



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, August 22, 2016

6:00 PM

Goodyear Justice Center

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 PIZZILLO

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 Councilmember Osborne, SECONDED BY Councilmember Hohman, 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: City Manager Brian Dalke, City Attorney Roric Massey and City Clerk Maureen Scott

4. COMMUNICATIONS

- 4.1** [CO 237-16](#) Staff will recognize the Junior Leader volunteers who assisted program staff this summer in delivering safe, high-quality recreational programs to the community.

Recreation Superintendent Michael Beadle presented a brief history of the Junior Leader program, which is an offshoot of the Junior Lifeguard program. It is currently in its second year. The program provides real-life work skills. Student leaders participated in the summer

recreation program, the aquatic program, and provided administrative assistance in the recreation office. They supplemented recreation staff by helping to plan games and activities and interacting with the student participants. He concluded by presenting certificates of appreciation to the Junior Leaders who were present.

Council expressed appreciation for the Junior Leaders' willingness to be involved in the community and wished them well on their future endeavors.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

Councilmember Pizzillo removed items 6.5 and 6.6 from the Consent Agenda.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Campbell, to APPROVE Consent Agenda items 6.1, 6.2, 6.3, 6.4 and 6.7. 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 [MINUTES](#)
[52-2016](#)

APPROVAL OF MINUTES
RECOMMENDATION:

Approve draft minutes from a Regular Meeting and a Special Meeting held on July 11, 2016, and a Regular Meeting held on July 18, 2016.

6.2 [16-5819](#)

SECOND AMENDED AND RESTATED DEVELOPMENT
AGREEMENT FOR PASEO PLACE PARCEL 1
RECOMMENDATION:

ADOPT RESOLUTION NO.16-1759 APPROVING THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 1 REGARDING THE DEVELOPMENT OF AN APPROXIMATE 40 ACRE PARCEL GENERALLY LOCATED AT THE NORTHWEST CORNER OF YUMA ROAD AND THE 183RD AVENUE ALIGNMENT; PROVIDING FOR AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 1; AND PROVIDING FOR AN EFFECTIVE DATE.

6.3 [16-5817](#)

SECOND AMENDED AND RESTATED DEVELOPMENT
AGREEMENT FOR PASEO PLACE PARCEL 2
RECOMMENDATION:

ADOPT RESOLUTION NO.16-1757 APPROVING THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 2 REGARDING THE DEVELOPMENT OF AN APPROXIMATE 80 ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF YUMA ROAD AND THE 183RD AVENUE ALIGNMENT; PROVIDING FOR AUTHORIZATION AND

DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE SECOND AMENDED & RESTATED DEVELOPMENT AGREEMENT FOR PASEO PLACE PARCEL 2; AND PROVIDING FOR AN EFFECTIVE DATE.

6.4 [16-5877](#)

**90-DAY EXTENSION OF THE ESTRELLA MOUNTAIN RANCH
PARCEL 9.8 FINAL PLAT APPROVAL**

RECOMMENDATION:

Approve a 90-day extension of the Estrella Mountain Ranch Parcel 9.8 Final Plat approval, extending the approval date to November 22, 2016.

6.7 [16-5884](#)

**APPROVE MODIFICATIONS TO THE IGA BETWEEN THE CITY
OF GOODYEAR AND THE ARIZONA DEPARTMENT OF
REVENUE FOR SALES TAX COLLECTION**

RECOMMENDATION:

Approve the modifications to the Intergovernmental Agreement (IGA) between the city of Goodyear and the Arizona Department of Revenue regarding the uniform administration, licensing, collection, and auditing of transaction privilege tax, use tax, severance tax, jet fuel excise and use tax, and rental occupancy taxes imposed by the State or cities or towns.

7. BUSINESS

6.5 [16-5878](#)

**90-DAY EXTENSION OF THE WEST CALISTOGA DRIVE MAP OF
DEDICATION APPROVAL**

RECOMMENDATION:

Approve a 90-day extension of the West Calistoga Drive Map of Dedication (MOD) approval, extending the approval date to November 22, 2016.

Planning Manager Katie Wilken presented. Parcel 9.8 is located in the community of Estrella Mountain Ranch, along Calistoga Drive, next to the existing Parcel 9.4. The proposal is to split 38 acres into 106 single-family lots. The final plat was approved in January 2016, but the developer has been working on an easement issue with Southwest Gas.

Council Questions:

- **Questioned the value of having an expiration date when it can be circumvented with an application.** Wilken replied that City Code states that if the application is received prior to the expiration date, the final plat will remain in force until Council takes action. The application was received just prior to Council taking its summer recess.
- **Suggested if another application comes in before a break, staff should notify Council that the extension was received and that it will be acted upon after the recess.**
- **Understands the concern voiced tonight. If the builder did not file in a reasonable time, there would be more reason to change the code.**
- **Suggested to include in the Staff Report the date the builder filed for the extension.**

MOTION BY Councilmember Campbell, SECONDED BY Vice Mayor Lauritano, to APPROVE a 90-day extension of the West Calistoga Drive Map of Dedication (MOD) approval, extending the approval date to November 22, 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

6.6 [16-5879](#) **ACQUISITION OF CONTROL LIQUOR LICENSE APPLICATIONS FOR QUIKTRIP #446 & #1401**

Councilmember Pizzillo had no questions on 6.6. He meant to removed 6.4 from the Consent Agenda.

MOTION BY Councilmember Campbell, SECONDED BY Vice Mayor Lauritano, to 1. APPROVE a request from Troy Charles DeVos, agent for QuikTrip Corporation, dba QuikTrip #446, for an Acquisition of Control for Series 10 Liquor License #10074069, located at 550 N. Dysart Road, Goodyear, Arizona (Generally located north of the intersection of Dysart Road and Van Buren Street); and

2. APPROVE a request from Troy Charles DeVos, agent for QuikTrip Corporation, dba QuikTrip #1401, for an Acquisition of Control for Series 10 Liquor License #10075880, located at 575 N. Estrella Parkway, Goodyear, Arizona (Generally located on the east side of Estrella Parkway south of the I-10 interchange). 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

7.1 [16-5880](#) **SERIES 12 LIQUOR LICENSE FOR LUCKY BUDDHA ASIAN RESTAURANT**

City Clerk Maureen Scott presented. Lucky Buddha opened on June 5, 2016, and currently has an interim permit that was approved through the Arizona Department of Liquor License and Control. The Beijing Chinese Cuisine Restaurant occupied this location prior to Lucky Buddha. A Series 12 license is for restaurants and cannot be transferred.

Council welcomed the restaurant owner to Goodyear and wished her much success.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Osborne, to APPROVE a request from Wanlin Liao, agent for Lucky Buddha Asian Restaurant, LLC, for a new Series 12 liquor license, #1207A698, located at 14270 W. Indian School Road, Suite C1, Goodyear, Arizona (Generally located near the northwest corner of Litchfield Road and Indian School Road). 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 [16-5882](#) **PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT TO**

**ALLOW THE INSTALLATION OF A WIRELESS
COMMUNICATION FACILITY MONOPALM AT 13657 W.
MCDOWELL ROAD**

Mayor Lord opened the Public Hearing at 6:30 p.m.

Planner II Alex Lestinsky presented. The monopalm cell tower will be located in the Palm Valley Medical Plaza parking lot located at 136th Avenue and McDowell Road. All setback and zoning requirements have been satisfied. In response to the advance notification that was sent to residents, one resident called with concerns of the proximity to the hospital; however, the hospital submitted a letter of support for the project. The Fire Department and Police Department support this location. The Planning and Zoning Commission approved the item with a vote of 5 to 1 during the August 17, 2016 meeting.

There being no public comment, Mayor Lord closed the public hearing at 6:32 p.m.

Council Discussion:

- Why did the one Planning and Zoning commissioner vote against the monopalm?

Lestinsky replied that the commissioner would prefer a more artistic presentation.

- More cell towers are needed.

MOTION BY Councilmember Hohman, SECONDED BY Councilmember Campbell, to APPROVE a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 13657 W. McDowell Road, 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

[16-5881](#)

**PRELIMINARY PLAT FOR ESTRELLA MOUNTAIN RANCH
PARCEL 3.14**

Planner II Alex Lestinsky presented. This application is requesting approval of a preliminary plat for Estrella Parcel 3.14 located at the northwest corner of Estrella Parkway and San Miguel Drive. The plat consists of 14.43 acres that will be subdivided into 44 single family detached residential lots and seven tracts. Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the city's Subdivision Regulations and the Estrella Phase 1 PAD, as amended. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. The parcel is located approximately one-half mile from Fire Station 182, and response times vary between 0-4 minutes. The Planning and Zoning Commission recommended approval at their July 20, 2016 meeting.

Council Discussion:

- How many homes are in the adjacent parcels? Pete Teiche with Newland Communities replied there is approximately 526 homes in this area.

- Will this area be done when this parcel is completed? Teiche indicated building in this area will be complete. There are future plans to build in the area from San Miguel to the wash.
- Glad that the interior parcels are being built. This will help to maintain and bring in commercial businesses and help with schools.
- Appreciates that staff is noting the public safety response times in the preliminary plat staff reports.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to APPROVE a request for a preliminary plat for Estrella Mountain Ranch Parcel 3.14, 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

7.4 [16-5887](#) REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER

Planner III Steve Careccia presented. The shopping center is located on approximately 147 acres at Bullard Avenue and McDowell Road. The commercial zoning was approved in 2000, and the original nine-lot subdivision was approved in 2007. The Harkins Theatre site plan was approved last year. The Replat of Lot 9 of the Estrella Falls Regional Shopping Center proposes to subdivide Lot 9 to create two additional lots and one tract. Newly created Lot 10 will be the location of the Harkins Theater, while Lot 11 is proposed for future commercial use. Newly created Tract A will be established for drainage purposes. The replat is consistent with the land use and development standards established by the Goodyear Planned Regional Center Planned Area Development (PAD) and with the city's subdivision regulations.

Council Discussion:

- **What is the stipulation?** Careccia said the stipulation requires compliance with the stipulation of the 2000 zoning.
- **Is Tract A big enough to put a store or a building in that location?** Careccia indicated the tract is approximately two acres and is located on the back of the theatre.
- **Glad to see the development of this area.**

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo, to APPROVE the Replat of Lot 9 of Estrella Falls Regional Shopping Center, 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

7.5 [16-5871](#) COOPERATIVE AGREEMENT BETWEEN THE UNITED STATES BUREAU OF RECLAMATION AND THE CITY OF GOODYEAR

Water Resources Manager Mark Holmes presented. Holmes indicated that Debra Tosline, Program Manager for the United State Bureau of Reclamation (USBR), will not be present this

evening. Staff recommendation is to authorize the City Manager or designee to execute any and all documents necessary to enter into a cooperative agreement between the USBR and the city to continue the concentrate management wetlands pilot study and to execute Fiscal Year (FY) 2017 budget transfers of up to \$100,000 needed to expend the first of the three years of funding for the program.

The Pilot Brine Wetland Project was completed in 2013. The Brine Wetland Feasibility Project is an ongoing project and is estimated to be completed in September-October 2016.

The USBR and the city have worked together on the pilot project to study the concentrate discharge from the reverse osmosis facility. A pilot project using an engineered wetland has been operated at the reverse osmosis facility since 2010 to evaluate the successfulness of removing regulated contaminants of concern, from the concentrate. The pilot wetland project was completed in 2013, succeeding in the removal of regulated contaminants of concern. The USBR is currently part of a feasibility study phase for a 25% (125,000 gallons per day) scale-size demonstration project. The deliverable from this feasibility work will be a detailed report showing all aspects of implementing a demonstration sized brine wetland including a 30% engineering design concept report.

The purpose of this three-year cooperative agreement is to provide enhanced testing and analysis of the existing pilot scale brine wetland located at the Bullard Water Campus. These enhanced tests and analysis are designed to provide the city staff, its engineering consultants and the USBR additional information that will be used to further refine and enhance the current Brine Demonstration Project, which is currently in the 30% design concept report phase of work, and enhancements to future potential wetland construction, operations and maintenance. The agreement would remain in effect until September 30, 2019, at which time the parties will assess extending the agreement to continue research.

The goals of the agreement are:

- determine wetland media and plan replacement frequency
- determine wetland media and plan toxicity relative to the environment and disposal options
- determine wetland sizing for build-out conditions
- determine maximum water volume processing based on sizing
- submit a final report within 30 days of the expiration of the agreement
- the report will become a compendium to the current brine wetland feasibility study

USBR estimates it will expend up to \$50,000 per year for three years through its staff. The city estimates it will expend up to \$50,000 per year for three years in direct and/or indirect in-kind services. Total project cost is \$300,000. The city's portion is \$150,000 over the course of three years, with \$78,00 in direct funding and \$72,000 in indirect/in-kind funding.

Council Discussion:

- **Appreciates the efforts to maximize water capacity. Is the citizen committee still working on this effort?** Holmes indicated the Water Conservation Committee has met twice and understands the water resources aspects of the city.
- **Is there any way to incorporate the water transfer into any other areas for**

beautification purposes? Holmes indicated the feasibility study is looking at Estrella Mountain Regional Park as an area where the wetlands could be a point of final destination.

- Thank you for your continuous collaboration.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to AUTHORIZE the City Manager or designee to execute any and all documents necessary to enter into a cooperative agreement between the United States Bureau of Reclamation and the city to continue the concentrate management wetlands pilot study and to execute FY17 budget transfers of up to \$100,000 needed to expend the first of the three years of funding for the program. 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:

None.

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:

- Introduced Adrian Hedden, reporter from the Arizona Republic
- Reminder that Arizona Public Service (APS) is closing its office at City Hall at 5:00 p.m. on August 26th. City staff will be relocated behind the current APS counter; however, they will not be taking APS payments. There will not be an APS payment kiosk at City Hall.

1. Manager's Update on Council Related Matters:

None.

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

Work Session	08/29/16	5:00 p.m.
Regular Meeting	08/29/16	6:00 p.m.

CFD Meeting	09/12/16	5:00 p.m.
Special Meeting	09/12/16	Immediately following CFD Meeting
Work Session	09/12/16	Immediately following Special Meeting
Regular Meeting	09/12/16	Immediately following Work Session

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 6:58 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 August 22, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 201__.

Maureen Scott, City Clerk

SEAL: