



## 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

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Monday, June 27, 2016

6:00 PM

Goodyear Justice Center

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#### 1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:00 p.m.

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

#### 3. ROLL CALL

Councilmember Campbell attended the Regular Meeting via teleconference.

**Council 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

#### 4. COMMUNICATIONS

##### 4.1 [CO 233-16](#) Presentation to Council regarding plans for a regional Veteran Center related to the Veteran Success Project.

Steve Yamamori, Vice President of Veterans Initiatives, presented "The Veteran Success Project". This program assists veterans in the areas of transition, education, employment and human services. When veterans are transitioning out of the military, they often don't have a lot of resources to help them. The program offers case-managed, success planning services to transitioning military, spouses and veterans. Their goal is to serve 100,000 veterans and their families over the next 10 years. Transition, education, housing, human services, professional development, career and personal services are offered. The program will develop individual plans for success and bring every resource available to execute that plan. They plan to open the West Valley Center for Military and Veteran Success at an unused visitor control center on the east side of Litchfield Road at Luke Air Force Base. Luke has provided this building free of rent. The ongoing operations budget is estimated at \$278,342. They will be setting up an endowment fund for long-term funding sustainability. Last year's census data shows that there are 6,363 veterans that reside in Goodyear. He asked the city of Goodyear to consider

participating with other municipalities to provide ongoing funding for this project in the near future. The timeline for commitment of funds is the fall of 2016, which is when budget discussions begin.

Council thanked Yamamori for his presentation, and feels that this program is definitely needed.

- 4.2 [CO 234-16](#) The Cleveland Indians and the Cincinnati Reds will present the proceeds from the 2016 Charity Game to each of their designated charities.

Ballpark General Manager Bruce Kessman introduced Ryan Lantz from the Cleveland Indians and Mike Saverino from the Cincinnati Reds. They presented the proceeds of \$76K, which was raised during the 2016 Spring Training Charity Baseball game. The money was distributed to each of the following charities.

Charities:

- >HOPE Team (CTCA) - Cory Cooper and Larry Atkinson
- >SW Valley YMCA - Devon Casem
- >SW Valley Chamber of Commerce - John Safin
- >Homeless Youth Connection - Dawn Bogart and Larry Cervarich
- >New Life Center - Kelli Hernandez

Council thanked both organizations for their charity and community involvement.

## 5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

## 6. CONSENT

Council asked for clarification of Item 6.6. Fire Chief Paul Luizzi responded that the grant is for Behavior Health for Goodyear Fire Department employees. The Fire Department has been using Fire Strong, which is an online video-based program that provides support for behavior health issues, however, that program hasn't provided the depth of service that they want. Through the grant, they plan to bring in a Behavior Health Specialist for one year. The specialist will provide training and offer some clinical hours, as well as do a baseline assessment of the department.

**MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Stipp, to APPROVE Consent Agenda Items 6.1 through 6.6. The motion carried by the following vote:**

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

## 6.1 [MINUTES](#)      [APPROVAL OF MINUTES](#) [47-2016](#)      **RECOMMENDATION:**

Approve draft minutes from a Regular Meeting held on June 13, 2016.

6.2 [16-5848](#)**COUNCIL SUBCOMMITTEE APPOINTMENTS FOR FY2016-17****RECOMMENDATION:**

Approve Mayor and Council appointments to Council Subcommittees for Fiscal Year 2016-17:

1. Boards, Commissions and Committee Appointment Subcommittee - Re-appoint Councilmember Osborne and Councilmember Hohman. Appoint Vice Mayor Lauritano.
2. Community Funding Review Subcommittee - Re-appoint Councilmember Osborne, Councilmember Pizzillo, and Councilmember Campbell.
3. Audit Subcommittee - Re-appoint Vice Mayor Lauritano, Councilmember Pizzillo and Councilmember Stipp.

6.3 [16-5857](#)**ISSUANCE OF TWO UTILITY EASEMENTS TO APS FOR THE GOODYEAR POLICE OPERATIONS FACILITY****RECOMMENDATION:**

Approve the issuance of two (2) utility easements to Arizona Public Service Company, an Arizona corporation (APS), for the Goodyear Police Operations Facility.

6.4 [16-5858](#)**INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THE PURCHASE OF TRAFFIC SIGNS.****RECOMMENDATION:**

Authorize the City Manager or designee to execute an Intergovernmental Agreement (JPA 15-0005688-I) with the Arizona Department of Transportation for the purchase of traffic signs with Federal funds, and authorize a budget transfer to expend the Federal funding.

6.5 [16-5851](#)**AMENDMENT TO AN IGA WITH THE REGIONAL PUBLIC TRANSIT AUTHORITY FOR THE PROVISION OF TRANSIT SERVICES****RECOMMENDATION:**

Authorize the City Manager to approve an Amendment to the Intergovernmental Agreement (IGA) between the city of Goodyear and the Regional Public Transit Authority (RPTA) for the provision of transit services in Goodyear.

6.6 [16-5865](#)**ACCEPTANCE OF THE 2015 ASSISTANCE TO FIREFIGHTERS GRANT AWARD****RECOMMENDATION:**

Ratify the acceptance of the 2015 Assistance to Firefighters grant award in the amount of \$32,728, authorize the City Manager to approve an expenditure of \$3,272 from the grant match fund required for the grant match, approve an

FY17 budget transfer for the grant award and execute all documents related to grant management.

**7. BUSINESS**

**7.1 [16-5721](#) PUBLIC HEARING TO CONSIDER A USE PERMIT AMENDMENT TO REMOVE A STIPULATION PROHIBITING VEHICULAR ACCESS ONTO NORTH 161ST AVENUE**

Mayor Lord opened the public hearing at 6:39 p.m.

Planner III Steve Careccia presented a proposed amendment to a Use Permit for Compass Church that would remove a stipulation prohibiting vehicle access onto North 161st Avenue.

Approval would allow Compass Church to construct and use a drive entrance at the Northwest corner of the property. The addition of the drive entrance will reduce congestion along 161st Avenue as congregants would no longer park along the street to gain easier access to the church facilities. The drive entrance will greatly simplify onsite circulation and parking and there is no concern of additional traffic being generated north on 161st Avenue because it is a dead end and does not provide for any through traffic. The estimated regular hours of use for the drive will be on Sunday mornings and Wednesday evenings with various other intermittently, but not regularly, scheduled times for special services and functions. The drive entrance will be constructed to conform to city and MAG standards and the adjacent, existing landscaping will be maintained throughout construction.

On January 25, 2016, the City Council heard testimony from the applicant and affected residents, and discussed several questions and recommendations. The Council continued the item to a future date to give the applicant, residents and staff an opportunity to find a compromise solution.

On April 11, 2016, the applicant and residents met in an independently mediated session. While the city sponsored the mediation, the session was moderated by a professional mediator. Staff was available for questions but otherwise was not in the room and did not participate in the session. Recommendations that emerged from the mediation included a desire for better communication between the two groups and for the city to not restripe Van Buren Street but to instead keep the existing dedicated left-turn lane as is. In response, the city has agreed to this request and will not restripe the street to create a center turn lane. While the mediation did allow the parties to express their concerns, a compromise solution on the driveway access was unfortunately not reached and the applicant has requested that the Use Permit proceed to the City Council for decision.

The Planning and Zoning Commission recommends denial of this request. Staff recommends approval of this request.

Citizen Comments:

>Tim Jacobs, Senior Pastor for Compass Church, spoke in favor of the amendment. The church

has grown in recent years, which has created some traffic challenges during church services and events. They are requesting use of the emergency access driveway during short periods of time during church services and special events. He wants to do everything possible to make this work and help make traffic flow more efficient for the neighbors as well as members of the church.

>Goodyear Resident Leticia Castro spoke representing residents in Wade Acres, which is located along 161st Avenue. Residents in Wade Acres are not in favor of the amendment to the Use Permit because it will have a negative impact on their community. They ask Council to make a decision that will have the least negative impact on their community. During mediation, residents felt that church leaders were unwilling to consider the alternatives or solutions that they presented, which included accessing the APS driveway at the front of the building. She reported that the mediator made a statement that she (the mediator) was sure that the Council would vote in favor of the amendment, and that the church was only at the mediation sessions to be polite. Residents have been willing to compromise and have the driveway open during church services, however, the church wants it open at other times as well. They recommend a compromise that would permit the emergency access driveway to be opened as a temporary solution. Once another access to Van Buren Street is opened, then the emergency access would be closed. They ask that Council delay the use of the driveway until 2018 when the city makes improvements on Van Buren Street to see if the need is still there.

Mayor Lord closed the public hearing at 6:53 p.m.

**Council Discussion:**

**>Concerned about comments made by the community that the facilitator had a preconceived notion of how Council is going to vote. We do not talk to each other about matters that will be voted on.**

**>The vote will not be against the church or against the neighborhood, the vote will be for what is best for the community. We are all one community and we need to get along.**

**>Reiterated that Councilmembers have not discussed this matter amongst themselves before this hearing.**

**>Safe neighborhoods are very important.**

**>Okay with a limited access during the church services.**

**>When Van Buren Street is improved and widened in the future, we could re-evaluate this decision.**

**>Concerned with safety of the area without someone directing traffic.**

**>Concerned that there is no set pattern for the flow of traffic.**

Engineering Director Rebecca Zook responded that the requirement for access points on an arterial street is 250 feet of separation. In this case there is 280 feet, and this currently meets our standards. The city's right-of-way is our responsibility and we always monitor what happens in the right-of-ways. We have the right to interact if there are safety issues that come to our attention.

**>The bottom line is the safety of the neighborhood and the people attending the church.**

**>Asked about the accident rate in the area.** Police Chief Geier responded that there were 14 accidents in the area over a five-year period. Only two were directly related to the entry or exit of the church, and there were no injuries involved in those two accidents.

**>Realizes that Wade Acres is a unique community.**

- >Suggested a compromise of allowing access to 161st Avenue during church services only, and to revisit the issue when Van Buren Street is widened.
- >It was unfortunate that the neighborhood came away from the mediation with the idea that there would be a predetermined outcome in favor of the church on the part of the city.
- >Cannot support lifting the stipulation while this area is still in a rural setting.
- >A good compromise for all parties would be to grant a temporary access to the driveway with a sunset clause.
- >Disappointed that a compromise was not reached during mediation.
- >Disturbed of the accusations from both sides.
- >Feels there is a need for this amendment during church services and special events.
- >A compromise could allow the church time to look at another alternative, or plan financially to consider paving the driveway on the APS side of the building.
- >A sunset clause needs to be included in any compromise.
- >Council discussed criteria related to special events and how many per year should be allowed.
- >Would like to add a stipulation to notify Wade Acres residents of special events that will be scheduled at the church.

Dalke suggested a date of December 31, 2018 for the "sunset clause". He reported that the Van Buren Street project is projected to be complete by June 30, 2018. The December 31, 2018 date would give us six months to evaluate how traffic is affected before the sunset clause takes effect.

Castro asked for clarification of what the special events are and the dates of the events. Residents have only been notified of one special event "Apocalypse Night", and only received notice one week in advance. Asked to be provided with a master schedule and a time frame.

Jacobs asked if the sunset clause will still require them to make the financial investment to make road improvements to the exit if there is a potential that they will close it down in two years. Dalke responded that there will need to be a financial investment in order to move forward. The investment will need to be made to make the connection onto 161st Avenue. Any request to keep the driveway open past December 31, 2018 would require Council approval.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to CALL THE QUESTION.**

**The motion carried by the following vote:**

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

**MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Lauritano, to APPROVE an amendment, as recommended by staff, to the Use Permit for Compass Church to remove a stipulation prohibiting vehicular access onto North 161st Avenue, subject to the following stipulations:**

- a. The property owner shall secure the entrance from North 161st Avenue such that said**

driveway shall only be open during church services, special events and programs (not to exceed ten per year), following notification to the Wade Acres neighborhood; and to facilitate maintenance activities on the church property. At all other times, said gate shall remain closed; and

b. The barricade proposed at the entrance from North 161st Avenue shall provide required emergency access to the property as determined by the City of Goodyear Building Official. At a minimum, this will include the provision of a Knox padlock on the chain currently barricading the driveway; and

c. This amendment shall expire six months after the completion of the Van Buren Street roadway project, or the later of December 31, 2018, unless otherwise extended by City Council action. Otherwise, the previous restrictions prohibiting vehicular access onto N. 161st Avenue shall be reinstated. The motion carried by the following vote:

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

7.2        [16-5835](#)        **PUBLIC HEARING FOR TRUTH IN TAXATION (TNT) AND FY17  
FINAL BUDGET**

Mayor Lord opened the public hearing at 7:44 p.m.

Budget and Research Manager Lauri Wingenroth presented the Truth in Taxation and Adoption of the Final Budget together.

The city has proposed a tax levy increase of \$161,291 in the primary property tax levy above the Truth in Taxation levy limit of \$7,807,747. Final action to set the primary and secondary property taxes for the city of Goodyear is scheduled for July 11, 2016. Maximizing the primary property tax levy is part of an overall financial strategy that encourages the maximization of the city's stable revenue source. The combination of the primary and secondary tax rate is not to exceed \$1.8623 per \$100 of assessed valuation.

Wingenroth reviewed changes that have been made to the budget since the Council approved the Tentative Budget on May 23rd:

>Council approved the Community Paramedicine grant for \$125,000

>Funded a Public Safety Long-Term Disability Gap for \$28,000 from the General Fund

Technical Revisions:

>Planned capital replacements per team agreements - \$415,000; Stadium

>Finalize Container Maintenance budget - (\$219,204), Sanitation

\*\*Contract reduction - \$700,00

\*\*Container program FY17 base budget is \$563,564 includes position and other base budget items funded in FY16)

Offset: CIP-Potential Improvement District (appropriation contingency) - \$(348,796)

She reviewed the Truth In Taxation increase. This is an element of State law that allows a two percent growth in the Primary Property Tax Levy, which supports ongoing expenses. By

including the 2% growth, our levy will increase from \$7,807,747 (FY16) to \$8,240,777 (FY17). This amount includes both the 2% growth, plus new construction. The FY17 Secondary Property Tax Levy, which is for debt service on General Obligation (GO) Bonds, will be \$4,991,799 for a total Property Tax Levy of \$13,174,867 per \$100 of assessed valuation. This equals an amount of \$186.23 in Goodyear Property taxes for a \$100,000 home for FY17.

All FY17 funds and resources total a budget of \$254 Million. The Operations Budget totals \$110 Million; Debt Service totals \$27.4 Million; and the Capital Improvement Project budget totals \$73 Million.

Budget highlights:

- >Invest in Parks and Recreation, Citizen Survey Priority
  - \*\*Playgrounds and shade canopies
  - \*\*Gathering Place projects - Initial site plan in FY17, projects Fy18-21
- >Take Care of What We Have
  - \*\*Asset Management, pavement management
- >Public Safety
  - \*\*Police, storm drainage, traffic signals
- >Plan for Anticipated Operating Costs
  - \*\*Set-aside
- >Attract, Develop, and Retain a Skilled Workforce
  - \*\*Tools, training and development, compensation

There being no public comment, Mayor Lord closed the public hearing at 7:55 p.m.

Council Discussion:

- >**Regarding secondary debt service - Why has this increased from FY16 when we haven't issued any new debt?** Wingenroth responded that there are slight increases that occur over time. There will be a reduction in the future because there are a few items that will be paid off soon. The amounts reflect how the debt was issued. This amount does not include assumptions for the refinancings or refundings. Once the refundings are finalized, we will probably end up spending less this year. It will not be going down materially in FY17, but it will be going down.
- >**Thanked staff for all their hard work.**
- >Important that we point out that our tax levy is still not up to the rates of 2009-2010, and we have still not recovered our property taxes from the great recession.
- >**How much of the increase is for new construction?** Wingenroth reported that approximately \$300,000 is an increase associated with new construction.

**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo, to APPROVE the Truth in Taxation (TNT) increase of \$161,291 for fiscal year 2016-17 (FY17) by a roll call vote. The motion carried by the following vote:**

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



Mayor Lord recessed the Regular Meeting at 7:59 p.m.

**PURSUANT TO A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE GOODYEAR CITY COUNCIL AND TO THE GENERAL PUBLIC THAT THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, WILL HOLD A SPECIAL MEETING OPEN TO THE PUBLIC.**

**1. CALL TO ORDER**

Mayor Lord called the Special Meeting to order at 7:59 p.m.

**2. ROLL CALL**

Councilmember Campbell attended the Special Meeting via teleconference.

**Council 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. BUSINESS**

**3.1 [16-5834](#) ADOPTING THE FY17 FINAL BUDGET**

**Council Discussion:**

>Councilmember Stipp doesn't support this budget in its entirety, however, once the Council adopts the budget it is his responsibility to fund that budget.

>There has been a lot of discussion and this budget has been fully vetted.

>The budget is a team effort and Council is happy about the way they have worked together.

>Council is approving a very sound and conservative budget, and we are living within our means.

>Council is doing the best to meet the needs of the community with the limited funds that we have.

**MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Hohman, to ADOPT RESOLUTION NO. 16-1765 DETERMINING AND ADOPTING THE FINAL ESTIMATES OF PROPOSED EXPENDITURES BY THE CITY OF GOODYEAR FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017. The motion carried by the following vote:**

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

**Nays** 1 - Councilmember Stipp

#### 4. ADJOURNMENT OF SPECIAL MEETING

There being no further business to consider, Mayor Lord adjourned the Special Meeting at 8:07 p.m.

#### REGULAR MEETING RECONVENED

Mayor Lord reconvened the Regular Meeting at 8:07 p.m.

#### 7.3 [16-5839A](#) THE LUCERO PLANNED AREA DEVELOPMENT (PAD) AMENDMENT (FORMERLY KNOWN AS CALLISTO) IN ESTRELLA COMMUNITY 11

Planner II Alex Lestinsky presented proposed changes to the Lucero Planned Area Development (PAD), located in the Estrella Community. This agenda item was continued from the June 13, 2016 Regular City Council Meeting, when Council tabled the matter.

The request amends the existing Callisto PAD in order to refine the land use plan and table, create additional development standards and include a commercial zoning for a new community welcome center. The addition of the commercial zoning to the area will allow for the development of the community's new welcome center which will include a coffee shop and bike shop. The center will also serve as a new trailhead and gathering space for existing and future residents as well as visitors.

##### Council Discussion:

**>This is a unique project and is very exciting.**

**>Past discussions have centered around not using neighborhood green space areas for storm water retention. Disappointed that this stipulation has been removed.** Wilken reported that this stipulation is only meant to clarify that any storm water that may be generated by the site (such as a ramada or basketball court) can be retained. There may be a very small retention facility for that specific park area only. There would not be any off-site drainage going to these neighborhood greens.

**>This is a very good project for Estrella.**

**>Likes the addition of a coffee shop and the fact that this project will add needed density in Estrella.**

**>Believe we have worked very well with Estrella.**

**>Asked for an update on our relationship with Newland Communities.** Dalke stated that an interest has been expressed regarding fire service in Estrella. The bones of an agreement are in place. Staff works regularly with Newland Communities, and we are working with them on fire services in the community. We are continuing to talk about expanding fire service in the community based on studies and thresholds. Staff will come back to Council with specifics regarding fire service at a later date.

**>We are looking ahead with regard to fire service in Estrella and are confident that a solution is coming.**

**>Council takes the fire service issue very seriously and appreciates that Newland Communities continues to work with the city and works toward the best interest of the**

community.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 16-1333 REZONING APPROXIMATELY 617 ACRES GENERALLY LOCATED ON THE WEST SIDE OF ESTRELLA PARKWAY, SOUTH OF THE ESTRELLA STAR TOWER, TO THE INTERSECTION OF ESTRELLA PARKWAY AND COTTON LANE, BY AMENDING SECTION 2(C) OF ORDINANCE NO. 87-217, AS AMENDED, AND ORDINANCE NO. 13-1288, WHICH APPROVED THE CALLISTO PLANNED AREA DEVELOPMENT FOR THE PROPERTY BY ADOPTING THE LUCERO PLANNED AREA DEVELOPMENT (PAD) AMENDMENT DATED MARCH 18, 2016 TO GOVERN THE DEVELOPMENT OF THE PROPERTY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**7.4      [16-5802](#)                      COMMUNITY FUNDING ALLOCATIONS FOR FY16-17**

Neighborhood Services Coordinator Christina Plante presented the 2016-2017 recommendations from the City Council Subcommittee on Community Funding. Thirty-five applications were received totaling \$284,595. The budget for the 2016-17 Community Funding Program is \$114,400. The subcommittee recommendation disperses the full \$114,400 to fund twenty-seven of the thirty-five applicants. Plante announced the amounts awarded to each of the programs that were selected for funding.

**Council Discussion:**

**>Thanked Plante for her hard work and for putting together such a detailed presentation.**

**>Thankful that we are able to provide funding to agencies that provide direct services to our residents.**

**>Thanked members of the sub-committee for all their hard work in vetting all the applications.**

**>We are very fortunate to have so many social service agencies that are helping our residents.**

**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Hohman, to APPROVE recommended allocations for FY2016-17 Community Funding. The motion carried by the following vote:**

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

**7.5      [16-5842](#)                      DESIGNATING AN AREA AS THE SINGLE CENTRAL BUSINESS DISTRICT OF THE CITY OF GOODYEAR**

Economic Development Director Michelle Lawrie presented. She reviewed the Government Property Lease Excise Tax (GPLET) Program, which is a redevelopment tool for "Slum and Blighted" areas. It is designed to reduce project operating costs and replaces real property taxes with an Excise Tax. Under State Statute, an Excise Tax is established for the building type of use, and is calculated on the gross square footage of the building. The program requires that the land and the improvements be conveyed to a government entity and leased back for private use. A provision of the program also allows the excise tax rate to be abated for the first eight years after the certificate of occupancy on the building is issued, under certain conditions.

History related to GPLET Program:

- >Goodyear established a Redevelopment Area in 2004.
- >In 2007, Cancer Treatment Centers of America developed in Goodyear as a GPLET project.
- >Changes were made to the GPLET Programs by the Arizona State Legislature in 2010.
- >Goodyear reauthorized our Redevelopment Area in 2014 under a requirement that each community is required to update its plan every ten years.

Mayor changes enacted by the Legislature in 2010:

- >Rate structure for the excise tax was increased.
- >A maximum lease term of 25 years was instituted.
- >The concept of a Central Business District (CBD) was established to create a boundary under which the eight-year abatement provision could be leveraged.

CBD requirements for eight-year property tax provision of GPLET:

- >One CBD per city.
- >Must be geographically compact and contiguous.
- >Must be entirely located within a "Slum and Blighted" (Redevelopment) Area.
- >Cannot be larger than the greater of, either 5% of the total land area within the exterior boundaries of the city, or 640 acres.

Once the CBD is approved by the Council, there is a one-year waiting period before a deal can be made.

The recommended Central Business District (CBD) Redevelopment Area is comprised of 4,317 acres. The city of Goodyear is made up of 122,373 acres, so this represents 3.5% of our total land area.

Council Discussion:

- >**Asked if a project involving the Phoenix-Goodyear Airport would need to go through the Phoenix City Council as well.** Lawrie responded that it would.
- >**Why was Estrella Parkway and the area south of Yuma Road excluded from the CBD?** Dalke responded that the reason that area was excluded was because it was going to become part of the City Center area. Staff felt there would be opportunities for different types of applications. A lot of that property is owned by Sun MP, and some is owned by the city of Goodyear. Staff felt that aligning the CBD along Bullard Wash would be a good demarkation.
- >**Could we include the City Center/Ballpark area in the CBD now?** Lawrie stated that it would need to be located entirely within the Redevelopment Area. The only way to include it

would be to change the boundaries of the entire Redevelopment Area.

>**When do the school districts weigh in on this?** Lawrie responded that taxing entities must now be notified 60-days prior to approval; economic/fiscal benefit analysis requires 30-day notice if their consent is required. Dalke clarified that we did approach the school districts when CTCA was added and they were very supportive.

>**Was the deal with CTCA grandfathered in?** Lawrie responded no, but that property is included in the CBD.

**MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Stipp, to ADOPT RESOLUTION NO. 16-1767 DESIGNATING AN AREA AS THE SINGLE CENTRAL BUSINESS DISTRICT OF THE CITY OF GOODYEAR. The motion carried by the following vote:**

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

## 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:

>Congratulated Nathan Torres and his staff for the great job they did on the Palm Valley Park rehab. There is now a zip line at the park and the improvements are fabulous.

### 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:

>Goodyear received the Fiscal Year 15 Comprehensive Annual Financial Report Certificate of Achievement for Excellence in Financial Reporting. We have achieved this award for each year since 2008. This is the highest form of recognition in Governmental financing and reporting.

>Vice Mayor Lauritano provided an opportunity to reach out to the American RAMP Company Summer Demo Tour. They are a nationally renowned skate park modular pump track pioneer. They put on events throughout the country to focus on pump tracks as a sport. We applied, and were accepted to be one of their official stops this summer. We were selected from hundreds of applicants. The event will take place on July 9 from 5:00 p.m. - 8:00 p.m. at the Goodyear Community Park.

>"A Star Spangled 4th" will take place on July 4th at the Ballpark. Gates will open at 6:00 p.m., with fire works starting at 9:00 p.m.

#### 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**

07/11/16	Work Session	5:00 p.m.
07/11/16	Regular Meeting	6:00 p.m.
07/18/16	Work Session	5:00 p.m.
07/18/16	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:51p.m.

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Maureen Scott, 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 June 27, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Maureen Scott, City Clerk

SEAL: