



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 Sheri Lauritano
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Wally Campbell
Councilmember Bill Stipp
Councilmember Sharolyn Hohman

Monday, September 28, 2015

Goodyear Justice Center

Immediately following the Work Session that begins at 5:30 PM

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE & INVOCATION BY COUNCILMEMBER OSBORNE

3. ROLL CALL

Council Present 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman
Council Excused 1 - Councilmember Stipp

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to EXCUSE Councilmember Stipp from the meeting. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman
Excused 1 - Councilmember Stipp

Staff Present: Deputy City Manager Bob Beckley, City Attorney Roric Massey and City Clerk Maureen Scott

4. COMMUNICATIONS

- 4.1** [CO 205-15](#) Tim Downs, Goodyear Little League President, will provide an update on the League's transition to independent status and a review of the 2015 season.

Recreation Manager David Seid presented. Goodyear Little League (GYL) announced its intention a little over a year ago to operate as a fully independent little league charter. The city of Goodyear has been a sponsor of the program since its inception a decade ago, and Parks and

Recreation Department has worked closely to assist in a seamless transition. He congratulated the GYL on its successful transition, which officially took place this past season, and introduced GYL President Tim Downs to make a few remarks.

Downs thanked the Parks and Recreation Department for its tremendous assistance during the transition--they were extremely helpful in providing administrative and logistical support. He reported that the league currently has approximately 600 participants playing on 49 teams in seven divisions, including a division with special-needs children. They played over 300 games this year in Goodyear.

Also present was previous GYL President Jim Beaumont and participating members of the league.

Council expressed support for the program and thanked the volunteers, parents and players for their involvement. They also thanked Parks and Recreation Department staff for their support of the program.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hohman, to APPROVE Consent Agenda Item 6.1. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Excused 1 - Councilmember Stipp

6.1 [15-5655](#) **MULTI-CITY INTERGOVERNMENTAL AGREEMENT TO HOLD A SEMI-ANNUAL HOUSEHOLD HAZARDOUS WASTE COLLECTION DAY EVENT**

RECOMMENDATION:

Authorize the City Manager or designee to execute an Intergovernmental Agreement (IGA), and any other necessary documentation to carry out the intent of the IGA, with the Cities of Avondale, Litchfield Park and Tolleson, to hold a semi-annual Household Hazardous Waste Collection Day Event.

7. BUSINESS

7.1 [15-5638](#) **INTERGOVERNMENTAL AGREEMENT AMENDMENT WITH LITCHFIELD PARK FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES**

Fire Chief Paul Luizzi presented. Litchfield Park would like to make a change to the current intergovernmental agreement (IGA) for fire and emergency services by changing "shall" to

"may" in the agreement to allow them the option (as opposed to requiring them) of adopting fire code amendments adopted by Goodyear. This is due to the fact that there are certain variances that they would like to maintain.

Also present were Litchfield Park City Manager Darryl Crossman and Chuck Ransom of the Field Operations Department.

COUNCIL DISCUSSION:

***If Litchfield Park's reviews or requirements are different, how will this impact the workload of Goodyear's Building Safety employees?** Luizzi replied that staff does not anticipate the workload being affected. What staff would like to see is a check sheet to ensure Goodyear staff is aware of any variances to the fire code amendments which Litchfield Park chooses to adopt. The Fire and Development Services Departments will need to stay in close communication with Litchfield Park to ensure inspectors are aware of any changes. Luizzi anticipates that the variances will be minor as Litchfield Park intends to adopt around 90 percent of the fire code amendments.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 15-1720 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GOODYEAR AND THE CITY OF LITCHFIELD PARK FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Excused 1 - Councilmember Stipp

7.2 [15-5667](#) PRELIMINARY PLAT FOR ENCLAVE AT PALM VALLEY NORTH

Architectural Planner Christopher Flodin presented. This is a request for approval of a preliminary plat for the Enclave at Palm Valley North, which is located on the northeast corner of 146th Avenue and Camelback Road. The site consists of approximately 8.5 acres and will be subdivided into 48 lots and four open-space tracts. The proposed preliminary plat is consistent with the city's subdivision regulations and design guidelines, and the proposed density is consistent with the city's general plan and will be compatible with the surrounding area.

Access will be from two vehicular entrances off of 146th Avenue. The typical lot sizes proposed for the development are 45 feet by 100 feet, with some reaching a depth of 110 feet. The required open space for this parcel is 14 percent. The four open-space tracts will total approximately 14.3 percent of the parcel, or 1.23 acres.

The developer has a contribution agreement in place with both the Agua Fria Union High School District and the Litchfield Elementary School District.

Staff notified Phoenix-Goodyear Airport of the proposed development; however, the location will not adversely affect the airport. The property is located approximately one-half mile outside of the "high noise or accident potential zone," and is subject to periodic overflights from Luke Air Force Base (Luke AFB). Staff received a letter from Luke AFB reiterating their previous concerns with the proximity of the development to its high-explosive munitions storage area and its jet engine maintenance test pad. Luke AFB recommends that special consideration must be made to mitigate the safety and noise issues. Stipulations have been included in the preliminary plat to address their concerns, including requiring the developer to display in its sales office the Luke AFB Notification Map, which must clearly depict the location of the development in relation to the base and potential noise and safety hazards.

Staff recommends approval of the preliminary plat.

COUNCIL DISCUSSION:

***Has staff received noise complaints from the homes that have already been built in the adjacent parcel?** Flodin replied that staff has received no complaints.

***Has some reservations regarding the proximity to the munitions blast zone, but doesn't see any issues if staff hasn't received complaints. What are the requirements regarding notifying potential homeowners?** Flodin stated that the stipulation requires the developer to meet or exceed the standards in A.R.S. § 28-8482. Potential homeowners are required to sign a waiver that they are aware of potential noise and safety hazards. Development Services Director Christopher Baker re-iterated that the developer is required to post a city-developed map in its sales office depicting the Luke AFB "high noise or accident potential zone" and will provide waivers for potential homeowners to sign. They are meeting all local and state notification requirements.

***Concerned that the waivers are provided at closing, which is very late in the process.** Jose Castillo of Mattamy Homes stated that a public report containing all disclosures is given to all purchasers at the time they express interest in purchasing a home or when they put a deposit down or sign a contract. He stated that there are at least four or five waivers buyers must sign in relation to noise, the munitions blast zone, etc.

***Will the developer be building a fence along the properties which back up to Luke AFB.** Castillo stated that none of the homes in this development back up directly to the base. No fence would be required.

***How much of the open space is permanently above the retention basin?** Flodin pointed out on the map which areas were retention and which areas are at grade, but did not have an exact percentage.

***Will there be a tot lot?** Castillo replied that the Enclave will not have a tot lot, but the development will be annexed into Palm Valley and will have access to the other tot lots.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to APPROVE a request for the Preliminary Plat from Mattamy Homes to subdivide approximately 8.61 acres into 48 single-family residential and four open space tracts for a development known as Enclave at Palm Valley North generally located at the northeast corner of 146th Avenue and Camelback Road zoned PAD, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Excused 1 - Councilmember Stipp

7.3 [15-5681](#) **APPROVAL OF THE CAP WATER ORDER FOR 2016**

Water Resources Planning Advisor Gretchen Irwin presented. Staff is recommending the purchase of 9,000 acre feet of Central Arizona Project (CAP) water to fulfill the city's replenishment obligation for 2016. The total cost is \$1,539,000, which was approved through the FY16 operating budget previously adopted by Council.

Irwin reviewed the city's water purchases since 2013. Our purchases, as well as the price per acre foot, have steadily increased. The city hasn't ordered enough during the past three years to meet its replenishment requirements, so we have had to make up the difference by taking water out of our Long Term Storage Account (LTSA). The city was on a trajectory to deplete the LTSA by 2020. By purchasing the recommended amount of water during the current year and future years, the city will be able to continue to grow its LTSA by recharging reclaimed water back into the ground.

Purchasing CAP water is beneficial to the city because it is the least expensive renewal water supply commodity within our water portfolio. It will ensure the city meets its groundwater replenishment obligation and also continue to grow our LTSA. The city will be in a good position if there are future water shortages from the Colorado River.

COUNCIL DISCUSSION:

***Requested clarification that the amount being purchased is sufficient to replenish what the city has removed from its LTSA.** Irwin replied that it will cover the city's obligation for 2016.

***Why is water from the Central Arizona Groundwater Replenishment District (CAGRD) so expensive?** Irwin replied that she was not certain why it is so expensive. She clarified that Goodyear is a member service provider, but not member service land. We are not required to purchase CAGRD water, but it is an option.

***Thanked staff for getting the city back on the right track.**

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Campbell, to APPROVE an order of 9,000 acre-feet of water from Central Arizona Project (CAP) for calendar year 2016. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Excused 1 - Councilmember Stipp

7.4 [15-5672](#) **FOURTH AMENDMENT TO NORTHERN SOLUTION WATER FACILITIES AGREEMENT**

Engineering Director Rebecca Zook presented. The initial agreement was approved in 2012, and there three subsequent amendment extensions that related to certain milestones in the

project. The project is approximately 99 percent complete, although there is one final issue to resolve which staff believes it has a solution for. If this is the case, staff believes that they will be able to begin the 30-day Substantial Completion Timeline on Wednesday.

Also present were Pete Teiche and Stuart Varney of Newland Communities.

Varney stated that Newland did not want an extension, but they ran into some technical issues. They have implemented a solution and will be working with city staff to finalize the project.

COUNCIL DISCUSSION:

How long is the extension? Varney replied that the extension is until June 30, 2016, though they are certain that the project will be completed within the next month or so.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 15-1723 APPROVING AND AUTHORIZING CITY MANAGER TO EXECUTE THE FOURTH AMENDMENT TO NORTHERN SOLUTION WATER FACILITIES AGREEMENT RELATING TO THE DEVELOPMENT OF WATER RESOURCES AND INFRASTRUCTURE TO PROVIDE WATER SERVICE TO ESTRELLA; AUTHORIZING CITY MANAGER TO TAKE ALL ACTIONS AND EXECUTE ALL DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND TERMS OF THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman

Excused 1 - Councilmember Stipp

8. INFORMATION ITEMS

1. Comments, Commendations, Report on Current Events and Presentations by Mayor, Council Members, staff or members of the public.

Council attended or reported on the following:

*Thanked Arts and Culture Coordinator Guylene Ozlanski and staff for organizing Ballet Under the Stars. It was an awesome event.

*West Valley Council-to-Council Mixer.

*Thanked Fire Department and Police Department staff for their service.

*Recognized a group of government students from Raymond S. Kellis High School in Glendale who were in attendance for a student project.

2. Manager's Summary of Current Events and Reports

The Manager may provide a brief summary of current events; however, there can be discussion only on the following matters:

1. Manager's Update on Council Related Matters:

*Nearly 4,000 people attended Ballet Under the Stars--approximately 1,000 more than last

year. He thanked the Arts and Culture Commission as well as the Goodyear Branch Library for their involvement. The ballet plans to return to Goodyear in 2016.

*The Special Census will begin on Thursday October 1. Enumerators will be going door-to-door during daytime, evening and weekend hours. He encouraged residents to participate as staff believes Goodyear is currently undercounted. Having more accurate population data will ensure the city receives more proportionate revenues. All Census employees will have special photo identification. Residents may contact the city or visit the website with any questions.

*Staff will be holding a public meeting on Thursday October 1 at the Eagle's Nest clubhouse in PebbleCreek to discuss the I-10 sound study that is being conducted by the Arizona Department of Transportation (ADOT). This will be the first of two public meetings. Council will also receive a briefing at the Council meeting on October 5.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

None.

4. Council members may direct inquiries to staff:

None.

9. FUTURE MEETINGS

10/05/15	Work Session	4:30 p.m.
10/05/15	Regular Meeting	Immediately following the Work Session
10/19/15	Work Session	5:00 p.m.
10/26/15	Work Session	5:00 p.m.
10/26/15	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.

Maureen Scott, 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 28, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2015.

Maureen Scott, City Clerk

SEAL: