



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, April 23, 2018

6:00 PM

Goodyear Justice Center

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:13 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

3. ROLL CALL

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Osborne, to EXCUSE Councilmember Stipp from the Regular 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

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey and City Clerk Darcie McCracken

4. COMMUNICATIONS

- 4.1** [CO-2018-312](#) Members of the Desert Edge High School Choir will present a special performance.

The Desert Edge High School choir sang happy birthday in honor of Mayor Lord's 80th birthday.

- 4.2** [CO-2018-311](#) Council will receive information regarding the upcoming Building Safety Month.

Chief Building Official Randall Westacott presented on Building Safety Month, which takes place in the month of May each year. Mayor Lord read a proclamation in honor of Building Safety Month and recognizing the importance of the building safety industry and its employees.

- 4.3** [CO-2018-307](#) Staff will provide Council with a summary of the 2018 Spring Training activities.

Ballpark General Manager Bruce Kessman presented. He reported that, due to a collective bargaining agreement that was passed during the off-season, there was an earlier Spring Training start date as well as four fewer games during the 2018 season. This created some challenges and affected the overall revenue, which was \$6,147,072. During the 2018 Season, 29 games were held which drew 163,000 people. Although overall revenue was down because of having fewer games, the overall average per game increased by approximately six percent. Mr. Kessman reviewed season highlights, events and activities that occurred.

Council thanked staff for an outstanding season.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

MOTION BY Councilmember Lauritano, SECONDED BY Vice Mayor Campbell, to APPROVE Consent Agenda Items 6.1, 6.3, 6.4, 6.5 and 6.6. 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](#)
[2018-27](#)

APPROVAL OF MINUTES

Approve draft minutes from a Regular Meeting and a Special Meeting held on March 26, 2018, and a Special Meeting held on April 2, 2018.

6.3 [2018-6313](#)

REVISED POLICY GUIDELINES AND APPLICATION PROCEDURES
FOR THE ESTABLISHMENT OF COMMUNITY FACILITIES
DISTRICTS

PROPOSED ACTION:

ADOPT RESOLUTION NO. 2018-1867 AMENDING AND ADOPTING THE REVISED CITY OF GOODYEAR, ARIZONA POLICY GUIDELINES AND APPLICATION PROCEDURES FOR THE ESTABLISHMENT OF COMMUNITY FACILITIES DISTRICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

6.4 [2018-6327](#)

MAP OF DEDICATION FOR SEDELLA PHASE 2 NORTH SEDELLA
PARKWAY

PROPOSED ACTION:

Approve the Map of Dedication (MOD) for Sedella Phase 2 North Sedella Parkway subject to one stipulation.

6.5 [2018-6328](#)

DEDICATION OF PUBLIC SIDEWALK, UTILITY AND ACCESS
EASEMENT FROM ARIZONA PUBLIC SERVICE COMPANY
PROPOSED ACTION:

Accept the Dedication of a Public Sidewalk, Utility and Access Easement from Arizona Public Service Company, an Arizona corporation.

6.6 [2018-6330](#) **LETTER OF SUPPORT FOR THE GPEC SMART CITIES INITIATIVE**

PROPOSED ACTION:

Approve the Mayor signing a letter of support for the Greater Phoenix Economic Council (GPEC) Smart Region Initiative.

6. **CONSENT**

Councilmember Osborne recused herself from voting on Consent Agenda Item 6.2 because she owns property in this area.

>**Council asked for a high-level review of the value of this action.** Finance Director Doug Sandstrom explained that this is a refinancing of approximately \$35M of debt in the McDowell Road Commercial Corridor Improvement District. The city is contingently liable for this debt. This means that if the payments are not made, the city would have to step in and make those payments. This refunding cuts off almost two full years from the end of the payment cycle, saving about \$6.8M, which reduces the city's contingent liability immediately.

MOTION BY Councilmember Lauritano, SECONDED BY Vice Mayor Campbell, to APPROVE Consent Agenda Item 6.2 The motion carried by the following vote:

Ayes 5 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, and Councilmember Hampton

Excused 1 - Councilmember Stipp

Recused 1 - Councilmember Osborne

6.2 [2018-6309](#) **AUTHORIZING THE ISSUANCE AND SALE OF MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT REFUNDING BONDS, SERIES 2018**

PROPOSED ACTION:

ADOPT RESOLUTION NO. 2018-1862 AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF ITS MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT REFUNDING BONDS, SERIES 2018, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$35,000,000, AND NOT TO EXCEED \$1,500,000 PAYMENT AMOUNT OF CERTIFICATES OF OWNERSHIP OF SUPPLEMENTAL INTEREST PAYMENTS; DELEGATING AUTHORITY TO THE CITY FINANCE DIRECTOR TO DETERMINE THE METHOD OF SALE OF THE BONDS AND CERTIFICATES; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE CONTRACT RELATING TO THE BONDS AND CERTIFICATES, A BOND REGISTRAR, TRANSFER AGENT AND PAYING AGENT CONTRACT, A DEPOSITORY TRUST AGREEMENT AND CERTAIN OTHER DOCUMENTS RELATING TO AND SECURING THE PAYMENT OF THE BONDS AND CERTIFICATES; AWARDING THE BONDS AND CERTIFICATES TO THE PURCHASER THEREOF; AS APPLICABLE RATIFYING AND APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE BONDS AND CERTIFICATES; AS APPLICABLE AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO THE BONDS AND CERTIFICATES; APPROVING

THE ASSESSMENTS ON THE ASSESSED PROPERTY IN THE CITY FOR THE PAYMENT OF THE BONDS AND CERTIFICATES; AUTHORIZING THE TAKING OF OTHER ACTIONS RELATING TO THE BONDS AND CERTIFICATES; AND DECLARING AN EMERGENCY.

7. BUSINESS

7.1 [2018-6278](#) FISCAL YEAR (FY)19 ANNUAL PUBLIC ART PLAN

Arts and Culture Coordinator Guylene Ozlanski and Arts and Culture Commissioner Laura Kaino presented on the Fiscal Year (FY)19 Annual Public Art Plan. Ms. Ozlanski introduced and thanked members of the Arts & Culture Commission, and provided an overview of the history of the Arts & Culture Commission.

Ms. Kaino presented Arts and Culture highlights for FY18, which included the following:

>Public Art Installations

- *Centennial Mosaic Trail Markers
- *Library Gathering Space "The Hangout"
- *Goodyear Community Park Stage Mosaic
- *Artist Embellished Traffic Cabinets

>Goodyear Mobile Museum

- *Mobile Museum in the schools

>Arts Events and Programs

- *Creative Aging

Ms. Kaino stated that the Public Art Program creates a sense of place, enhances the "built environment", builds community pride, provides cultural and social value, increases economic attractiveness that promotes development, and establishes a culture of art throughout Goodyear. The goals of the program are to meet the recommendations of the General Plan, utilize local artists and involve Goodyear businesses to enhance Goodyear's economic vitality, and ensure community participation in the public art process.

Ms. Ozlanski reviewed project recommendations and funding levels over the next five fiscal years.

Ms. Kaino reviewed four upcoming projects:

1. Public art shade structure at Goodyear Community Park
2. Gateway Monument in southeast Goodyear
3. Monument Sculpture in south Goodyear
4. Additional Traffic Cabinets after the end of the pilot program.

Council Discussion:

>**Questioned whether the maintenance of existing Public Art should be coming out of the art budget, or if it should come out of the Asset Management Program. Requested that staff consider this in future budget discussions.**

>**Suggested that the new art at the future Recreation Center be something that kids can actually climb on.**

>Appreciates that public art provides a sense of community to our citizens.

>Thanked the Arts and Culture Commission for all their hard work.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE the FY19 Annual Public Art Plan as recommended by the Arts and Culture Commission. 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

7.2 [2018-6297](#) DEVELOPMENT AGREEMENT TO FUND AND CONSTRUCT A PORTION OF THE CITY'S SURFACE WATER TREATMENT PLANT AND RELATED INFRASTRUCTURE

Director of Public Works Javier Setovich presented agenda Items 7.2, 7.3 and 7.4 together.

Mr. Setovich reported that a need for a surface water treatment facility was identified with the adoption of the Integrated Water Master Plan (IWMP) in 2016. Staff has been working diligently to put together all of the elements needed to move multiple efforts forward. The actions Council is being asked to approve are the three major elements of an assured water supply that will support development throughout the city. These strategies have resulted in an extension of the partnership between the city of Goodyear and Newland Communities (Newland). Newland is a key player in Goodyear's growth and the development of the Estrella Mountain Ranch (EMR) area.

A key point to the agreement is an expected \$32M contribution from Newland in exchange for the assurance of additional water for the city. A water treatment facility will be designed and constructed, as well as waterline infrastructure. The total budgeted cost for the project is \$114M.

The city will be managing the design and construction of the facility, as well as the waterline that will extend several miles east of Goodyear to a point of connection to the Salt River Project (SRP) system in the Avondale area. The current potable water transmission system cannot move all of the additional water that will be available from the plant. Therefore, a new transmission line is needed to allow for the delivery of water to the EMR system. This line will be designed and built by Newland for a cost of \$7.9M, which is part of their \$32M contribution.

Mr. Setovich also reviewed several key deal points concerning the Southern Solution water project, which entails drilling wells south of EMR and pumping water north. The Southern Solution project is a very important asset in Newland's water portfolio, and it remains as a future option for addressing the water needs of EMR. This current agreement gives the city and Newland room to adopt terms in the future to fit the environment at that time. With this agreement, the city also agrees to provide an additional 2.6M gallons per day of water to EMR. There are currently over 5,000 homes in Estrella and the current daily use is just under 2M gallons per day. The additional 2.6M gallons of reliable and replenishable surface water will support growth for many years ahead in EMR.

Newland has committed to make payments in line with progress of the project. Terms for maximizing assurance of payment by Newland are built into the agreement. Newland will receive incremental rights to available interim water between now and when the plant is built. Because of its large investment in the project, Newland will be a project team member and will have active participation in the plant project discussions.

Senior Vice President Bill Olson representing Newland (NNP III - Estrella Mountain Ranch, LLC; NNP III - EMR 3, LLC; and NNP III - EMR 4, LLC) spoke on the surface water project, as well as the partnership between the city and Newland.

Since acquiring Estrella in 2005, Newland has invested tremendous amounts of capital in the community. Newland appreciates the partnership that they have with the city of Goodyear. There are approximately 16,000 residents and 5,900 homes in Estrella. In 2017, Estrella experienced the highest sales records in 14 years (400 new home sales), comprising 40% of the city of Goodyear's permits. As the West Valley, Estrella, and the city of Goodyear continue to grow, the infrastructure to support that growth must also grow. The surface water project was a challenging undertaking, which required a great deal of vision and faith. Various water delivery methods have been explored for many years, including the Southern Solution. After two years of evaluating the alternatives, Newland is confident that this agreement is the best solution for all parties.

Budget and Research Finance Manager Lauri Wingenroth reported on proposed changes to the 2014 Infrastructure Improvement Plan (IIP) that relates to the elements of the water treatment facility project. State Statute allows minor amendments as long as the underlying service level assumptions are not changed, that the change involves the same type of infrastructure, and there is not an increase in the fee of more than five percent. Only the South area's IIP is being adjusted. The adjustment will add the surface water project, remove the Southern Solution projects, and adjust developer reimbursements. There will be no fee increase with this update.

Utility Operations Manager Barbara Chappell reviewed the background and history of the Surface Water Treatment Facility project. The IWMP was adopted in 2016, and brought to light the physical limitations of the groundwater system. It identified a need to bring surface water into our service area no later than December 21, 2021. An agreement with SRP was approved in January 2017, and later that year Council approved an 8M gallon per day surface water treatment plant, with the ability to expand to 16M gallons per day. The new facility will be located just west of the city's main water reclamation facility, generally located south of MC85 and west of Estrella Parkway. The site will serve as the city's main water campus.

Project Manager Tim Burkeen presented project details and the Progressive Design Build strategy. This is a large complicated project with a lot of stakeholders. The Progressive Design Build method is a collaborative process consisting of team members that have a direct relationship with the design builder. The design builder manages all aspects of the project. An Owner Representative will be hired as an objective third party that will look after the city's best interests. They will assist and advise on technical matters and provide expertise, however, the city will retain all decision-making authority.

Council Discussion:

>Newland is a wonderful community partner for Estrella.

>This is a huge investment that will be great for Estrella and the city. This will be the catalyst that Goodyear needs to spur growth that will help the entire city.

>This isn't a short-term fix, this is a long-term solution.

>The water quality in Estrella will be a much higher quality when this project is complete.

>Thanked Newland Communities and city staff for coming up with a good long-term solution for this area.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2018-1863 APPROVING A PARTICIPATION AND DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION AND FINANCING OF PHASE 1 OF THE CITY'S SURFACE WATER TREATMENT PLANT AND RELATED 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

**7.3 [2018-6287](#) SOUTH AREA WATER INFRASTRUCTURE IMPROVEMENT PLAN
MINOR AMENDMENT**

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT the minor amendment to the infrastructure improvement plans for the Southern Water Service Area section of that certain document titled "Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Fees", dated February 24, 2014, as permitted by Arizona Revised Statutes Section 9-463.05 and the Goodyear Code of Ordinances Article 9-8. 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 [2018-6283](#) APPROVING EXPENDITURE OF FUNDS FOR THE WATER
TREATMENT FACILITY AND RAW WATER DELIVERY PIPELINE
PROJECT**

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hampton, to APPROVE expenditure of funds in the amount of \$16,000,000 for Pre-Construction Services and Owner's Representative for the Goodyear Water Treatment Facility and Raw Water Delivery Pipeline project. 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 [2018-6310](#) **PUBLIC HEARING: ALDI AT ESTRELLA COMMONS REZONE**

Mayor Lord opened the public hearing at 7:46 p.m.

Planner II Alex Lestinsky presented. This proposal is a rezoning for the development of an ALDI grocery store. The subject property consists of 3.39 acres and is located at the southeast corner of Estrella Parkway and Roosevelt Street, just south of the I-10 Freeway. It is currently zoned as preliminary Planned Area Development (PAD) as part of Estrella Commons. In order to move forward with any development, zoning needs to be changed from preliminary to final, or hard zone the property to one of the city's zoning districts. The applicant chose to change the zoning to a C-2 General Commercial zoning district.

The site plan for ALDI has been submitted for review, however, the site plan does not tie the plan to the ALDI development. If for some reason Aldi does not move forward, the zoning will remain C-2 and the property could be used for any commercial use that is permitted under C-2 zoning. The proposed ALDI grocery store will comply with the development standards and design criteria of the C-2 district, while complementing the Estrella Commons design to create a cohesive community.

Attorney Wendy Riddell representing Berry Riddell LLC was available for questions.

There being no public comment, Mayor Lord closed the public hearing at 7:49 p.m.

Council Discussion:

>Council welcomed ALDI to Goodyear.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 2018-1384 REZONING APPROXIMATELY 3 ACRES LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND ROOSEVELT STREET FROM PRELIMINARY PLANNED AREA DEVELOPMENT ZONING DISTRICT TO THE C-2, GENERAL COMMERCIAL DISTRICT; 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 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, and Councilmember Hampton

Excused 1 - Councilmember Stipp

7.6 [2018-6320](#) **FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR CENTERRA LLC**

Plan Review Manager Stephen Scinto presented. This agreement covers the remaining eight acres of the Centerra Crossings property that is located at the southwest intersection of Van Buren Street and Estrella Parkway. This amendment to the development agreement addresses one remaining development related item regarding the future traffic signal at the intersection of Estrella Parkway and Centerra Drive. The existing development agreement is problematic because the city runs the risk of having to collect the in-lieu payment after the property has been developed. This fourth amendment ensures the city's receipt of the in-lieu payment toward the cost of the signal and provides reasonable timeframes that allow staff to budget and complete the traffic signal once it has been warranted.

Council Discussion:

None.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2018-1868 APPROVING THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT WITH CENTERRA LLC REGARDING REMAINING OBLIGATIONS UNDER DEVELOPMENT AGREEMENT; 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

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:

- >Attended a Shark Tank at Mabel Pageant Elementary School.
- >Thanked Chief Luizzi, Lisa Neagle and their staff for a presentation that was made to the Estrella Foothills calculus class.
- >Thanked staff for organizing the Southwest Valley Small Business Summit.
- >Palo Verde tour.
- >Reported that the Estrella Mountain Ranch Elementary School was awarded an A+ designation.

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 city's first Shred-a-Thon event was held April 21, 2018. A total of 382 residents participated and dropped off 18,140 pounds of documents to be shredded.

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:

None.

9. FUTURE MEETINGS

May 7, 2018	Work Session	5:00 p.m.
May 7, 2018	Special Meeting	Immediately following Work Session
May 14, 2018	Work Session	4:30 p.m.
May 14, 2018	Regular Meeting	6:00 p.m.
May 21, 2018	CFD Meeting	4:45 p.m.
May 21, 2018	Work Session	5:00 p.m.
May 21, 2018	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:00 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 April 23, 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: