



## City of Goodyear

### Meeting Minutes

#### City Council Work Session

Mayor Georgia Lord  
Vice Mayor Sheri Lauritano  
Councilmember Joanne Osborne  
Councilmember Joe Pizzillo  
Councilmember Wally Campbell  
Councilmember Bill Stipp  
Councilmember Sharolyn Hohman

Meeting Location:  
Goodyear Justice Center  
14455 W. Van Buren St.,  
Suite B101  
Goodyear, AZ 85338

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Monday, November 2, 2015

5:00 PM

Goodyear Justice Center

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#### 1 CALL TO ORDER

Mayor Lord called the Work Session to order at 5:00 p.m.

#### 2. ROLL CALL

**Present** 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey, and City Clerk Maureen Scott

#### 3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [15-5682ws](#) Council will receive a presentation on the highlights of the Facilities Master Plan identifying City facility needs through 2035 and including future building configuration options while maintaining levels of service and efficiency of use of space.

Deputy City Manager Bob Beckley and Municipal Services Manager Mark Flynn presented. Also present were Tom Reilly, and Chris Kelly, with Architekton.

The purpose of the Facilities Master Plan is to provide information related to future facility needs. It is a guide to maintain level of service based on projected growth. The plan should be reviewed every year prior to adjusting the CIP (Capital Improvement Plan). Growth triggers, such as population and staff projections, need to be reviewed for growth purposes. It is intended to guide the development of a framework to identify facility needs of the City for the near term (10 year-2025) and long term (20 year-2035) horizons to include:

- \*Dispose of surplus facilities
- \*Strategically develop replacement facilities
- \*Develop new facilities including land requirements

Tom Reilly explained the current space inventory.

Current 10 Year CIP Projects:

- \*Police Operations (Phase I)-2017
- \*City Center (Phase I)-2020
- \*Recreation Center (Phase I)-2021
- \*Neighborhood Fire Station 186 (Citrus & Harrison)-2022
- \*Command Fire Station 188 (Willis & Rainbow Valley)-2024
- \*Police Operations (Phase 2)-2024

Population Projections for Goodyear:

- \*2015-76,985 (Staff-531) (547 with temporary, part-time and volunteers)
- \*2035-200,000 (Staff-1,203)

Summary of Findings

**City Center**

- >City Center is well located
- >Program and budget have been updated
- >Will increase City Hall identity

**Goodyear Municipal Complex**

- >Space shortage by 2020
- >Courtrooms adequate for two full court sets

**Parks and Traffic Maintenance**

- >Space shortage by 2016
- >Need parking for additional over-size maintenance vehicles

**157th Avenue**

- >Existing building adequate for future utility components
- >Fleet Maintenance adequate for 2035 vehicle program
- >Opportunity to consolidate maintenance shops-18,000 square feet
- >Opportunity to develop a central warehouse-16,000 square feet
- >Site well located and adequate for City of Goodyear build-out

**Public Safety**

- >Police Operations Phase 2 Expansion to complement Police Operations Phase I
- >Fire Administration accommodated in existing building
- >Four additional fire facilities

City Center Program Update

**Assumptions**

- \*Same Site Configuration as 2010 Master Plan
- \*Same Departments
- \*Same General Space Requirements

**Variable**

>Whether to include Development Support

\*Development Services

\*Engineering

\*Economic Development

**Total Cost of City Center**

>City Center with Development Support-\$69 Million

>Will leave 30,000 square feet of leasable space at GMC

>Lease space is worth \$9 million over 20 year period

>City Center without Development Support-\$51 Million

Council Comments and Questions:

\*The numbers for staff per thousand has a high upswing between 2015 and 2035.

\*Development Services should be at City Hall.

\*Would like information if Goodyear Municipal Complex could become the City Center complex.

\*Don't like not having a centrally located city center. Buildings are all spread out.

\*Would like to have a city center as a central hub.

\*Would like to keep public safety separate from City Hall.

\*Is it possible to go vertical within the GMC or is that cost effective?

\*GMC is a great place to keep public safety.

\*Would like a true city center, but we may have to wait until there is enough money to build the city center.

City Lands for Future Facility Development:

>Fire Facility Sites

\*Harrison Avenue and Citrus

\*Rainbow Valley adjacent to RVWRF (Rainbow Valley Water Reclamation Facility)

>Police Substation/Fire Station Site

\* Sedella Neighborhood

>Municipal Building Sites

\*City Center

\*University Center

\*157th Operations Site

\*Goodyear Municipal Center

Forecast Space Shortfalls (Square Feet):

	<u>2020</u>	<u>2025</u>
*City Hall	4,200	10,700
*GMC	6,000	10,700
*Police Operations	2,300	5,900
*Parks and Recreation	1,900	3,300

*Traffic Signals and Street Maint.	1,000	1,000
*Central Warehouse and Maint.	13,400	16,100

Near Term Facility Needs:

- \*Renovate former evidence storage and parks and traffic operations and lease site for equipment parking-Relieve crowding at Parks and Traffic Operations Facility until 2018
- \*157th Central Warehouse, shops and equipment parking sized for growth through 2025
- \*Renovate City Hall workstations to accommodate additional staff-Relieve crowding until City Center opens in 2020
- \*City Center sized to accommodate 2025 growth with Development Support-Additional \$26 million needed to build to 2035 with Development Support
- \*Security Improvements at GMC (Goodyear Municipal Complex) Courts
- \*Consider moving Police Operations Phase 2 up four years in the CIP to accommodate anticipated growth-Projections show a space shortage at 2020, currently in CIP at 2024
- \*Expand GMC for Development Support-Option instead of locating at City Center

Next Steps

- \*CIP Work Session (11/16/15)
- \*Completion of Final Master Plan December 2015
- \*Future Consideration of Surplus Property Options
- \*Consideration of Facility Master Plan Options and Future Budget Discussions

Mayor Lord recessed the Work Session at 6:30 p.m.

Mayor Lord reconvened the Work Session at 6:45 p.m.

- 3.2      [15-5663ws](#)      Council will receive a status update on the FY 15-17 City Strategic Action Plan.

Assistant to the City Manager Kim Bradford gave an update on the FY 15-17 City Strategic Action Plan. The Plan is part of the city's Performance Management Framework that helps with planning and prioritization of projects, and documents performance measures in each department. It is a tool used to guide and assist with proactive policy development and allocation of resources that result in enhancing the quality of life in Goodyear for current residents as well as future generations. The plan was first adopted in 2013, and is linked to department plans and budget development. Bradford reviewed the positive results and outcomes addressed in the Strategic Plan for each focus area.

The four areas of concentration include:**Fiscal and Resource Management**

\*Efficiencies, Innovation, Accountability, Financial Stability, Transparency, Exceptional Customer Service

**Economic Vitality**

\*High-Quality Development, Grow Local Jobs, Strategic Recruitment and Marketing, Streamlined Processes, Tourism, Business Retention

**Sense of Community**

\*Programs, Places and Events, Learning and Education, Citizen Engagement, Clear and Accessible Communication

**Quality of Life**

\*Clean and Well-Maintained Community, Public Safety, Sustainability, Engaged, Healthy and Active Lifestyles

Council Comments:

\*Would like an executive summary by departments on results, savings, efficiencies and effectiveness.

\*Has there been any changes made since implementing (PBB) Priority Based Budgeting?

Bradford said that Value Stream Model is a way that shows the benefits received from PBB.

\*Why are we engaging in a third lap of PBB? Bradford said each year as we go through the PBB process, we are learning more and more on how to apply the tool in different ways. The time spent reviewing programs is not taking as much time as it did the first year. It is very important to make sure that we are aligning resources properly as we adopt the budget. Once we get to a point with desired results, the PBB program may not have to be evaluated every year.

\*Would like to catch up with the other resources, using staff on other programs before moving to lap 3 of PBB.

\*How are we measuring succession planning? Bradford said there is tuition reimbursement program available to employees. Bradford said more information is forthcoming.

\*How are we measuring effectiveness of interns? Bradford explained that it is more activity based but in the future we will look at what the return of investment is.

\*Can we look at the return on investment for volunteer hours?

\*Would like to see these outcomes shared with the public.

\*What is the status on the electronic plan review process? Bradford said the engineering department is using electronic planning. For Development Services, this item is on hold depending on how we proceed with the ERP (Enterprise Resource Planning).

What is the status on the Tenant Improvement Business Process? Dalke said it will be a work session item on November 9th.

\*Likes the city of Goodyear website, it is easy to navigate.

\*Would like to review at the retreat how the Strategic Plan drives the duties and tasks of the employees.

\*What is the plan and benefit of expanding conduit fiber? How is this measured? Would like an explanation, or an alternative to conduit fiber. Would like information to share with citizens as to why traffic lights are not synchronized. Bradford said a yellow paper will be provided concerning synchronization of the traffic lights. She said a discussion will be coming before Council in the future on the fiber project.

\*What does it cost businesses to connect to fiber optics?

\*What is the benefit of fiber if we are unable to get it?

Beckley explained that the fiber optics in the ground is specifically for the traffic signals. It will improve traffic progression. The signals are very sophisticated and they need to be linked up in order to move towards the future. Most of the fiber optic is paid for by the federal government. It is the opportune time to put in fiber optic to prepare for the future.

**4. INFORMATION**

None.

**5. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Work Session at 8:19 p.m.

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Maureen Scott, City Clerk

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Georgia Lord, Mayor

Date: \_\_\_\_\_