



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

Monday, March 25, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers

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 LAURITANO

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

Councilmember Stipp participated via teleconference.

4. COMMUNICATIONS

- 4.1 [CO-2019-344](#) Parks and Recreation Department staff will provide an update on the upcoming summer recreation and aquatics programs.

Deanna Ortiz, Recreation Supervisor, presented an update on the upcoming summer recreation and aquatics programs. Ms. Ortiz said in addition to the summer recreation program the city will offer a junior leader training program for teens.

Council Discussion:

> Council thanked Ms. Ortiz for the presentation and complimented the staff for the summer recreation programs; families should be very pleased with the curriculum.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Mr. Richard Kirshbaum requested the city send former Mayor James Cavanaugh the 10-year spring training memento provided to season ticket holders this year.

Mayor Lord thanked Mr. Kirshbaum for the request and said that staff would be sending the item with best regards.

6. CONSENT

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE Consent Agenda Items 6.1 - 6.6. 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](#) **APPROVAL OF MINUTES**
[2019-22](#) **PROPOSED ACTION:**
Approve draft minutes from the Regular Meetings held on February 25, 2019 and March 4, 2019.
- 6.2** [2019-6548](#) **APPROVE THE FY2019 BUDGET TRANSFERS**
PROPOSED ACTION:
Approve the budget transfers for FY2019.
- 6.3** [2019-6610](#) **APPROVE AN EXTENSION OF THE PALM GATE FINAL PLAT**
PROPOSED ACTION:
Approve a 90-day extension of the Palm Gate Final Plat approval, extending the approval date to April 20, 2019.
- 6.4** [2019-6608](#) **APPROVE THE RE-PLAT OF A PORTION OF THE FINAL PLAT OF LAS BRISAS PHASE 2B (2B.3) AND ABANDONMENT OF THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS**
PROPOSED ACTION:
1. ADOPT RESOLUTION NO. 2019-1949 ABANDONING CERTAIN STREETS AND RELINQUISHING ALL INTEREST IN CERTAIN PUBLIC UTILITY EASEMENTS DEDICATED TO THE CITY IN THE FINAL PLAT OF LAS BRISAS PHASE 2B; PROVIDING FOR AN EFFECTIVE DATE OF THE ABANDONMENT; IMPOSING REQUIREMENTS AND CONDITIONS FOR THE ABANDONMENT TO BECOME EFFECTIVE; PROVIDING FOR THE EXPIRATION OF THE ABANDONMENT APPROVAL; AND PROVIDING AN EFFECTIVE DATE OF THE RESOLUTION.

2. Approve the Re-Plat of a Portion of the Final Plat of Las Brisas Phase 2B (2B.3) subdividing 31.8 acres into 123 single family lots and 14 tracts generally located at the northwest corner of Citrus Road and Broadway Road, within the Las Brisas Planned Area Development, subject to stipulations.
- 6.5** [2019-6609](#) **APPROVE THE RE-PLAT OF TRACT C OF THE MINOR LAND**

DIVISION MAP OF LAS BRISAS 2C AND OF TRACT G OF THE MAP OF DEDICATION FOR WEST LAS BRISAS DRIVE AND SOUTH 183RD AVENUE (2C.5) AND RELINQUISHMENT AND TERMINATION OF AN EXCLUSIVE SEWER EASEMENT

PROPOSED ACTION:

1. ADOPT RESOLUTION NO. 2019-1950 CONDITIONALLY RELINQUISHING AND TERMINATING ALL INTEREST IN AN EXCLUSIVE SEWER LINE EASEMENT LOCATED WITHIN THE LAS BRISAS DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE OF THE RELINQUISHMENT AND TERMINATION; IMPOSING REQUIREMENTS AND CONDITIONS FOR THE RELINQUISHMENT AND TERMINATION TO BECOME EFFECTIVE; PROVIDING FOR THE EXPIRATION OF THE RELINQUISHMENT AND TERMINATION APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE OF THE RESOLUTION.
2. Approve the Re-Plat of Tract C of the Minor Land Division Map of Las Brisas Phase 2C and of Tract G of the Map of Dedication for West Las Brisas Drive and South 183rd Avenue (2C.5) subdividing 18.9 acres into 75 single family lots and 8 tracts generally located at the northwest corner of Citrus Road and Broadway Road, within the Las Brisas Planned Area Development, subject to stipulations.

6.6 [2019-6618](#)

ACCEPT AN EXCLUSIVE WATER METER AND LINE EASEMENT FROM ANDERSEN REGIONAL MANUFACTURING, INC.

PROPOSED ACTION:

Accept the dedication of an Exclusive Water Meter and Line Easement from Andersen Regional Manufacturing, Inc., a Wisconsin corporation.

7. **BUSINESS**

7.1 [2019-6593](#)

PUBLIC HEARING: REZONE OF WEST BULLARD SOUTH PROPERTY FROM I-1 (LIGHT INDUSTRIAL PARK) AND C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY

Mayor Lord opened the public hearing at 6:16 p.m.

Karen Craver, Planner III, said her presentation would cover both items 7.1 and 7.2.

Ms. Craver said the rezone of West Bullard North property proposes the rezone of 56 acres from AU (Agricultural Urban) to the I-1 (Light Industrial Park) zoning district with a PAD Overlay. She said the rezone of West Bullard South property proposes the rezone of 103 acres from I-1 (Light Industrial Park) and C-2 (General Commercial) to I-1 (Light Industrial Park) with a PAD Overlay. Ms. Craver said both proposals will allow for the development of employment opportunities such as distribution, fulfillment, or data centers.

Ms. Craver said staff, and the Planning and Zoning Commission, find that the rezoning of both

properties is consistent with the General Plan and the Zoning Ordinance. She said staff recommends approval subject to stipulations in Ordinances 2019-1428 and 2019-1429.

Mr. Cameron Carter, Rose Law Group, representing Compass Data Centers addressed the City Council. Mr. Carter said the company is in agreement with all of staff's findings, recommendations, and proposed stipulations and is available for questions.

Mayor Lord closed the public hearing at 6:25 p.m.

Council Discussion:

> **Council asked if the proposals address the neighborhood concerns.** Ms. Craver said both projects address feedback the city received from the neighborhood.

> **Council thanked staff for addressing the noise concerns related to future operations and addressing as part of the proposal.**

> **Council asked staff to clarify the metal gate requirements.** Ms. Craver said the project allows the proposed use of metal fencing between the data center buildings when not visible from Bullard Avenue, Yuma Road, or the Centerra single family neighborhood to the west.

MOTION BY Councilmember Kaino, SECONDED BY Vice Mayor Campbell, to ADOPT RESOLUTION NO. 2019-1941 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-15", "WEST BULLARD SOUTH - I-1 LEGAL DESCRIPTION", "WEST BULLARD SOUTH - C-2 LEGAL DESCRIPTION", "WEST BULLARD PAD OVERLAY DEVELOPMENT REGULATIONS, DATED FEBRUARY, 2019", 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 Councilmember Lauritano, SECONDED BY Councilmember Hampton, to ADOPT ORDINANCE NO. 2019-1429 REZONING APPROXIMATELY 103 ACRES OF LAND AT THE NORTHWEST CORNER OF BULLARD AVENUE AND YUMA ROAD, EXTENDING WEST TO BULLARD WASH AND NORTH TO APPROXIMATELY 1/2 MILE SOUTH OF VAN BUREN STREET, FROM THE I-1 (LIGHT INDUSTRIAL PARK) AND C-2 (GENERAL COMMERCIAL) ZONING DISTRICTS TO THE I-1 (LIGHT INDUSTRIAL PARK) ZONING DISTRICT 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. 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 [2019-6592](#) **PUBLIC HEARING: REZONE OF WEST BULLARD NORTH
PROPERTY FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT
INDUSTRIAL PARK) WITH A PAD OVERLAY**

Mayor Lord opened the public hearing at 6:36 p.m.

Karen Craver, Planner III, said this item was presented as part of 7.1 and that she is available for questions.

Mayor Lord closed the public hearing at 6:36 p.m.

Council Discussion:

None.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1940 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-13”, “WEST BULLARD NORTH LEGAL DESCRIPTION”, “WEST BULLARD PAD OVERLAY DEVELOPMENT REGULATIONS, DATED FEBRUARY, 2019”, 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 Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 2019-1428 REZONING APPROXIMATELY 56 ACRES OF LAND LOCATED ON THE WEST SIDE OF BULLARD AVENUE, APPROXIMATELY 3/8 MILE SOUTH OF VAN BUREN STREET, FROM THE AU (AGRICULTURAL URBAN) ZONING DISTRICT TO THE I-1 (LIGHT INDUSTRIAL PARK) ZONING DISTRICT 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. 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 [2019-6603](#) **PUBLIC HEARING: USE PERMIT FOR BRUSHFIRE TACOS AND
DUTCH BROS. COFFEE**

Mayor Lord opened the public hearing at 6:39 pm

Alex Lestinsky, Planner II, said the use permit is a request to amend the two separate drive-through lanes on one parcel at the southwest corner of Estrella Parkway and Fillmore Street. Ms. Lestinsky said this request adds a drive-through lane to each restaurant, which results in a total of three lanes at Dutch Bros. and two lanes at Brushfire, providing for more vehicle queuing. She said staff finds that the use permit request is compatible with the existing land uses within the area and will not be a detriment to surrounding properties.

Mr. Bill Cantierri, Piazza Restaurant Development, said the purpose of this request is to mitigate traffic at this site.

Mayor Lord closed the public hearing at 6:42 p.m.

Council Discussion:

> Council welcomed the applicant and expressed support for the proposal.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to APPROVE a use permit to increase the number of drive-through lanes at the Dutch Bros. and at the Brushfire Tacos at the southwest corner of Estrella Parkway and Fillmore Street, 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

7.4 [2019-6597](#) RESULTS OF THE MARCH 12, 2019 SPECIAL/PRIMARY ELECTION

Darcie McCracken, City Clerk, presented the request to adopt a Resolution adopting the results of the March 12, 2019 Special/Primary election. Ms. McCracken said all three propositions had a majority vote in support, and each of the three candidates received a majority of the vote.

Council Discussion:

None.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1943 DECLARING AND ADOPTING THE RESULTS OF THE SPECIAL/PRIMARY ELECTION HELD ON MARCH 12, 2019; DECLARING THE ELECTION OF THREE COUNCILMEMBERS; DECLARING RESULTS ON THREE PROPOSITIONS; AND ORDERING THE CITY CLERK TO RECORD THIS RESOLUTION. 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 [2019-6600](#) COMPREHENSIVE SIGN PACKAGE AMENDMENT FOR THE PALM VALLEY MEDICAL CAMPUS

Steve Careccia, Planner III, presented a comprehensive sign package amendment for the Palm Valley Medical Campus.

Mr. Careccia said the amendment to the sign package would increase the allowable wall sign allocation for a large building within the medical campus that is currently occupied by Adelante Healthcare. He said this amendment would result in allowing a maximum aggregate of 371 square feet in lieu of the allowed 200 square feet. Mr Careccia said the modifications will only apply to the Adelante Healthcare building and that all other uses within the medical campus will need to comply with the current standards.

Mr. Careccia said staff and the Planning and Zoning Commission recommend approval.

Council Discussion:

> **Council asked questions about the final design of the sign.** Tim Hurzer, Airpark Signs, representing Adelante said the sign is comprised of individual white letters that will be illuminated at night.

> **Vice Mayor Campbell asked for other examples when the city approved an amendment to a comprehensive sign package.** Christopher Baker, Development Services Director, said the West Valley hospital is an example that was approved by Council. **Vice Mayor Campbell said she is concerned with the precedent this could set.**

> **Council asked if a monument sign will eventually be needed at this location.** Mr. Careccia said the applicant has expressed the wall signs being sufficient.

> **Council expressed support for the design of the sign.**

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE an amendment to the Palm Valley Medical Campus Comprehensive Sign Package dated September 25, 2006 with a revision date of August 19, 2013 subject to stipulations. The motion carried by the following vote:

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

Nays 1 - Vice Mayor Campbell

7.6 [2019-6612](#) AMENDMENT SIX TO THE IGA WITH THE REGIONAL PUBLIC TRANSIT AUTHORITY TO ADD SUNDAY SERVICE TO THE AVONDALE ZOOM NEIGHBORHOOD CIRCULATOR SERVICE IN GOODYEAR

Christine McMurdy, Administrative Services Supervisor, presented the amendment to the city's agreement with Regional Public Transit Authority to add Sunday service to the Avondale Zoom neighborhood circulator service in Goodyear.

Ms. McMurdy said ridership in Goodyear has increased and that Sunday service will provide more options to accommodate shopping, employment, medical visits, and church services. She said funding for the Zoom extension is a combination of federal and local funds. Ms. McMurdy said the city

utilizes Arizona Lottery Funds as the local match.

Council Discussion:

> **Council asked how often the Zoom runs.** Ms. McMurdy said the service runs every 30 minutes.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to AUTHORIZE the City Manager to approve Amendment Six to the Intergovernmental Agreement (IGA) between the city of Goodyear and the Regional Public Transit Authority (RPTA) to add Sunday service to the Avondale Zoom neighborhood circulator service in Goodyear. 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:

- > **Council attended the National League of Cities Conference.**
- > **Council attended the opening day for Goodyear Little League and commented that it was a great event.**
- > **Council attended the Avondale School District Café and commented that it was great to hear from all of the stakeholders.**
- > **Council attended the Estrella Mountain Car Show and commented that it was a wonderful event.**
- > **Council asked for a map of Goodyear.** City Manager Julie Arendall said staff will plan to get a map addressing the needs of Council, the Chamber, and visitors.
- > **Council asked for a discussion regarding senior transportation.** Ms. Arendall said there is a transit work session planned for May and that staff will plan to address senior transportation.

2. Report from the City Manager

- > City Manager Julie Arendall introduced Lt. Colonel Stephanie Stemen who was in attendance and is a part of the Honorary Commander Program at Luke Air Force Base.
- > Ms. Arendall said the Goodyear Police Department hosted the March 23rd Shred-a-Thon. Approximately 380 vehicles participated and approximately 8 tons of paper were shredded.
- > Ms. Arendall said the 2019 spring training season officially ended yesterday. She said the season attendance was up two percent from last year and the season included two sell outs. She said additional information will be provided.

9. FUTURE MEETINGS

April 1, 2019	Special Meeting	5:00 p.m.
April 8, 2019	CFD Meeting	5:45 p.m.
April 8, 2019	Regular Meeting	6:00 p.m.
April 15, 2019	Work Session	4:30 p.m.
April 22, 2019	Work Session	4:30 p.m.
April 22, 2019	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:20 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 March 25, 2019. 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: