



## 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 Joe Pizzillo  
Councilmember Sheri Lauritano  
Councilmember Bill Stipp  
Councilmember Brannon Hampton  
Councilmember Laura Kaino

---

Monday, August 27, 2018

6:00 PM

Goodyear Justice Center

---

#### 1. CALL TO ORDER

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

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

#### 3. ROLL CALL

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

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

#### 4. COMMUNICATIONS

- 4.1 [CO-2018-319](#) The Cleveland Indians and the Cincinnati Reds will present their charitable donations from the 2018 Spring Training season to their designated non-profit organizations.

Ballpark General Manager Bruce Kessman presented. Mr. Kessman introduced representatives from the Cleveland Indians and the Cincinnati Reds and recognized their fundraising activities, which raised approximately \$187,000 this year. He said the funds will benefit local non-profit organizations.

Mike Saverino addressed the City Council on behalf of the Cincinnati Reds. Mr. Saverino thanked the City Council for the opportunity to support the New Life Center, which plays a very important role in the southwest valley. Myriah Mhoon, executive director of the New Life Center, thanked the Cincinnati Reds and the city of Goodyear for their support of the Center.

Ryan Lance addressed the City Council on behalf of the Cleveland Indians. Mr. Lance said it is very rewarding to support local causes. He said the funds will be donated to the Homeless Youth Connection, the HOPE Team and the Southwest Valley YMCA. Dawn Bogart, executive director of

the Homeless Youth Connection, thanked the Cleveland Indians and the city of Goodyear. Ms. Bogart stated the Homeless Youth Connection reached 638 youth last year and is on track to serve over 700 youth this year. Larry Atkinson, president of the HOPE Team, thanked the teams and stated the funding will go to care for patients with cancer. Paul McKinn, executive director of the YMCA thanked the city of Goodyear and the teams for their support. He stated the funds will benefit YMCA programs.

### **Council Discussion**

\*Council thanked the teams for supporting the community and thanked each of the non-profit organizations for the positive impact they make in the community.

\*Council thanked Parks and Ballpark staff for their efforts and support of this initiative.

- 4.2      [CO-2018-324](#)      Parks and Recreation Department staff will provide a review of the 2018 summer recreation and aquatics programs.

Recreation Superintendent Michael Beadle, Recreation Coordinator Deanna Ortiz and Recreation Coordinator Kristen Figueroa presented highlights from the 2018 summer recreation and aquatics programs. Mr. Beadle presented a summary of the summer program and introduced Ms. Figueroa.

Ms. Figueroa said there were over 35,000 pool visits this year, including 400 swim lessons. She said about 250 people attended each of the two family fun nights at the pool, and survey results indicated that 96% of participants rated the program above average or excellent.

Ms. Ortiz said the summer recreation program occurred at three locations this year and included 627 participants. She stated the program included field trips and activities and resulted in a 91% customer satisfaction rating of above average or excellent. She said the program also included an opportunity for junior recreation leaders to participate.

### **Council Discussion**

\*Council was complimentary of the programs and services offered this year and thanked staff for all of their hard work.

\*Council acknowledged the positive impact of the junior recreation leader opportunities.

\*Council thanked all of the volunteers for supporting the summer programs.

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

None.

## **6. CONSENT**

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to APPROVE Consent Items 6.1 - 6.7. The motion carried by the following vote:**

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

- 6.1     [2018-6237](#)     **APPROVE THE BUDGET TRANSFERS FOR FY2019**  
**PROPOSED ACTION:**  
Approve the budget transfers for FY2019.
- 6.2     [2018-6400](#)     **AMEND CHAPTER 10 (HEALTH AND SANITATION) OF THE GOODYEAR CITY CODE**  
**PROPOSED ACTION:**  
ADOPT ORDINANCE NO. 2018-1401 AMENDING VARIOUS SECTIONS OF CHAPTER 10 (HEALTH AND SANITATION) OF THE GOODYEAR CITY CODE AND PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES AND CODES, CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE.
- 6.3     [2018-6418](#)     **APPOINT ALTERNATE JENNIFER BARNES AS A VOTING MEMBER OF THE ARTS AND CULTURE COMMISSION**  
**PROPOSED ACTION:**  
Appoint Jennifer Barnes, alternate member of the Arts and Culture Commission, to voting member. Barnes will fulfill the term of Laura Kaino that expires on December 31, 2018.
- 6.4     [2018-6428](#)     **APPROVE A PERSON TRANSFER OF A SERIES 6 LIQUOR LICENSE FOR CLUBHOUSE GRILL AZ**  
**PROPOSED ACTION:**  
Approve a request from Jared Michael Repinski, agent/applicant for PNKT Investments LLC, doing business as Clubhouse Grill AZ, for a Person Transfer of a Series 6 liquor license, No. 06070051, located at 14175 West Indian School Road, #C 1, Goodyear, Arizona (Generally located west of the Safeway Store at the southwest corner of Litchfield Road and Indian School Road).
- 6.5     [2018-6432](#)     **APPROVE AMENDMENT FIVE TO THE IGA WITH THE REGIONAL PUBLIC TRANSIT AUTHORITY TO ADD FIVE ANNUAL HOLIDAYS TO THE AVONDALE ZOOM NEIGHBORHOOD CIRCULATOR SERVICE IN GOODYEAR**  
**PROPOSED ACTION:**  
Authorize the City Manager to approve Amendment Five to the Intergovernmental Agreement (IGA) between the city of Goodyear and the Regional Public Transit Authority (RPTA) to add five annual holidays to the Avondale Zoom neighborhood circulator service in Goodyear.
- 6.6     [2018-6433](#)     **APPROVE A LIQUOR LICENSE ACQUISITION OF CONTROL FOR BUFFALO WILD WINGS**  
**PROPOSED ACTION:**  
Approve a request from John Dean Curtis, II, agent for Blazin Wings, Inc., doing business as Buffalo Wild Wings, for an Acquisition of Control of Series 12 Liquor License No. 12079155, located at 13311 West McDowell Road, Goodyear, Arizona 85395 (Generally located at the 13300 block of West McDowell Road).

- 6.7      [2018-6440](#)      **ACCEPT THE DEDICATION OF AN ELECTRIC UTILITY AND ACCESS EASEMENT FROM PALM PLACE PLAZA CONDOMINIUM ASSOCIATION**  
**PROPOSED ACTION:**  
Accept the dedication of an electric utility and access easement from Palm Place Plaza Condominium Association, an Arizona nonprofit corporation.

7.      **BUSINESS**

- 7.1      [2018-6317](#)      **PUBLIC HEARING: DRAFT LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN**

Mayor Lord opened the public hearing at 6:39 p.m.

Finance Manager-Budget and Research Lauri Wingenroth presented the public hearing to receive comment on the draft Land Use Assumptions and Infrastructure Improvement Plan that was posted on March 21, 2018. She stated that the Arizona Revised Statutes provide for the imposition of development impact fees and that one requirement is a review of existing land use assumptions and the infrastructure improvement plan at least every five years. The underlying land use and infrastructure plans were approved in February 2014, and the fees became effective in August 2014.

Ms. Wingenroth said the Council policy direction of growth that pays for growth was used to develop the initial infrastructure plan. She said the result was more infrastructure and types of costs which led to higher costs and fees compared to the current plans and fees.

Ms. Wingenroth said initially two stakeholder meetings were planned and scheduled for May 2 and May 8, 2018. Feedback from before and during the first stakeholder meeting supported extending the timeline and allowing for more opportunity for directed stakeholder input and discussion. A series of four additional stakeholder meetings have been held since May 8th. She said the most recent meeting was held on August 13, 2018, and the stakeholders reviewed a draft of today's presentation, which includes a summarization of the stakeholder group discussions and related technical changes to the land use assumptions and infrastructure improvement plan. She said another meeting is scheduled with the stakeholders to review the draft staff recommendations to be made at the September 17, 2018 work session. That work session is planned as the point in the process following public input for the City Council to discuss and provide policy direction.

Ms. Wingenroth provided an overview of land use assumptions. She also identified technical changes that are reflected in the August updated fee calculations. Changes in fees were presented as follows:

- \*Remove Goodyear Ballpark from calculation of current level of service, reduces North/Central fee-\$750 estimate
- \*Remaining Newland reimbursement is related to 17 acres of land for the proposed park, no fee change as it moves from an included reimbursement to a cost of project

- \*Use available related to telecom building capacity and historical cost toward growth demanded, reduces fee
- \*Approach to assure developer in-lieu of other payments for partial shares of infrastructure are accounted for
- \*Ensure replacement costs are excluded
- \*Reduce multi-family equivalent dwelling unit factor, land use level of service change
- \*Align use with Integrated Water Master Plan, minor impact
- \*Correct surface water related financing assumptions, shifts costs/fee between areas
- \*Assure accuracy in calculations and transition of data between tables, varies
- \*Update to 10th Edition of ITE, varies
- \*Significant discussion on streets to include, reduces fees substantially in North/Central
- \*Update Police Operations Expansion costs to those in the FY19-23 Capital Improvement Plan, increases fee; presented at June 5, 2018 stakeholder meeting
- \*Correct South to current Fire level of service, increases fee

Ms. Wingenroth also identified technical changes that are not reflected in the August updated fee calculations. The items were presented as follows:

- \*Estimate impact of moratorium, no impact to fees
- \*Treat credits as excess capacity, case-by-case analysis used
- \*1% construction sales tax related, the revenue pays difference between fee and cap in development agreements where infrastructure was provided and cap was established as repayment method (older agreements, pre-current rules); carve out non-fee areas was presented as an alternative

Ms. Wingenroth presented the proposed single family fee calculations for the North/Central area of the city. She stated the proposed fee is less than the proposed fee presented in March.

Ms. Wingenroth presented the proposed single family fee calculations for the South area of the city. She stated the proposed fee is about \$500 less than the proposed fee presented in March.

Ms. Wingenroth presented the proposed fees for non-residential uses. She said, compared to the proposed fee in March, the retail fee has increased, and the fee for industrial has decreased. She added in the Central area the proposed fees have decreased for residential, commercial and industrial compared to the proposed fees in March.

Ms. Wingenroth presented a status of other cities reviewing impact fees. She said that Avondale anticipates an increase in fees and that other cities are still reviewing their fees.

Ms. Wingenroth stated draft staff recommendations are planned to be presented to the City Council on September 17, 2018, and that fees are anticipated to go into effect in April 2019.

### **Public Comments**

Mr. Jackson Moll, representing the Home Builders Association of Central Arizona, stated the initial

fees were very high; however he is pleased with the progress made to date. He expressed concerns with fees in the South area and complimented staff for their work to date.

Mr. Jeff Bliley, representing developers, said the initial parks fee was concerning, but over the past few months a lot of progress has been made. He said a few streets have been added that could be outside of the ten-year plan and looks forward to continuing conversations with the city. He also said there seemed to be a regulatory error related to a sewer fee and looks forward to working with staff on this item as well.

Mr. Stephen Earl, representing West Goodyear property owners, said the initial fees presented in March were very concerning; however, since then several workshops have occurred with staff and the fees have decreased considerably. He said that he appreciated all of the effort from staff and noted only a couple of remaining issues to discuss.

Ms. Cheryl Lombard, representing Valley Partnership, thanked staff for their work to decrease the initial fees and expressed concerns related to street impact fees for industrial and commercial. She suggested a two year phasing plan, especially for commercial and industrial fees, and looks forward to providing more feedback.

There being no further comment, the Mayor closed the public hearing at 7:22 p.m.

#### **Council Discussion**

There was no Council discussion.

### **7.2      2018-6415      FY 2019 PAVEMENT MANAGEMENT PROJECTS**

Streets and Traffic Superintendent Ron Sievwright introduced Pavement Management Coordinator Brian Harvel, who presented.

Mr. Harvel stated the item before the Council is consideration to approve a budgeted expenditure of up to \$3,250,000 to complete pavement management projects in fiscal year 2019. He said that in 2014 the city's pavement management consultant, APT, presented an update on the city's pavement management program. During those presentations, the city's current pavement condition was presented to Council. Mr. Harvel stated the city's current overall pavement condition on average has improved since 2014, from 68.1 to 74.5.

Mr. Harvel stated the proposed fiscal year 2019 pavement management projects total 43.53 lane-miles of both preservation and rehabilitation projects. He said the various treatment options include hot in-place recycling, high volume fractured aggregate surface treatment, and low volume cape seal.

Mr. Harvel said the following neighborhoods are scheduled: Estrella Parkway-Elliot Road to just south of Estrella Foothills High School; Sarival Avenue from MC-85 to Yuma Road; Manzanita Drive from Van Buren Street to Via Villa Street; and Via Villa Street from Manzanita Drive to Palo Verde

Drive. Other neighborhoods include: The Classics, Las Palmas North, The Meadows South, Desert Greens, The Horizons, Paloma, The Mirage, The Meadows North, The Oasis, The Estates, Estrella Vista Southwest, The Trails, The Summit, and Estrella Vista West.

Mr. Harvel stated staff recommends approval of a budgeted expenditure of \$3,250,000.

#### **Council Discussion**

\*Council appreciated the effort from staff and the work completed to date to improve city streets.

\*Council remarked on the quality of the roads and the ongoing effort to improve the community's roads.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Hampton, to APPROVE a budgeted expenditure of up to \$3,250,000 to complete pavement management projects in various locations throughout the city.**

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

#### **MOTION AND CALL TO ENTER INTO EXECUTIVE SESSION IF NEEDED**

Pursuant to A.R.S. § 38-431.03(A)(3), for discussion or consultation for legal advice with the City Attorney regarding the adoption of new development impact fees.

The City Council did not call for an Executive Session.

### **8. INFORMATION ITEMS**

#### **1. Reports from the Mayor and City Council**

**a. This may include current events and activities as well as requests for information or future agenda items.**

Councilmember Kaino attended the Arizona League of Cities and Towns (the League) conference last week. Ms. Kaino said there was a lot of conversation around citizen engagement and she looks forward to discussing some of the items with the city manager.

Councilmember Lauritano complimented Council Assistant John Raeder for his work with the Youth Commission last week during the League conference. Ms. Lauritano also thanked the city manager for the additional community updates related to the storm clean up in Estrella. She asked for a future debrief on the city response to emergency storm clean up, including a communication plan.

Mayor Lord said the League conference was great and offered a number of excellent sessions.

#### **2. Report from the City Manager**

**a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council**

**Related Matters.**

City Manager Julie Arendall announced that sanitation crews will be back in Estrella this Wednesday. Ms. Arendall also read a thank you note related to Treasures for Teachers. She said the program served 611 educators, serving approximately 15,000 students.

Ms. Arendall said city offices will be closed on Monday, September 3, 2018 in observance of Labor Day and that sanitation will be on a modified schedule next week.

Ms. Arendall announced the 9-11 breakfast will be held on Sunday, September 9, 2018 at 7:30 a.m. at Fire Station 183 (3075 N. Litchfield Rd.)

**9. FUTURE MEETINGS**

September 10, 2018	Special Meeting	4:00 p.m.
September 10, 2018	Work Session	Immediately following Special Meeting
September 10, 2018	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:47 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 August 27, 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: