



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 Bill Stipp
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Wally Campbell
Councilmember Brannon Hampton
Councilmember Laura Kaino

Monday, August 19, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers

AGENDA AMENDED AUGUST 16, 2019

Item #11 added, Items #12 through #16 re-numbered

CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:21 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER KAINO

ROLL CALL

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

[Vice Mayor Stipp participated telephonically.]

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

COMMUNICATIONS

None.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

CONSENT

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to
APPROVE Consent Agenda Items 1 through 5. The motion carried by the following vote:**

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

1. [MINUTES](#) [2019-61](#) **APPROVAL OF MINUTES**
Approve draft minutes from a Regular Meeting held on July 8, 2019.
2. [2019-6692](#) **APPROVE AN EXPENDITURE FOR THE ADAMAN WELL NO. 3 EQUIPPING PROJECT**
RECOMMENDATION:
Approve expenditure of funds in the amount of \$1,952,368 to add a new well pump, site equipment, electrical supply, and chemical processes per approved plans and specifications for Adaman Well No. 3.
3. [2019-6745](#) **APPROVE THE RE-PLAT AND ABANDONMENT FOR BALLPARK VILLAGE LOT 10**
RECOMMENDATION:
 1. ADOPT RESOLUTION NO. 2019-1992 DECLARING PUBLIC RIGHTS-OF-WAY FOR PORTIONS OF SOUTH BALLPARK WAY AND WEST FESTIVAL WAY ADJACENT TO LOT 10 OF THE FINAL PLAT OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS TO BE UNNECESSARY FOR PUBLIC ROADWAYS AND VACATING AND ABANDONING SUCH UNNECESSARY PUBLIC ROADWAYS; RESERVING AND DECLARING A UTILITY EASEMENT FOR EXISTING PUBLIC UTILITIES WITHIN THE ABANDONED ROADWAYS; IMPOSING CONDITIONS FOR THE ABANDONMENT TO BECOME EFFECTIVE; PROVIDING FOR THE RECORDATION OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.
 2. Approve the Re-plat of a portion of Ballpark Village - Wood Corporate Campus, subject to stipulations.
4. [2019-6753](#) **APPROVE THE FINAL PLAT OF PV303 WEST II PHASE 1**
RECOMMENDATION:
Authorize the City Manager to accept the temporary drainage easement referred to below, which is to be provided prior to plat recordation and approve a final plat for PV303 West II Phase 1 (18-520-00029) subdividing 15.174 acres into one lot generally located at the southeast corner of Cotton Lane and Indian School Road, subject to stipulations.
5. [2019-6755](#) **APPROVE THE FINAL PLAT OF FIRST PARK PV303 PHASE 1**
RECOMMENDATION:
Authorize the City Manager to accept the temporary turn around easement referred to below, which is to be provided prior to plat recordation and approve a final plat for First Park PV303 Phase 1 (18-520-00023) subdividing 134.3 acres into two lots and one tract generally located at the southwest corner of Cotton Lane and Indian School Road, subject to stipulations.

PUBLIC HEARINGS

6. [2019-6733](#) **PEBBLE CREEK MARKETPLACE USE PERMIT**

Mayor Lord opened the public hearing at 6:26 p.m.

Jon Froke, Planner III, presented a request to approve a Use Permit for a freeway pylon sign for the Pebble Creek Marketplace located at the northwest corner of Interstate 10 and Pebble Creek Parkway. The applicant, Andy Gibson with Bootz and Duke Sign Company, stated he was available for questions.

There being no other speakers present, Mayor Lord closed the public hearing at 6:31 p.m.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hampton, to APPROVE a Use Permit for a freeway pylon sign for the Pebble Creek Marketplace Use Permit to be located at the northwest corner of Interstate 10 and Pebblecreek Parkway, subject to stipulations. The motion carried by the following vote:

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

7. [2019-6734](#) **AMENDMENT TO THE PEBBLE CREEK MARKETPLACE PAD BY AMENDING THE PEBBLE CREEK MARKETPLACE COMPREHENSIVE SIGN PACKAGE**

Mayor Lord opened the public hearing at 6:31 p.m.

Jon Froke, Planner III, previously presented the information on item #6, so there was no additional staff presentation.

There being no one present to speak, Mayor Lord closed the public hearing at 6:32 p.m.

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1988 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05B CITY OF GOODYEAR, AZ - REZONE CASE," "PEBBLE CREEK MARKETPLACE LEGAL DESCRIPTION" AND "COMPREHENSIVE SIGN PACKAGE FOR PEBBLE CREEK MARKETPLACE DATED JUNE 13, 2019." The motion carried by the following vote:

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

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 2019-1445 AMENDING ORDINANCE 14-1314 ADOPTING THE PEBBLECREEK MARKETPLACE FINAL PAD BY AMENDING THE PEBBLE CREEK MARKETPLACE COMPREHENSIVE SIGN PACKAGE INCLUDED IN PEBBLECREEK MARKETPLACE FINAL PAD DATED OCTOBER 9, 2014; 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 Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

8. [2019-6739](#) **VITA AT EL CIDRO RANCH PAD**

Mayor Lord opened the public hearing at 6:34 p.m.

Alex Lestinsky, Planner III, presented a request to rezone approximately 27 acres from the El Cidro Ranch Planned Area Development (PAD), zoned as low-medium density residential, to the Vita at El Cidro Ranch PAD to apply the multifamily (MF-18) development standards. Ms. Lestinsky discussed the development standards and the conceptual site plans. The applicant, Benjamin Tate from Withey Morris, stated he was available for questions if needed.

There being no one present to speak, Mayor Lord closed the public hearing at 6:39 p.m.

Council asked what percent of the units would have flat roofs or arched roofs. Mr. Tate stated, of the 228 units in the development, 18 would be of the modern elevation and the remainder would be the cottage or craftsman elevation. Council asked what the square footage of the units would be. Mr. Tate stated the units would range from 500 sq. ft. - 1000 sq. ft. Council asked if the multifamily designation would change if the units were converted to condos. Ms. Lestinsky stated if they were converted into condos, it would require a rezone.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1989 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-07"; "VITA AT EL CIDRO RANCH LEGAL DESCRIPTION"; AND "VITA AT EL CIDRO RANCH - PAD DEVELOPMENT REGULATIONS, JULY 3, 2019." The motion carried by the following vote:

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

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hampton, to ADOPT ORDINANCE NO. 2019-1446 CONDITIONALLY REZONING APPROXIMATELY 27 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND ELWOOD STREET FROM THE EL CIDRO PLANNED AREA DEVELOPMENT (PAD-LDR4), TO THE VITA AT EL CIDRO RANCH PAD; 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 DELETING STIPULATION 5. The motion carried by the following vote:

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

9. [2019-6742](#) **REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO PFD (PUBLIC FACILITIES DISTRICT) FOR THE GOODYEAR RECREATION CAMPUS**

Mayor Lord opened the public hearing at 6:44 p.m.

Steve Careccia, Planner III, presented a request to rezone 86 acres owned by the city from Planned Area Development (PAD) to Public Facilities District (PFD) for the Goodyear Recreation Campus. The PFD zoning designation would allow for public uses such as recreation facilities, parks and play fields.

There being no one present to speak, Mayor Lord closed the public hearing at 6:47 p.m.

Council asked if Harrison and Goodyear Boulevard would be widened due to the park and multifamily area. Senior Project Manager, Tony Humphrey, stated Harrison Boulevard was going to be built to meet capacity needs for the park improvements along with adjustments to Goodyear Boulevard to accomodate the new traffic flow.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2019-1990 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05 CITY OF GOODYEAR, AZ - REZONE CASE"; AND "GOODYEAR RECREATION CAMPUS - LEGAL DESCRIPTION." The motion carried by the following vote:

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

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 2019-1447 CONDITIONALLY REZONING APPROXIMATELY 86 ACRES LOCATED AT THE NORTHWEST CORNER OF ESTRELLA PARKWAY AND GOODYEAR BOULEVARD FROM THE PAD (PLANNED AREA DEVELOPMENT) ZONING DISTRICT TO THE PFD (PUBLIC FACILITIES DISTRICT) ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR REPEAL OF CONFLICTING LAWS; 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 Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

10. [2019-6743](#) **AMENDMENT TO THE PV303 PLANNED AREA DEVELOPMENT FOR THE CAMELBACK CENTER**

Mayor Lord opened the public hearing at 6:52 p.m.

Steve Careccia, Planner III, presented a request to amend the zoning of 284 acres within the PV303 Planned Area Development considered Phase East III and will be developed as the Camelback Center.

There being no one present to speak, Mayor Lord closed the public hearing at 6:57 p.m.

Council asked if the request was to allow the dock doors to face Camelback Road. Mr. Careccia stated the main provision of the request was to allow the dock doors to face Camelback Road.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1991 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05A CITY OF GOODYEAR, AZ - REZONE CASE"; "CAMELBACK CENTER - LEGAL DESCRIPTION"; AND "PV303 PAD DEVELOPMENT PARAMETERS AND USES JUNE 2018." The motion carried by the following vote:

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

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 2019-1448 CONDITIONALLY AMENDING THE PV303 PLANNED AREA DEVELOPMENT (PAD) TO APPLY THE PV303 PAD DEVELOPMENT PARAMETERS AND USES JUNE 2018 TO AN APPROXIMATELY 284-ACRE PORTION OF THE PV303 PAD, PHASE EAST III, GENERALLY LOCATED BETWEEN CAMELBACK ROAD AND CHARLES BOULEVARD; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR REPEAL OF CONFLICTING LAWS; 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 Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

BUSINESS

11. [2019-6728](#) DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS

City Manager Julie Arendall presented the development agreement for Civic Square at Estrella Falls. Ms. Arendall thanked the Globe Corporation and the Goodyear Development team for their vision, creativity and hard work on the project. Ms. Arendall discussed the previous actions that brought this development to life and reviewed the development agreement highlights. George Getz, of Globe Corporation, stated it was an honor to work with the city of Goodyear and staff on the Civic Square project and looked forward to a successful partnership.

Council stated they were excited about the project and believed it would jump start the area where

the Civic Square would be located. Council expressed their appreciation to the Globe Corporation for working with the city of Goodyear and thanked staff for their hard work on this project. Mayor Lord thanked the City Center Committee for their work on this project.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 2019-1985 APPROVING THE DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS; DIRECTING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS; AUTHORIZING AND DIRECTING ACTIONS; AUTHORIZING EXPENDITURE OF FUNDS, AUTHORIZING BUDGET TRANSFERS AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

12. [2019-6747](#) PRELIMINARY PLAT FOR PRADERA PHASE 2B & 3

Planner III Steve Careccia presented a request to approve the preliminary plat for Pradera Phase 2B & 3 located at the northwest corner of Lower Buckeye Road and Citrus Rd.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Kaino, to APPROVE the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road, subject to stipulations. The motion carried by the following vote:

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

13. [2019-6735](#) PRELIMINARY PLAT FOR PEBBLE CREEK PHASE II UNITS 45, 46, 47A, & 47B

Planner III Alex Lestinsky presented a request to approve a preliminary plat for the Pebble Creek Phase II Unit 45, 46, 47A & 47B located at the northeast end of the Pebble Creek community.

Council asked if this approval would complete the Pebble Creek community. Jeff Uhrick, with B&R Engineering, stated there is one remaining parcel just south of the parcel being discussed.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hampton, to APPROVE the preliminary plat for PebbleCreek Phase II, Units 45, 46, 47A, & 47B, subdividing approximately 122 acres into 272 lots and 19 tracts, subject to stipulations. The motion carried by the following vote:

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

14. [2019-6737](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.23

Planner III Alex Lestinsky presented a request to approve the preliminary plat for Estrella Parcel 12.23 subdividing approximately 24.69 acres into 98 lots and 14 tracts. Pete Teiche, with Newland

Communities, thanked staff and was available for questions.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to APPROVE the preliminary plat for Estrella Parcel 12.23, subdividing approximately 24.69 acres into 98 lots and 14 tracts, subject to stipulations. The motion carried by the following vote:

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

15. [2019-6738](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.43

Planner III Alex Lestinsky presented a request to approve the preliminary plat for Estrella Parcel 9.43 subdividing approximately 27 acres into 73 lots and 11 tracts.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Kaino, to APPROVE the preliminary plat for Estrella Parcel 9.43, subdividing approximately 27 acres into 73 lots and 11 tracts, subject to stipulations. The motion carried by the following vote:

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

16. [2019-6744](#) PRELIMINARY PLAT APPROVAL FOR BENNETT MEADOWS

Planner III Karen Craver presented a request to approve the preliminary plat approval for Bennett Meadows. Ms. Craver noted this plate was originally approved on January 10, 2018, but the approval expired due to neither a final plat being submitted nor a request for an extension.

Mayor Lord and Council thanked the applicant for returning to develop the location.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE the request for a preliminary plat for Bennett Meadows, subject to stipulations. The motion carried by the following vote:

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

INFORMATION ITEMS

Council stated they delivered the eulogy at the funeral service for a fellow councilmember, Carlo Leone. Council expressed their excitement for the opening of the new Cheddar's Restaurant. Council noted they met with residents of Pebble Creek and Rio Paseo to discuss standing water and cases of West Nile Virus. Council also noted residents were having a hard time crossing a road due to the standing water.

There were no reports from the City Manager.

FUTURE MEETINGS

August 26, 2019 Special Meeting 4:30 p.m.

August 26, 2019 Regular Meeting 6:00 p.m.

August 26, 2019 Work Session Immediately following the Regular Meeting

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:48 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 19, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2019.

Darcie McCracken, City Clerk

SEAL: