



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 12, 2016

Goodyear Justice Center

Immediately following the Work Session which immediately follows the Special Meeting which immediately follows the Community Facilities District Meeting that begins at 5:00 PM

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 7:20 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER STIPP

3. ROLL CALL

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 Deputy City Clerk Sue Brungardt

4. COMMUNICATIONS

None

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Osborne, to APPROVE Consent Agenda Items 6.1 and 6.2. 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](#) [64-2016](#) **APPROVAL OF MINUTES**
RECOMMENDATION:
Approve draft minutes from a Regular Meeting held on August 22, 2016, and a Regular Meeting and a Special Meeting held on August 29, 2016.
- 6.2 [16-5890A](#) **MOU WITH THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION TO ACCEPT GRANT FUNDS**
RECOMMENDATION:
Approve a Memorandum of Understanding (MOU) with the Firehouse Subs Public Safety Foundation to accept \$4,284.34 in grant funds and authorize the City Manager to execute all related documents and necessary budget transfers related to this grant.

7. **BUSINESS**

- 7.1 [16-5898](#) **SARIVAL AVENUE STREET IMPROVEMENTS - PORTLAND TO VAN BUREN**

Assistant City Engineer Keith Brown provided a brief overview of the project. The construction will widen Sarival Avenue from Portland Street to Van Buren Street. At the completion of the project there will be two lanes in both directions as well as a traffic signal. The design started in 2013, and the construction funding was budgeted in Fiscal Year 2016. Brown introduced Project Manager Troy Tobiasson. Tobiasson indicated the unimproved areas along the roadway will be improved, and a raised median and traffic signal will be installed. Drainage will be improved and overhead utilities will be moved underground.

Tobiasson said he and Neighborhood Services Coordinator Christina Plante have been working with the Home Owners Association in the area and will be attending the October Annual Meeting. Tobiasson will be meeting with the effected property owners located on the east side of Sarival Avenue individually. A project sign will be posted and will contain a hotline for community feedback and request information.

Upon approval of the construction contract, the utility company will do the relocation of the utility lines. It is anticipated that construction will begin in October and be completed in February 2017. This construction allows for a detour to be set up in connection with the Arizona Department of Transportation (ADOT) 303 Project. The detour is planned during spring 2017. The project is currently within budget, including the contract.

Council Questions:

- **Excited the project is starting, concerned about the traffic issues that will continue in the area.** Tobiasson said the city will work with the contractor to ensure there will be one lane open in each direction while the improvements are done to minimize impact on the public.
- **Can the traffic issues continue to be monitored during the construction period?** Brown indicated construction activities and traffic will be closely monitored.
- **Needs clarification regarding the 303 Project detour.** Tobiasson showed a map of the area and indicated the detour that will take place while the frontage road work is being done. He showed that the traffic will flow east on Van Buren Street and then north on Sarival Avenue.

- **Will there be traffic control on Sarival Avenue? Can the traffic be diverted to Estrella Parkway instead of Sarival Avenue, especially truck traffic?** Engineering Director Rebeca Zook stated that the city can encourage drivers to take alternate routes.
- **Appreciates staff efforts.**

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Stipp, to APPROVE a budgeted expenditure of \$2,026,228.89 to construct Project No. ST1302 - Sarival Avenue Street widening from Portland Street to Van Buren Street. 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 16-5899 EXTENSION OF PEBBLE CREEK MARKETPLACE PRELIMINARY PLAT APPROVAL

Long Range Planner Joe Schmitz presented. This is a request for a one-year extension of the Preliminary Plat for Pebble Creek Marketplace, which proposes to subdivide 25.16 acres into eight commercial lots located at the southwest corner of McDowell Road and Pebble Creek Parkway. The owners of the property are represented by Brandon Johnson of SCJ Alliance Consulting Services. Construction Manager and Architect John Dorsett with W.M. Grace Companies was also in attendance.

The original Preliminary Plat was approved by Council on September 14, 2015. Subdivision Regulations provide that approval of a Preliminary Plat expires at the end of 12 months, unless a Final Plat has been submitted, or an extension has been approved by Council. The criteria to approve an extension includes that there have been no substantive changes in the Engineering Standards, that the approved Preliminary Plat, including supporting documents, continue to comply with all applicable requirements, and that the subdivider has expended substantial efforts to create a Final Plat and Engineering plans. Staff confirms there have been no significant changes in the engineering standards and the approved Preliminary Plat complies with all applicable requirements. The applicant indicates design drawings have been developed to 60 to 75 percent completion level, which is greater than typically done at this stage of the project, and has requested an additional 12 months in which to submit a Final Plat and construction plans. Staff recommends the approval of the extension to September 14, 2017.

Council Questions:

- **If the project developer chooses, can the property be partially final platted if they wanted to move forward? Can the developer move forward if, for some reason, WINCO is not part of the project?** Schmitz indicated they can move forward.
- **Is it possible that they can build before 2017?** Johnson said that is possible, they are asking for the one-year extension today so that they have time to complete a market study.
- **Is the developer aware that the city is will do everything possible to get them through the process quickly?** Johnson indicated the developer is very appreciative of that.
- **Disappointed that the developer needs to request an extension because the residents are excited that WINCO is coming.**

MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Lauritano, to APPROVE an extension of the Pebble Creek Marketplace Preliminary Plat approval, extending the approval date for one year to September 14, 2017. 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:

- Ballpark outing with family
- Goodyear Citywide Reading Challenge dates are September 12 to October 7
- Odyssey Preparatory Academy event
- Arizona Municipal Water Users Association (AMWUA) Meeting
- 9/11 Breakfast Memorial
- Nursing Home Facility Board Meeting
- Area Agency on Aging Board Meeting
- Arizona Forward Award
- Valley Partnership for Mayors
- Optum Care Grand Opening
- Memorial for Retired City Clerk Dee Cockrum

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:

- Dalke introduced new Public Information Officer Amy Bolton
- Southwest Volunteer Fair date is September 16 from 12 - 2 p.m. at City Hall; 15 organizations will be represented
- Ballet Under the Stars event is September 22 at Estrella Lakeside Amphitheater

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

- Monitor Sarival Avenue improvements

4. Council members may direct inquiries to staff:

- Would like information on the changes to the towing contracts, how we plan to execute the changes, and if the city is going out to bid
- Would like Police facility cost update and what items were trimmed

9. FUTURE MEETINGS

09/26/16	Regular Meeting	6:00 PM
10/03/16	Work Session	5:00 PM
10/03/16	Regular Meeting	6:00 PM

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:05 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 12, 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: