



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, September 24, 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 STIPP

3. ROLL CALL

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

Staff Present: Deputy City Manager Wynette Reed, City Attorney Roric Massey and City Clerk Darcie McCracken

4. COMMUNICATIONS

4.1 [CO-2018-329](#) Council will receive an update on various economic development projects.

Deputy City Manager Wynette Reed stated that this will be Harold Stewart's last meeting as the Interim Economic Development Director.

Mr. Stewart presented an update on economic development activities.

The highlights from FY 17-19 include the creation of 3,031 jobs and \$661.7M of new investment. The focus has been on infrastructure and entrepreneurship in the community. Mr. Stewart stated that economic development has been working with higher education as well as working to fill in the employment corridors.

Mr. Stewart reviewed a list of retail, restaurant and entertainment businesses that have either opened, are under construction or have been planned from FY 17-19. The level of activity has increased and does not appear to be slowing.

Mr. Stewart presented the construction activity highlights for FY 17-19 and the future.

Industrial/technology projects that are expected to be under construction in 2019 include:

- > Six spec buildings totaling 3.5M square feet
- > Seven projects to be built for companies that will be moving in, totaling 2.5M+ square feet
- > Goodyear's first data center

The new medical/office projects to be delivered in 2018/2019:

- > Ground-up construction (e.g., Adelante Healthcare)
- > Adaptive Re-use/Medical Office - Palm Valley Cinema
- > New Class A office - currently working with a developer

Multiple retail projects planned or under construction:

- > Backfill existing space of approximately 175K square feet (about 100K have already been reallocated)
- > Over 20 new retail developments

Four Hotels expected to be under construction totaling 386 rooms:

- > Two in the review process

Mr. Stewart spoke about the InnovationHub @ GoodyearAZ and the impact that it has had upon entrepreneurs and small business owners. Over 120 individuals have completed the ASU startup school program offered through the InnovationHub and 18 entrepreneurial businesses started.

Marketing efforts within FY17-19 include:

- > Full website enhancement completed in March 2018.
- > Four full-page editorials appeared in the Business Facilities Magazine.
- > New "Biz Buzz" page launched about businesses who have located in the city.

Mr. Stewart reviewed the emerging opportunities for FY19 and beyond. There will be an increased technology presence that will initially focus on data centers in order to attract technology-based companies. Mr. Stewart explained that there will be additional office space development along with an expanded medical community to broaden the range of services. Continued growth in distribution and manufacturing, new educational programs and partnerships, increasing entrepreneurship and expanded choices in retail, entertainment and restaurants are all focuses for the future of the Economic Development Department.

COUNCIL DISCUSSION:

Council recognized and thanked Mr. Stewart for his contributions to the city's economic development and that the city will benefit from his efforts in the future.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, 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 [MINUTES](#)
[2018-58](#)

APPROVAL OF MINUTES

PROPOSED ACTION:

Approve draft minutes from a Special Meeting and Regular Meeting held on September 10, 2018 and a Special Meeting held on September 17, 2018.

6.2 [2018-6238](#)

APPROVE THE BUDGET TRANSFERS FOR FY2019

PROPOSED ACTION:

Approve the budget transfers for FY2019.

6.3 [2018-6437](#)

APPROVE EXPENDITURE OF \$1,914,300 FOR THE COG WELL #26
AND RAW WATER TRANSMISSION MAIN

PROPOSED ACTION:

Approve expenditure of funds in the amount of \$1,914,300 for the New COG Well #26 and Raw Water Transmission Main.

6.4 [2018-6442](#)

APPROVE THE AMENDED AND RESTATED
INTERGOVERNMENTAL AGREEMENT TO PROVIDE
INTEGRATED SERVICES TO CHILDREN AND FAMILIES AT THE
SOUTHWEST FAMILY ADVOCACY CENTER

PROPOSED ACTION:

Approve the Amended and Restated Intergovernmental Agreement (IGA) among the cities of Avondale, Buckeye, Goodyear, and Maricopa County, Arizona, acting by and through the Maricopa County Sheriff's Office (MCSO) and the State of Arizona, Department of Child Safety (DCS); and authorize the City Manager or designee to execute the IGA to provide integrated services to children and families at the Southwest Family Advocacy Center (SWFAC).

6.5 [2018-6449](#)

APPROVE THE MODIFICATION OF ASSESSMENT NUMBER 3
WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT

PROPOSED ACTION:

ADOPT RESOLUTION NO. 2018-1896 APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 3 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT.

6.6 [2018-6459](#)

RATIFY A GRANT APPLICATION FROM THE GOODYEAR POLICE

**DEPARTMENT TO THE U.S. DEPARTMENT OF JUSTICE, OFFICE
OF JUSTICE PROGRAMS AND APPROVE A BUDGET TRANSFER**

PROPOSED ACTION:

Ratify the submission of an Edward Byrne Justice Assistance grant application to the U.S. Department of Justice Office of Justice Programs for ten Automatic External Defibrillator (AED) devices and approve a FY2019 budget transfer to allow for the expenditure of the grant.

6.7 [2018-6467](#)

APPROVE THE FINAL PLAT FOR PASEO PLACE PARCEL 1

PROPOSED ACTION:

Approved the Final Plat for Paseo Place Parcel 1, subject to stipulations.

7. **BUSINESS**

7.1 [2018-6450](#)

**PUBLIC HEARING: REZONING APPROXIMATELY 2.28 ACRES
FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL)**

Mayor Lord opened the public hearing at 6:25 PM

Planner III Steve Careccia presented. This is a rezoning action of 2.28 acres on the west side of Bullard Ave. approximately halfway between Van Buren St. and Yuma Rd. The general plan land use specifies the area is for business and commerce. APS intends to construct an electrical substation on the property and rezone to I-1(light industrial). A public hearing before Planning and Zoning Commission(PZ) was conducted and staff has not received any comments in opposition. Mr. Careccia stated that PZ voted 5-0 to recommend approval. Staff recommends approval subject to the three stipulations in the staff report.

Mayor Lord closed the public hearing at 6:29 PM

COUNCIL DISCUSSION:

Council asked whether APS intends to rezone additional property in the area. Mr. Careccia responded that he was not aware of any current plans, but if they do own property in the area, they can apply to have it rezoned.

Council asked about the setbacks for this property. Mr. Careccia stated that the industrial zone will have setbacks, the size will depend on how the properties line up.

Council inquired about artwork and the design standards associated with the substation. Mr. Careccia explained that the wall and improvements connected with the substation will be identical to similar substations in the area.

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to ADOPT
RESOLUTION NO. 2018-1901 DECLARING AS PUBLIC RECORDS THOSE CERTAIN
DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL
SUPPLEMENTARY ZONING MAP NO. 18-08," AND "EXHIBIT B - LEGAL**

DESCRIPTION - REZONING EXHIBIT ARIZONA PUBLIC SERVICE COMPANY."

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

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 2018-1407 CONDITIONALLY REZONING APPROXIMATELY 2.28 ACRES FROM THE AU (AGRICULTURAL URBAN) ZONING DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. 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

7.2 [2018-6456](#) PUBLIC HEARING: EL CIDRO FINAL PAD AMENDMENT

Mayor Lord opened the public hearing at 6:33 PM.

Planner III Karen Craver presented. The El Cidro Final PAD Amendment extends from Lower Buckeye Rd to south of MC 85 and from Citrus Rd to east of Cotton Lane. This amendment is to modify the development standards and setbacks in the LDR1, LDR2 and LDR3 land use categories.

Ms. Craver explained that this amendment will reduce side setbacks by five feet, allowing for larger homes within the properties. Staff had initially expressed concern regarding the size of the setbacks. Beazer responded by offering an enhanced landscape package to reduce "a canyon effect" that may appear from the homes being ten feet apart.

Ms. Craver stated that the amendment will also consolidate the stipulations of approval from the original PAD and the six subsequent amendments to eliminate redundancy and conform with the current Zoning Ordinance.

During the PZ meeting, there was a motion to recommend approval, but failed it by a vote of 3-2. The PZ by-laws require that a quorum of the commission vote in the affirmative. The majority vote would have to be four in the affirmative.

Jeff Blilie, 701 N. 44th St., representing the applicant provided a brief overview of the PAD amendment. Mr. Blilie explained that half of the El Cidro projects already have the 5'x5' setback. The amendment would standardize the home products and allow for diversity. Mr. Blilie stated that there will be a 10-acre central park within the middle of the project which also includes curb separated sidewalks, trails and easements to enhance the space.

Mayor Lord closed the public hearing at 6:44 PM.

COUNCIL DISCUSSION:

Council asked how many different elevations will be available in the development. Mr. Blilie responded that they are not reducing the lot sizes, but this will allow for larger homes on the lot. Without the amendment, there will be less diversity. Mr. Blilie could not specify the exact number of elevations, however, Beazer was estimated having seven or eight different elevations for the 120 lots.

Council was initially concerned with the 5'x5' setbacks, but recognizes this is where the industry is headed. Also expressed support for product diversity.

Council expressed concern that the enhanced landscape may be a temporary fix for the smaller setbacks.

Council recognized that people want more of an urban environment with larger homes, less yard maintenance and greater community features.

Council asked for clarification on the PZ commission vote. Ms. Craver stated one of the commissioners hoped to see a street view so she could understand the concept better. Another commissioner expressed concerns that the smaller setback would affect the property values.

Council asked for clarification on "the canyon effect". Ms. Craver explained that if two-story homes were placed next to each other, there would be the appearance of a 'canyon' between the two homes.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2018-1898 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "SUPPLEMENTARY ZONING MAP NO. 18-02B", "EL CIDRO FINAL PAD LEGAL DESCRIPTION", AND "El Cidro PAD FINAL PAD JUNE 2018". 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

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to ADOPT ORDINANCE NO. 2018-1408 CONDITIONALLY REZONING THE PROPERTY WITHIN THE EL CIDRO FINAL PLANNED AREA DEVELOPMENT CONSISTING OF APPROXIMATELY 636.73 ACRES, GENERALLY LOCATED SOUTH OF LOWER BUCKEYE ROAD AND EAST OF CITRUS ROAD BY CONSOLIDATING STIPULATIONS OF APPROVAL FROM PREVIOUS REZONINGS AND BY ADOPTING THE EL CIDRO FINAL PAD DATED JUNE 2018, WHICH MODIFIES THE REAR AND SIDE YARD SETBACKS AND THE MAXIMUM LOT COVERAGE DEVELOPMENT STANDARDS FOR THE LDR1, LDR2, AND LDR3 LOW DENSITY RESIDENTIAL LAND USE CATEGORIES; AMENDING THE ZONING MAP OF THE

CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. 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

7.3 [2018-6436](#) **PUBLIC HEARING: PEBBLE CREEK MARKETPLACE MIXED USE PHASE II PAD**

Mayor Lord opened the public hearing at 6:57 p.m.

Planner II Alex Lestinsky presented. The rezone of approximately 30 acres from agricultural to Planned Area Development (PAD) is to create the Pebble Creek Marketplace Mixed Use PAD. The area is located at southeast corner of McDowell Rd and 159th Ave. Ms. Lestinsky explained that the property includes 17 acres of multi-family and 13 acres of general commercial property. Within the General Plan, this area is designated for business and commerce.

Ms. Lestinsky stated that the PAD request meets the requirements of the General Plan. Article 9 of the Zoning Ordinance requires sound attenuation plans for residential development within 500-feet of the I10. The applicant submitted the plan which was reviewed and approved by the Engineering department and a stipulation has been included to comply with those recommendations for noise mitigation.

A neighborhood meeting was held on June 6, 2018 but there were no public attendees. One general inquiry was received but it was not in opposition of the project. A PZ hearing was held on September 12, 2018 and there was no opposition.

Adam Baugh, 2525 E. Biltmore circle, representing the applicant. Mr. Baugh explained that today's commercial zoning is different than in the past. This particular project is not at the arterial, rather being at the mid-block. Mr. Baugh stated that this presents an opportunity to inject residential to have immediate customers for the commercial side. There is no access directly onto McDowell Road, with shared vehicular and pedestrian access between commercial and multi-family. This is a gated community, with an approximately 126 foot building setback. Mr. Baugh explained that in order to mitigate the noise from the I10, there were several features added, including two-story carriage units and an eight-foot tall sound wall.

Mayor Lord closed the public hearing at 7:08 PM.

COUNCIL DISCUSSION:

Council expressed support for the project, the added density in the area and the stipulations added to mitigate the noise from the I10.

Council suggested diversity in the facade of the multi-family housing.

Council was concerned if there would be commercial properties on both sides. Ms. Lestinsky confirmed that the property would be surrounded by commercial.

Council asked for clarification on the location of the sound wall. Engineering Director Rebecca Zook clarified where the wall would surround the south part of the property.

Council expressed concern about the proximity to the freeway. Ms. Zook explained that the noise attenuation study was performed which includes a 15-year projection into the future. The noise attenuation plan for the city of Goodyear was met with the addition of the wall and the other building components. Mr. Baugh explained that after the setback and the buffer added with the additional buildings, the overall setback of the residential would be approximately 200 feet from the freeway.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2018-1891 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 18-04A"; "PEBBLE CREEK MARKETPLACE MIXED USE PHASE II PARENT PARCEL LEGAL DESCRIPTION"; AND "PEBBLE CREEK MARKETPLACE MIXED USE PHASE II - PAD DEVELOPMENT REGULATIONS DATED JUNE 25, 2018". The motion carried by the following vote:

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

Nays 1 - Councilmember Kaino

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to ADOPT ORDINANCE NO. 2018-1403 REZONING APPROXIMATELY 30 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND 159TH AVENUE FROM AGRICULTURAL (AG), TO FINAL PLANNED AREA DEVELOPMENT (PAD) PEBBLE CREEK MARKETPLACE MIXED USE PHASE II PAD; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. 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

7.4 [2018-6441](#) PUBLIC HEARING: CITRUS FARMS REZONE

Mayor Lord opened the public hearing at 7:19 PM.

Planner II Alex Lestinsky presented. The rezone is located at Citrus Rd. and Campbell Ave. This property was zoned Talaverde Estates PAD and the request is to rezone to R1-6. Ms. Lestinsky

explained that the rezone would increase the number of lots from approximately 70 to 110 while the density would increase from 1.59 dwelling units per acre (du/ac) to 2.43 du/ac. A neighborhood meeting was held on August 9, 2018 and a PZ meeting on September 12, 2018. Neither meeting received any public comment.

Hillary Turby was available to answer questions.

Mayor Lord closed the public hearing at 7:22 PM.

COUNCIL DISCUSSION:

Council asked if this project will connect with the other portions of Abel Ranch. Ms. Turby confirmed that there are vehicular and pedestrian connections to Abel Ranch.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Kaino, to ADOPT RESOLUTION NO. 2018-1893 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-07" AND "ZONING EXHIBIT ZONE R1-6 LEGAL DESCRIPTION". 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

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to ADOPT ORDINANCE NO. 2018-1405 CONDITIONALLY REZONING APPROXIMATELY 45 ACRES LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND CAMPBELL AVENUE, KNOWN AS CITRUS FARMS, BY REZONING APPROXIMATELY 45 ACRES FROM FINAL PLANNED AREA DEVELOPMENT (PAD) TO R1-6 SINGLE FAMILY DETACHED RESIDENTIAL ZONING, AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. 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

7.5 [2018-6424](#) PRELIMINARY PLAT FOR PALM GATE

Planner II Alex Lestinsky presented. The property is located west of Litchfield Rd, north of Van Buren St, south of TownePlace Suites. The preliminary plat proposed five lots and one tract with four parcels being created along the entry. PZ and Staff are recommending approval and the plat has met all city zoning and engineering standards.

COUNCIL DISCUSSION:

Council asked if the entire property is owned by a single entity. Ms. Lestinsky confirmed that the entire property is owned by the same owner.

Council asked if there will be any road access from the north. Ms. Lestinsky explained that the only vehicular access provided will be from Van Buren St.

Council expressed that this project is a great enhancement to the property and supports the changes.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE a request for a preliminary plat for Palm Gate, subject to stipulations. 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

7.6 [2018-6463](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.31

Planner II Alex Lestinsky presented. The plat is located on W. Mountain Vista Dr. within the Montecito Village and Terrata neighborhoods. The site was formally a school site, but Newland requested a conversion during the rezone. There was a single-story height restriction placed on the parcel and that will carry over with the preliminary plat. Ms. Lestinsky stated that there will be 42 single-family lots with five tracts. Staff and PZ have recommended approval.

COUNCIL DISCUSSION:

None.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Stipp, to APPROVE a request for a preliminary plat for Estrella Parcel 9.31, subject to stipulations. 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

7.7 [2018-6470](#) FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR WEST GOODYEAR SEWER AND WATER INFRASTRUCTURE AND FIRST AMENDMENT TO THE ESCROW AGREEMENT

Engineering Director Rebecca Zook presented. The request is for extending the development agreement for sewer and water infrastructure from 18 months to 24 months to allow for construction of the water and sewer lines. The construction started approximately a year ago and is approximately 90 percent finished with sewer construction and 40 percent finished with water construction. None of the lines have been accepted into the city's system and they will not be dedicated to the city until staff is completely satisfied.

COUNCIL DISCUSSION:

Council asked if six months is enough time. Ms. Zook stated that six months is what the developer is recommending and staff is in concurrence. The vast majority of the infrastructure has been completed.

MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Campbell, to ADOPT RESOLUTION NO. 2018-1905 APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR WEST GOODYEAR SEWER AND WATER INFRASTRUCTURE AND THE FIRST AMENDMENT TO THE ESCROW AGREEMENT; AUTHORIZING THE EXECUTION OF THE AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. 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

7.8 [2018-6471](#) BUDGET TRANSFER FROM CAPITAL PROJECTS CONTINGENCY FOR CIP COST ESTIMATOR

Engineering Director Rebecca Zook presented. Ms. Zook explained that cost estimating involves many aspects. Difficulties in estimating include market conditions, labor availability, economic conditions, increasing prices and project conditions. As a result of these potential variations, significant differences have been seen in several projects. The cost estimation would be utilized for projects such as the recreation campus, fire station 186 and the police building phase 2.

COUNCIL DISCUSSION:

Council asked about the duration of the service. Ms. Zook stated that there is no date limit, but the estimate provided covers 13 different projects. \$50,000 of the budget transfer would cover the 13 projects, while \$25,000 is reserved for additional projects moving forward.

Council questioned why the budget transfer is being taken out of the Capital Projects Contingency Reserve rather than the Manager's Reserve. Finance Director Doug Sandstrom explained that both contingency funds would be eligible for this budget transfer. The Capital Projects Contingency Reserve was chosen since the cost estimating is for the Capital Improvement Program (CIP). Both funds are one-time general funds.

Council asked if the city is going to an outside vendor because we cannot do the cost estimating ourselves. Ms. Zook confirmed that certain aspects are not within the city's area of expertise, particularly the volatility of the market.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Kaino, to APPROVE a budget transfer in the amount of \$75,000 from the Capital Projects Contingency Reserve for Capital Improvement Program (CIP) project cost estimating services. 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

7.9 [2018-6452](#) **APPROVE EXPENDITURE OF \$2,365,335 FOR DESIGN SERVICES FOR THE RECREATION CAMPUS, OFF-SITE IMPROVEMENTS, AND RELATED BUDGET TRANSFER**

Parks and Recreation Director Nathan Torres and Capital Improvement Program Manager Walt Kinsler presented. Mr. Torres reviewed the development of the recreation campus. The master plan was adopted by Council in May of 2018. The recreation campus will include a 30-acre community park, aquatic facility, and related infrastructure improvements. Design elements for the community park include two rectangular multi-purpose fields, plaza area, paths and trails, ball fields, pickleball, tennis, picnic ramadas and several other features.

The recreation center will include a two-level building, totaling 48,000 square feet. The first level will feature a multi-use gymnasium, three different multi-purpose rooms and a teen breakout area. The second level includes an elevated walking track with areas for fitness components.

Mr. Torres reviewed the aquatic facility that will include an eight-lap swimming pool, a family pool/splash play, lazy river and slides. The family pool/splash play area will feature a zero-depth entry which makes the area accessible for people with limited mobility.

Mr. Kinsler addressed the infrastructure improvements including two road improvements and two Roosevelt Irrigation District (RID) facilities that will be relocated. Half-street improvements, reconfiguration of medians and the installation of a traffic signal will take place along Harrison and Estrella Pkwy.

The next steps for the recreation campus begins with Council's approval of the expenditure for design development, which will take place between the fall of 2018 to the fall of 2019. Construction of the campus is estimated for 2019-2020 with an open to the public date in fall of 2020.

COUNCIL DISCUSSION:

Council expressed excitement for the project to proceed and appreciation for how much this will help the community.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to APPROVE an expenditure in the amount of \$2,365,335 for the development of construction drawings for the Recreation Campus to include: Community Park (30-acres), Recreation/Aquatic Center (10-acres), public art, relocate RID facilities and off-site improvements to Estrella Parkway, and Harrison Street and approve related budget transfer. 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

8. INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public.

1. Reports from the Mayor and City Council

Councilmember Stipp attended a Valley Metro Board of Directors meeting which accepted Glendale's withdrawal from the light rail project.

Councilmember Stipp presented at the International City Managers Association.

Councilmember Lauritano spoke about the grand opening of Dunkin' Donuts on Estrella Parkway.

2. Report from the City Manager

Deputy City Manager Wynette Reed noted staff will follow up with Council regarding input in the Citizen Satisfaction Survey. There was a ribbon cutting for the four new Pickleball Courts on September 22. The fourth annual rib-eating contest took place at Texas Roadhouse this last Saturday, featuring five officers from Goodyear Police Department versus officers from Avondale.

9. FUTURE MEETINGS

October 1, 2018	Work Session	5:00 p.m.
October 1, 2018	Regular Meeting	6:00 p.m.
October 5, 2018	Council Retreat - Day One	1:00 p.m.
October 6, 2018	Council Retreat - Day Two	1:00 p.m.
October 15, 2018	Work Session	5:00 p.m.
October 20, 2018	Special Meeting	8:00 a.m.
October 22, 2018	Work Session	5:00 p.m.
October 22, 2018	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:06 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 September 24, 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: