



## City of Goodyear

### Meeting Minutes

#### City Council Regular Meeting

Meeting Location:  
Goodyear Municipal Court  
and Council Chambers  
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

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Monday, February 11, 2019

6:00 PM

Goodyear Municipal Court and Council  
Chambers

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#### AGENDA AMENDED ON FEBRUARY 7, 2019

Removed language pertaining to Public Hearing from Item 7.1. The Public Hearing was held at the Regular Meeting on January 28, 2019.

#### AGENDA AMENDED ON FEBRUARY 8, 2019

Item 6.4 added to the Consent Agenda

#### 1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:02 p.m.

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

#### 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-2019-340](#) Council will receive an overview of the Spring Training 2019 season.

Bruce Kessman, Ballpark General Manager, presented an overview of the Spring Training 2019 season. Mr. Kessman said this season marks the tenth anniversary of spring training in Goodyear and presented on the new concessions, promotions and special events planned this season.

##### Council Discussion:

> Council thanked staff for all of the planning and effort behind spring training baseball and looks forward to opening day.

> Council thanked all of the volunteers that support spring training.

**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 - 6.4. 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](#)  
[2019-09](#)

**APPROVAL OF MINUTES**

**PROPOSED ACTION:**

Approve draft minutes from a Regular Meeting held on January 28, 2019 and a Special Meeting held on February 4, 2019.

**6.2**      [2019-6535](#)

**APPROVE THE RELEASE OF CERTAIN DRAINAGE EASEMENTS**  
**AND THE FINAL PLAT FOR THE VISTAS AT PALM VALLEY**

**PROPOSED ACTION:**

1. ADOPT RESOLUTION NO. 2019-1931 CONDITIONALLY APPROVING RELINQUISHMENT OF CITY'S INTEREST IN CERTAIN DRAINAGE EASEMENTS WITHIN PALM VALLEY PHASE II; PROVIDING FOR AN EFFECTIVE DATE FOR THE RELINQUISHMENT, IMPOSING CONDITIONS FOR RELINQUISHMENT TO BE EFFECTIVE; PROVIDING AUTHORITY TO CITY ATTORNEY; IMPOSING A DEADLINE FOR COMPLETION OF THE RELINQUISHMENT; AUTHORIZING FUTURE ACTIONS BY CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE OF THE RESOLUTION.
2. Approve the Final Plat for the Vistas at Palm Valley proposed by Meritage Homes subdividing 50.7 acres into 197 lots, 18 tracts and one out parcel located in the Vistas at Palm Valley Planned Area Development at the southwest corner of Palm Valley Boulevard and Litchfield Road, subject to stipulations.

**6.3**      [2019-6581](#)

**APPROVE THE FINAL PLAT FOR ESTRELLA PARCEL 11.D1**

**PROPOSED ACTION:**

Approve the Final Plat for Estrella Parcel 11.D1, subject to stipulations.

**6.4**      [2019-6585](#)

**AUTHORIZE THE ISSUANCE OF AT-RISK CONSTRUCTION**  
**PERMITS**

**PROPOSED ACTION:**

ADOPT RESOLUTION NO. 2019-1937 AUTHORIZING THE ISSUANCE OF AT-RISK CONSTRUCTION PERMITS TO ALLOW THE GRADING AND COMPACTION, INCLUDING EXCAVATION AND TO ALLOW THE INSTALLATION OF UTILITY PIPES AND A FOUNDATION TO BE POURED BEFORE THE ISSUANCE OF A BUILDING PERMIT.

**7. BUSINESS****7.1 [2019-6556A](#) REZONE OF GOODYEAR AIRPORT COMMONS PROPERTY FROM AU TO THE I-1, C-2 AND MF-24 ZONING DISTRICTS WITH A PAD OVERLAY (CONTINUED FROM THE JANUARY 28, 2019 REGULAR MEETING)**

Mayor Lord introduced the item continued from the January 28, 2019 Regular Meeting. Mayor Lord said the City Clerk has read the title for Resolution 2019-1927, and there is a Motion on the floor by Councilmember Lauritano, seconded by Councilmember Pizzillo, to Adopt Resolution No. 2019-1927. Mayor Lord said the Public Hearing for this item was closed on January 28, 2019.

Planner III Karen Craver presented an update on the project. Ms. Craver said the proposed rezone will allow for a project mix that can include retail and restaurant uses, multi-family, and adjacent employment opportunities. She said staff is recommending four additional stipulations be added to the project based on the January 28 public comment. The following four stipulations were presented to the Council:

1. Except as otherwise provided in a Development Agreement approved by the City of Goodyear City Council, Owner shall, at Owner's sole cost, provide the city with a physically and legally available water supply sufficient to provide the water service needed to serve the Property that satisfies the Arizona Department of Water Resources' ("ADWR") standards for modifications of Designations of Assured Water Supply to increase the Designation water portfolio by an amount equivalent to the amount of the additional water needed to serve the Property and that provides for sufficient extinguishment credits or renewable supplies to offset the additional water demands;
2. Except as otherwise provided in a Development Agreement approved by the City of Goodyear City Council, Owner shall, at Owner's sole cost, design, install, and/or construct, all infrastructure, on-site and/or off-site, convey all land necessary for such infrastructure, and acquire all capital equipment necessary to allow the city to provide water and wastewater service to the Property at build out;
3. All outdoor storage areas for materials, trash, equipment, vehicles, or similar items shall be screened from view from residential properties including the western property line/Bullard Wash. Screening shall be a combination of trees and shrubs as approved by the Zoning Administrator and as depicted in Exhibit A - Screening Exhibit; and,
4. Loading, delivery, roll-up/dock doors, and service and wash bays may not face any planned or existing residential use that is within 500 feet unless all of the following conditions are met:
  - a. Loading, delivery, roll-up/dock doors, and service and wash bays facing a single family residential use must be located 500-feet from a single family residential property line, and,

- b. The loading, delivery, roll-up/dock doors, and service and wash bays may only occupy 50% of the building facility facing the single family residential use, and,
- c. All loading, delivery, roll-up/dock doors, and service and wash bays that face any residential use or planned residential use shall be screened from view by a combination of trees and shrubs as approved by Zoning Administrator and as depicted in Exhibit A - Screening Exhibit.

Ms. Craver presented the Screening Exhibit A and discussed the line of sight study completed.

Ms. Craver said staff recommends the approval of the rezone subject to the stipulations in the original ordinance, plus the four presented to the Council tonight.

**Council Discussion:**

None.

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1927 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-11”, “GOODYEAR AIRPORT COMMONS LEGAL DESCRIPTION”, “GOODYEAR AIRPORT COMMONS PAD OVERLAY, DATED DECEMBER 2018”, AND “BULLARD AVENUE CORRIDOR DESIGN TREATMENT STRATEGIES, DATED NOVEMBER 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 Pizzillo, to ADOPT ORDINANCE NO. 2019-1422 REZONING APPROXIMATELY 95 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF BULLARD AVENUE AND VAN BUREN STREET, FROM THE AU (AGRICULTURAL URBAN) ZONING DISTRICT TO THE I-1 (LIGHT INDUSTRIAL PARK), C-2 (GENERAL COMMERCIAL), AND MF-24 (MULTI-FAMILY) ZONING DISTRICTS WITH A PAD OVERLAY, 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; and INCLUDE THE FOUR STIPULATIONS AS READ BY STAFF. 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

Following the vote, Mayor Lord said Ms. Susan Jackson submitted a card to speak tonight, however the public hearing for the item closed on January 28. Mayor Lord commented on the mitigation the additional stipulations will provide and thanked Ms. Jackson for attending the meeting.

**7.2      [2019-6513](#)              PUBLIC HEARING: DEVELOPMENT IMPACT FEE AUDIT**

Mayor Lord opened the public hearing at 6:24 p.m.

Finance Manager Jared Askelson presented. Mr. Askelson said in accordance with state statute, an independent audit of the city's land use assumptions, infrastructure improvements plan, and development fees was conducted for the period July 1, 2016 through June 30, 2018. He said the audit reviewed impact fees originally adopted in May of 2014.

Mr. Askelson presented the audit findings from the report, and said a draft of the audit had been reviewed by the Audit Subcommittee on November 28, 2018. Mr. Askelson said staff recommends the Council accept the Development Impact Fee Audit.

There being no further comment, Mayor Lord closed the public hearing at 6:26 p.m.

**Council Discussion:**

> **Council asked about the variance between projections and actuals.** Mr. Askelson said the audit was very similar as far as the variance on the growth. He said the decrease in growth is offset by the amount spent.

**MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to Accept the Development Impact Fee Audit. 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      [2019-6561](#)              APPROVAL OF THE FY2020 ANNUAL PUBLIC ART PLAN**

Arts and Culture Coordinator Guylene Ozlansk introduced Jennifer Barnes, Chairman of the Public Art Subcommittee.

Ms. Barnes presented the Goodyear Art Commission's vision and goals for fiscal year 2020, provided highlights from fiscal year 2019, and presented the Commission's future recommendations for public art projects.

Ms. Ozlanski presented the projects recommended by the Commission to be considered over the next five fiscal years. She said project expenditures are planned to be considered by the Council during the annual budget process. Ms. Ozlanski said one of the Commission's goal for the five-year plan is to include public artwork at new city facilities and outdoor spaces visited by the public.

Ms. Ozlanski also presented other proposed future projects. She said the projects are intended to engage local artists, maintain assets, and focus on areas of the city that currently do not have permanent public art installations.

Ms. Ozlanski requested the Council adopt the fiscal year 2020 Annual Public Art plan as recommended by the Arts & Culture Commission.

**Council Discussion:**

> **Council recognized the Arts Commission for their vision and commented on how the 2019 projects have enhanced the city.**

> **Councilmember Stipp commented on the proposed mural for the Goodyear skate park, and said he would like to transfer the \$2,500 allocated to him for community support to this project.**

> **Council expressed support for the fiscal year 2020 plan.**

> **Council requested updates from the Commission and staff on proposed projects in advance of construction.**

> **Council emphasized the desire to include Goodyear residents.** Ms. Ozlanski said the city encourages Goodyear artists to apply for any of the public art opportunities.

**MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to APPROVE the FY2020 Public art Plan as recommended by the Arts and Culture Commission. 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**

Council attended or reported on the following:

> Councilmembers attended Palm Valley Elementary School to read to first and second graders.

> Councilmembers attended a tour of the Phoenix Rescue Mission and the Central Arizona Shelter Services to understand the vision for providing services in the west valley. Council thanked staff and the Goodyear Faith Community Roundtable for coordinating this tour.

> Councilmembers attended the Culture Pop event and received positive feedback from the community.

> Vice Mayor complimented the Goodyear Fire Department for their work on a recent call for service.

> Councilmember Hampton passed along a concern related to the Loma Linda pool heater and asked for staff to follow up.

**2. Report from the City Manager**

> Julie Arendall, City Manager, reported on the February 9 Lids on Kids Bike Rodeo event at the Goodyear Ballpark. Ms. Arendall said the event was hosted by the Goodyear Police and Fire Department and was featured on Arizona Family. She said promotion on social media reached approximately 7,000 followers.

> Ms. Arendall reported on the Culture Pop event. She said the event included a naturalization ceremony and various performances and activities. Ms. Arendall said staff will be meeting with the City of Avondale to debrief the event and plan for next year.

**9. FUTURE MEETINGS**

February 25, 2019	Work Session	4:30 p.m.
February 25, 2019	Regular Meeting	Immediately Following Work Session
March 4, 2019	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 6:57 p.m.

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Darcie McCracken, City Clerk

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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 11, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

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

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Darcie McCracken, City Clerk

SEAL: