate facilities in city rights-of-way. It permits the city to charge a rate or fee for right-of-way usage and limits the application fee to \$750. The proposed rates and fees are in accordance with State law.

**PROPOSED RATES AND FEES:**

\*\$50 SWF annual attachment fee per site on city-owned support structures.

\*\$50 SWF annual right-of-way usage fee per site on city-owned support structures.

\*\$50 SWF annual right-of-way usage fee per site on third-party owned support structures.

\*\$750 SWF total application fee for permits, review and inspection (Current fee is \$849).

**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2018-1857 ADOPTING THE RATES AND FEES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SMALL WIRELESS FACILITIES IN THE CITY RIGHTS-OF-WAY, PROVIDING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**7.4      [2018-6202](#)      **BULK WATER AGREEMENTS WITH ADAMAN MUTUAL WATER COMPANY AND ADAMAN IRRIGATION WATER DELIVERY DISTRICT NO. 36****

Interim Public Works Director Barbara Chappell presented.

The city has developed water supply strategies to include partnerships with neighboring utilities. As an example of this approach, the city originally entered into an agreement with Adaman Mutual Water Company in 2007. The current agreement allows the exclusive use of two of their wells and the right to draw up to 4.4 MGD (million gallons per day) of groundwater from their service area.

The amended agreement allows for the exclusive use of a third well, which will give the city the capacity to withdraw up to the 4.4 MGD. The agreement also adds Adaman Irrigation District as a party to the agreement as they are the owner of record for much of the their infrastructure.

The operations and maintenance agreement memorializes the current operation that is in place. The city owns the equipment on the well sites and performs the operations. The agreement will also allow the city to convey the land back to Adaman, and it establishes the easements necessary for access to the well sites.

The amendment to the amended and restated agreement allows for a lump-sum payment for the exclusive use of the third well for 100 years. The city will make monthly payments for five years, and then make a final, lump-sum payment.

**COUNCIL DISCUSSION:**

**\*Requested clarification on whether this agreement is typical of what the city has had in place in the past and whether this is a "Plan B" in case there are water issues.** Ms. Chappell stated the 4.4 MGD is already recognized by the state as part of our assured water designation. The city is already using wells one and two; the third well will allow for the 4.4 MGD capacity.

**\*What is the amount of the pay-off?** Ms. Chappell explained the original amount is \$750,000, which is total cost to drill the well and to acquire the land. The city will make a down payment of \$150,000, make monthly payments for five years, and make a final payment of approximately

\$440,000.

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to APPROVE the Amended and Restated Bulk Water Delivery Agreement between the city of Goodyear, Adaman Mutual Water Company, and Adaman Irrigation Water Delivery District No. 36. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to APPROVE the New Well Facilities Operations and Maintenance Agreement between the city of Goodyear, Adaman Mutual Water Company, and Adaman Irrigation Water Delivery District No. 36. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**MOTION BY Councilmember Osborne, SECONDED BY Vice Mayor Campbell, to APPROVE Amendment No. 1 to the Amended and Restated Bulk Water Agreement between the city of Goodyear, Adaman Mutual Water Company, and Adaman Irrigation Water Delivery District No. 36. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Stipp

**7.5      [2018-6270](#)      DEVELOPMENT AGREEMENT FOR LUCERO**

Plan Review Manager Steve Scinto presented.

Lucero was previously called Estrella Mountain Ranch Community 11 and is located between Cotton Lane and Estrella Parkway, north of the roundabout. This is the final step to beginning construction of the community, which will consist of 14 parcels totaling 1,250 homes and a welcome center.

The agreement addresses four development-related issues:

*1. Ownership and maintenance responsibility for drainage facilities --* Drainage facilities are to be maintained by the property owner. Typically, a final plat will provide for a dedication of the drainage facilities which the homeowners' association (HOA) maintains; however, in this case, the majority of the drainage facilities supporting the community fall outside the boundaries of the final plat. Therefore, the agreement will bind the property owner and, in the future, the HOA to the overall drainage obligation.

2. *Responsibility for the construction of two traffic signals on Estrella Parkway* -- The agreement solidifies the timing of when the signals are to be designed and constructed and simplifies the various requirements into one document.

3. *The use of building permit holds to secure the construction of local infrastructure* -- Off-site improvements will continue to be secured by performance bonds or escrow agreements.

4. *The ability for the owner to undertake some grading on an at-risk basis* -- Generally, all plan sets for a project are to be approved prior to issuing any construction permits. Due to the size and complexity of Lucero, it is reasonable to allow for grading permits on specific portions of the master development while other ancillary plan sets are being finalized. As our guidelines do not allow for this distinction, the agreement gives us the flexibility to issue the grading permits in advance.

The remaining infrastructure plans are close to being approved. The development agreement was initially submitted to the city in October 2016. Within the last few months, Council has directed staff to assess the required fees for the agreement. The city did not retroactively charge the fee for this development.

COUNCIL DISCUSSION:

**\*Grateful for the development as it will bring needed density to the area. Requested a copy of the development map.** Mr. Scinto replied in the affirmative.

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2018-1855 APPROVING A DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN LUCERO AND FUTURE MAINTENANCE RESPONSIBILITY FOR CERTAIN INFRASTRUCTURE; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF THE RESOLUTION AND DEVELOPMENT AGREEMENT; 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

**Excused**   1 - Councilmember Stipp

7.6      [2018-6277](#)      **EXPENDITURE OF FUNDS FOR THE GOODYEAR WATER RECLAMATION EXPANSION PROJECT AND SITE IMPROVEMENTS**

Interim Public Works Director Barbara Chappell presented.

A water reclamation facility (WRF) is required to begin the design process for expansion when it reaches 80 percent of its permitted capacity, and construction of the expansion is required to begin when it is operating at 90 percent capacity. The Goodyear WRF has consistently been treating in the

90th percentile. An audit was recently conducted by the Maricopa County Environmental Services Department, and they concurred that the city needs to begin constructing the expansion.

The expansion project began in 2013, and was segmented into several smaller projects; three of the smaller projects (Packages 6 through 8A) have recently been completed. The overall project was underbudgeted and underscoped. Staff identified several further improvements that are needed, including increased security measures to comply with Homeland Security regulations, address a rodent infestation in the site laboratory, and site improvements to include addressing a maintenance shop currently housed in an old, tin building that used to serve as the blower facility. For overall efficiency, these improvements were combined with the expansion project to be completed as a single package (8B).

In May 2017, the city contracted with Felix Construction as the Construction Manager at Risk (CMAR). They solicited bids, and now the city has a firm cost for construction of the project. To complete all of the projects in a single package, staff is requesting a budget supplemental of \$5.3 million, of which \$3.5 million would come from impact fees, and \$1.8 million would come from wastewater rate revenues.

Senior Project Manager Tim Burkeen presented.

Package 8B is the capstone project to the improvements which have been completed over the past several years. Upgrades in Package 8B include a new influent pump station, a new reclaimed-water system, a new chlorine contact basin, and a new centrifuge, as well as improvements to the sedimentation basin, return activated sludge, aeration basin, sludge handling, drainage, paving, fencing and security. These are necessary and required improvements for the plant to operate efficiently. The project should be completed by Spring 2019.

COUNCIL DISCUSSION:

**\*Requested clarification on whether this project was already approved in the Capital Improvement Plan (CIP).** Mr. Burkeen stated several projects are approved in the budget, but Package 8B combines these projects into one deliverable.

**\*Expressed concern regarding the \$5.2 million increase in cost between when the project was scoped in 2013 and the present. What is driving the increase?** Mr. Burkeen explained improvements to the solids and sludge-handling facilities were identified in the Integrated Water Master Plan in 2016, after the project was scoped. Furthermore, the expansion was underfunded from the beginning due to the fact that the price of construction materials for all of the required improvements was not scoped.

**\*Has the debt service been looked at regarding the \$5.3 million of wastewater bonds and its effect on rate payers?** Ms. Chappell replied that \$7.5 million in wastewater bonds were factored in to the last rate study. The \$5.3 million falls within the current rate structure.

**\*CIP projects need to be scoped out and addressed carefully during the budget process to ensure funds are available when needed. Otherwise, at some point, the city may not have enough bonds to sell.**



**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to APPROVE expenditure of funds in the amount of \$14,505,864 for the Goodyear Water Reclamation Facility (WRF) Package No. 8B 4.0 to 6.0 MGD Expansion Project and required budget transfers to combine the projects and add \$5.3 million in Wastewater Bond funds. The motion carried by the following vote:**

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

**Excused**   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:

\*CulturePOP Block Party -- received good feedback. More attended than the previous years' parades. Thanked staff for putting on the event. Suggested more flood lights for future events.

\*Council Conversations.

\*Thanked Interim City Manager Dan Cotterman and Deputy City Manager Wynette Reed for their leadership during the transition period.

### **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:

City offices will be closed on Monday, February 19, 2018, in observance of President's Day. Fire and Police services will operate as normally, but there will be no trash collection. Trash collection will resume on Tuesday, February 20, 2018.

#### 2. Update of Legislative Issues:

None.

#### 3. Staff Summary of follow up action required:

None.

#### 4. Council members may direct inquiries to staff:

None.

#### 5. Future Agenda Items:

\*Discussed the need for the budget retreat currently scheduled for March 23, 2018. Council previously reached a consensus that no budget retreat should be held until the city receives the results of the citizen satisfaction survey, which are due in May or June. Also, with the new City Manager coming aboard, and considering the expense, it does not seem to be the best time for a retreat.

\*Does not want to see items lost over a long timeframe. Would support moving the retreat back to a reasonable time.

\*If there is no agenda, and no input from the citizen survey, there is no value in having a retreat.

Mr. Cotterman stated March 23 was the only date during the timeframe the retreat was requested when all of the Council members were available. He suggested staff would look at dates in October, the normal cycle for retreats.

The consensus was to delay the retreat to later in the year.

## 9. FUTURE MEETINGS

February 26, 2018	CFD* Meeting	4:30 p.m.
February 26, 2018	Work Session	Immediately following CFD Meeting
February 26, 2018	Regular Meeting	6:00 p.m.
March 5, 2018	Special Meeting	4:15 p.m.
March 5, 2018	Work Session	Immediately following Special Meeting
March 5, 2018	Regular Meeting	Immediately following Work Session

\*Community Facilities District

## 10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 9:16 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 February 12, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Darcie McCracken, City Clerk

SEAL: