



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 Wally Campbell
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton

Monday, November 20, 2017

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 VICE MAYOR CAMPBELL

3. ROLL CALL

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

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey and City Clerk Darcie McCracken

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

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

4. COMMUNICATIONS

- 4.1 [CO-17-291](#) Leon Thomas, Phoenix director of the Bureau of Land Management (BLM), will provide a brief update on the status of BLM projects impacting the city of Goodyear.

Mr. Edward Kender, field manager of the Lower Sonoran Field Office of the Bureau of Land Management (BLM), presented. The Phoenix District covers the area from the Mexican border to the northern border of Arizona. It manages 2.4 million acres of public land, which includes surface and sub-surface minerals, two national monuments, trails and wilderness areas.

DISTRICT PROJECTS OF INTEREST TO GOODYEAR:

- **Sonoran Valley Parkway:**
The Washington office is reviewing the updated Federal Registry Notice (FRN) regarding the environmental impact statement. Staff is continuing to follow up to ensure the process is moving forward. They anticipate the FRN will be available for public review in the near future.
- **Travel Management:**
Initial public meetings and route evaluations (694 miles) for the Buckeye Hills/Rainbow Valley Area have been completed. The next steps are to develop an environmental assessment, hold additional public meetings to present the various alternatives, issue a decision and implement the routes designated for public use.
- **Sonoran Desert National Monument:**
This area has been the subject of litigation pertaining to recreational target shooting and grazing.

Target Shooting: An environmental impact statement has been completed and was released a month ago; today is the last day for public comments. They will be resolving the protests over the next few weeks, and they are currently halfway through the Governor's Consistency Review process. A decision will be issued by March 5, 2018 as mandated by court order.

Grazing: They are in the process of land health evaluations. They will file a compatibility analysis with the court by June 2018, at which time it will be determined whether the conclusions of the current Resource Management Plan (RMP) are supported or if they need to pursue another RMP amendment (a two-year process).

- **Juan Bautista de Anza Recreation Management Zone Recreation Plan:**
An environmental assessment was completed for the three recreational areas on the west side of the Butterfield Pass. Improvements to the developed sites will include vault toilets, spaces for RVs, fire rings, picnic tables and sun shelters. Areas that will accommodate larger gatherings and equestrian activities are also included in the plan.

Council thanked Mr. Kender for the update and stated it is beneficial for residents to know about the recreational opportunities available in this area.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

COUNCIL DISCUSSION:

- **Item 6.2: Is the church putting in a road, and will both parcels share the same road?**
Planning Manager Katie Wilken stated the developer, Sunbelt, will install the main road (North 166th Lane). This road will provide primary access to both the church and the future commercial parcels to the east.
- **Item 6.3: In support of the development, but would like staff to be mindful of potential drainage issues with the bordering RV lot.** Ms. Wilken replied that the drainage is being

reviewed with the civil construction plans, and there are stipulations on the plat which address the drainage.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Stipp, to APPROVE Consent Agenda Items 6.1 - 6.3. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

- 6.1 [MINUTES](#) [88-2017](#) **APPROVAL OF MINUTES**
PROPOSED ACTION:
Approve draft minutes from a Special Meeting held on November 6, 2017.
- 6.2 [17-6166](#) **FINAL PLAT FOR REFINERY CHURCH**
PROPOSED ACTION:
Approve the final plat for the Refinery Church, subject to stipulations.
- 6.3 [17-6214](#) **FINAL PLAT OF PV303 EAST II PHASE 1**
PROPOSED ACTION:
Approve the final plat of PV303 East II Phase 1, subject to stipulations.

7. **BUSINESS**

7.1 [17-6158](#) **PUBLIC HEARING: HUDSON COMMONS PAD AMENDMENT**

Mayor Lord opened the public hearing at 6:14 p.m.

Planner II Alex Lestinsky presented. The Hudson Commons Planned Area Development was zoned PAD on January 11, 2016, and the City Center Gateway Overlay District was removed on March 27, 2017. The Hudson Commons PAD includes single-family, multi-family and commercial, but the proposed amendment only makes changes to the requirements for the MF-24 development parcel.

Pages 21 and 45 of the PAD are being amended to remove references to the City Center Gateway Overlay District and to state that private patios will be permitted along the western perimeter landscape buffer area of MF-24. The purpose of this amendment is to allow for single-story bungalow-style apartments with private backyards along the perimeter.

A neighborhood meeting was held on September 27, 2017. No one from the public attended this meeting. A few phone calls have been received by staff requesting additional information, but no opposition has been voiced. Staff finds the proposed amendments to the PAD are consistent with the General Plan and the vision that was originally approved for the Hudson Commons PAD. The Planning and Zoning Commission recommended approval at its meeting on November 8, 2017.

There being no public comments, Mayor Lord closed the public hearing at 6:17 p.m.

COUNCIL DISCUSSION:

- **How deep are the patios?** Mr. Mark Reddie with LVA Urban Design Studios stated that the

patios along the western perimeter are 30-feet deep. There is a 30-foot building setback from the western boundary, and the private backyards go all the way to the property line.

- **Requested clarification on the strike-out language: “Buildings oriented toward Estrella Parkway to enhance the goals of the City Center Gateway Design Standards related to buildings facing the street, with parking behind the buildings.”** Mr. Reddie replied that references to the overlay district are being removed because it was rescinded by Council in early 2017. Some of the requirements in the overlay district (e.g., buildings were required to front Estrella Parkway) were detrimental to development. Because the ordinance was in place when the Hudson Commons PAD was approved in 2016, they were required to conform to it.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 17-1370 AMENDING THE HUDSON COMMONS FINAL PAD DOCUMENT DATED NOVEMBER 2015, TO ALLOW PRIVATE PATIOS WITHIN THE WESTERN PERIMETER LANDSCAPE BUFFER AREA AND TO REMOVE REQUIREMENTS REGARDING THE ORIENTATION OF BUILDINGS ALONG ESTRELLA PARKWAY; PROVIDING FOR CORRECTIONS, NON-ABRIDGEMENT, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.2 [17-6201](#) **PUBLIC HEARING: USE PERMIT FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT)**

Mayor Lord opened the public hearing at 6:21 p.m.

Planning Manager Katie Wilken presented. This request is for a Bahama Buck's restaurant with a drive-through component in the Cottonflower Marketplace at the southwest corner of Yuma Road and Cotton Lane (future SR303 alignment). It is adjacent to the Cottonflower development and the current Moose Lodge facility. The commercial center can be accessed from both Yuma Road and Cotton Lane. When the SR303 is constructed, access will be available via a frontage road. The drive-through window is located on the south side of the building.

A neighborhood meeting was held; however, no residents attended and no one from the public opposed the use permit at the Planning and Zoning Commission meeting. The Planning and Zoning Commission did, however, have concerns regarding the proposed location of signage and the menu board in relation to the residential area to the south. A stipulation was added to require the menu board and speaker box be located on the west side of the building to minimize potential impact to the residents.

The elevations provided meet the city's design standards and the standards for the center.

There being no public comments, Mayor Lord closed the public hearing at 6:23 p.m.

COUNCIL DISCUSSION:

- **Welcomed Bahama Buck's to Goodyear.**
- **What relationship is the Bahama Buck's to the future Federico's restaurant, and will the**

drive-through lanes be in conflict? Ms. Wilken stated that Federico's will be located to the north of Bahama Buck's. Staff does not believe there will be any issues.

- **How many pad sites are left at this center?** Development Services Director Christopher Baker presented an overview of the property and the locations of the future developments.
- **Appreciates that the language in the Council Action Report matches the site plan to ensure that the use permit is in compliance.**

MOTION BY Councilmember Hampton, SECONDED BY Vice Mayor Campbell, to APPROVE a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Cottonflower PAD located at the southwest corner of Cotton Lane and Yuma Road, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.3 [17-6159](#) **PUBLIC HEARING: REZONING FROM THE AGRICULTURAL (AG) ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT**

Mayor Lord opened the public hearing at 6:26 p.m.

Planning Manager Katie Wilken presented. This is a request to rezone a parcel from Agricultural (AG) to Final Planned Area Development (PAD) to allow for the expansion of an Arizona Public Service (APS) facility located at the southeast corner of Cotton Lane and Thomas Road in the PV303 PAD. The parcel where the facility is located is legal non-conforming. Per the Zoning Ordinance, if changes are made to a parcel that is legal non-conforming, it is required that the parcel be brought into compliance with the current zoning.

Properties within 500 feet were noticed. Staff has not received any objections or concerns, and the Planning and Zoning Commission has recommended approval of the rezone.

There being no public comments, Mayor Lord closed the public hearing at 6:28 p.m.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 17-1371 CONDITIONALLY REZONING APPROXIMATELY ONE ACRE FROM AGRICULTURAL (AG) TO FINAL PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.4 [17-6188](#) **PUBLIC HEARING: AMENDMENT TO PARCEL 12 OF THE**

GOODYEAR PLANNED REGIONAL CENTER PAD

Mayor Lord opened the public hearing at 6:29 p.m.

Planning Manager Katie Wilken presented Items 7.4 and 7.5 concurrently. This request is to amend Parcel 12 of the Goodyear Planned Regional Center Planned Area Development (PAD), which is located on Pebble Creek Parkway, north of Virginia Avenue. The parcel is currently designated as court homes by the PAD. The proposal is to allow for 52 single-family homes.

The development would have both primary access and secondary, emergency access from Pebble Creek Parkway. The plan includes 3.8 acres of open space, including a trail under the APS facility to the north.

A neighborhood meeting was held, but no objections were registered from the public. The Planning and Zoning Commission has recommended approval of both the PAD amendment and the preliminary plat.

Taylor Earl of Earl, Curley and Lagarde was present to answer questions on behalf of the applicant.

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

COUNCIL DISCUSSION:

- **Good for the community, good location and good product.**
- **Thanked the developer for filling in this oddly-shaped parcel.**
- **What is the square footage of the homes?** Mr. Earl responded that the homes will range in size from 1,547 square feet to 2,079 square feet.
- **Expressed concerns about the potential need of another traffic signal on Pebble Creek Parkway. Believes there will be an increased risk of traffic accidents and difficulty entering and exiting from the development.** Engineering Director Rebecca Zook stated staff has conducted a traffic impact analysis and has determined that a signal is not required.
- **Questioned why there is only one way in and one way out.** Ms. Zook stated that it is not required to have more than one access point, and the projected traffic patterns do not justify a second access point. An emergency access point is required if there are 30 or more dwelling units.
- **Requested staff investigate requiring that an emergency gate (if used) will allow for quick access and not use a locking device.**
- **Requested clarification on where two-story homes will be allowed in the development.** Ms. Wilken stated that the homes along Pebble Creek Parkway and on the north perimeter are restricted to one story.
- **Will homes located along the Roosevelt Canal trail be prevented from accessing the canal from their yards for safety?** Mr. Earl stated that homes along the north perimeter (adjacent to the power line corridor) will have normal block walls that will prevent access. There is an access point to the canal from the open space area on the east perimeter, but no access will be available from individual lots.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 17-1834 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED “GOODYEAR PLANNED REGIONAL CENTER - PARCEL 12 PAD AMENDMENT DATED OCTOBER 16, 2017”. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to ADOPT ORDINANCE NO. 17-1374 CONDITIONALLY AMENDING THE ZONING ON A PORTION OF PARCEL 12 OF THE GOODYEAR PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT BY CHANGING THE LAND USE ON APPROXIMATELY 12.2 ACRES FROM COURT HOME TO SINGLE FAMILY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.5 [17-6189](#) **PRELIMINARY PLAT FOR GOODYEAR PLANNED REGIONAL CENTER PARCEL 12**

COUNCIL DISCUSSION:

- **Reiterated request for staff to investigate requiring that an emergency gate (if used) will allow for quick access and not use a locking device.** City Manager Brian Dalke stated Council may add a stipulation to the preliminary plat requiring an automatic gate. City Attorney Roric Massey concurred.

MOTION BY Councilmember Pizzillo, SECONDED BY Vice Mayor Campbell, to AMEND the preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 by adding a stipulation to require that the secondary access point, provided for emergency responders, have an automatic gate. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.6 [17-6155](#) AGREEMENT WITH WANRACK FOR FIBER OPTIC LICENSE

Chief Information Officer Alan Claypool presented. This license agreement will allow WANRack to install fiber optic in the city's rights-of-way and public utility easements. They will also be leasing part of the fiber bundle to the Agua Fria Union High School District, which will allow access for their high schools and the district office.

The license agreement is for "pass through" communications, meaning no services such as the Internet or file storage are provided. They will follow the current processes the city has in place for dry utilities. Only typical network traffic is anticipated to travel through the fibers. Additional fiber cables in the bundle are available for WANRack to sell or lease to other commercial entities.

General terms of the agreement:

- Five years with three renewal options.
- Standard permit fees will be collected.
- Will follow existing dry utilities permitting processes.
- The city will receive two fiber strands in lieu of the annual license fee (To be used for traffic signals and the city's network).

Mr. Claypool compared the costs for the city (\$1,381,248) to install 69,111 linear feet of fiber optic cable to the revenue (\$1,230,160) that would be collected from the annual licensing fee over the twenty-year life of the agreement.

COUNCIL DISCUSSION:

- **Will installing this infrastructure prevent other parties from installing additional fiber optic networks?** Mr. Claypool responded that this is a non-exclusive agreement and will not prevent additional infrastructure from being built.
- **What is the network capacity?** Mr. Claypool explained that there are 36 fibers in the bundle. The city will typically use two-to-four fibers depending on the speed. The school district will have a capacity of 10 gigabytes, which is very high.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to APPROVE a five-year license agreement between the city and WANRack to install, operate and maintain a fiber optic communication system within the city. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.7 [17-6207](#) SITE 13 RESERVOIR REHABILITATION PROJECT

Utility Operations Manager Barb Chappell and Senior Project Manager Tim Burkeen presented. This project is to rehabilitate and repair a 1.5 million gallon storage reservoir located in Estrella. The reservoir was constructed in 1988, and there have been no significant repairs since that time. A condition assessment was conducted last year, and it was determined that approximately 15 percent of the floor needs to be replaced. Continued use of the reservoir will result in further deterioration and the potential loss of water supplies to Estrella.

The entire interior of the reservoir will be sand blasted and re-coated. Contingencies have been included in the project budget for additional areas of corrosion that may be identified. The exterior will be spot coated as necessary. It is critical that these repairs be performed during the winter, low-use period, and work is scheduled to be completed by the end of March 2018. The city is utilizing a cooperative use job order contract through the city of Peoria. The contractor is Felix Construction, and the major sub-contractor is Superior Tank Solutions.

COUNCIL DISCUSSION:

- **Will the residents of Estrella notice any changes to the water such as pressure differences, taste, etc.?** Ms. Chappell explained the reservoir would be bypassed during the rehabilitation project, and residents should not be affected.
- **Does the city have a plan to monitor the condition of the reservoir to ensure major repairs are not required in the future?** Ms. Chappell stated that the city has money set aside each year to perform preventative maintenance on the tanks before they deteriorate to the point of requiring costly repairs.
- **Was this project identified in the Integrated Water Master Plan?** Ms. Chappell replied that it was.
- **Has the condition of all of the infrastructure been evaluated? Has this been presented to Council previously?** Ms. Chappell responded that all infrastructure has been evaluated, and repairs are being performed each year until they have all been rehabilitated. The Site 13 reservoir was in the worst condition. City Manager Brian Dalke added that this tank was the only water source serving Estrella until a couple of years ago when the city entered into the Northern Solutions Water Agreement with Newland Communities. This agreement provided the infrastructure that allowed for the tank to be taken offline and its condition evaluated and repaired. Public Works Director Javier Setovich reiterated that staff has a schedule of repairs that will be completed over the next several years.
- **Is the piping that moves the water from the reservoir to the community being evaluated?** Mr. Burkeen explained that the piping within the site was evaluated during the condition assessment. Other than the piping directly affixed to the reservoir, everything else is fine. Mr. Setovich explained the majority of the damage is in areas above the water level. Typically areas that are submerged, with the exception of the floor, do not have an issue. Most of the distribution pipes in the city are under 50 years old. They are primarily in good shape, but in the future replacing them will become a priority. Staff is currently focused on upgrading the wastewater infrastructure.
- **What percentage of the project funds are set aside for contingencies?** Mr. Burkeen stated approximately 25 percent.
- **Requested a staff report on the current schedule for rehabilitation of water infrastructure.**

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to APPROVE expenditure of funds in the amount of \$640,000 for the Site 13 Reservoir Rehabilitation Project. Additionally approve a budget transfer in the amount of \$269,000 from Water Operating budget to the Site 13 Reservoir Rehabilitation Project (WA1704) in the Capital Improvement Program. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.8 [17-6211](#) **APPROVE EXPENDITURE OF FUNDS FOR THE SITE 12 EXPANSION PROJECT**

Utility Operations Manager Barb Chapell and Senior Project Manager Tim Burkeen presented. The city's water system is currently based solely on groundwater wells. The Integrated Water Master Plan identified improvements needed to add redundancy and reliability to the system. Improvements to Site 12 include:

1. Adding two additional wells nearby.
2. Expanding the site to allow for a future storage tank.

To allow all of the elements to integrate seamlessly, several projects are being merged into one, and the city is using the design-build method. The city issued a Request for Qualifications for design-build firms. After an extensive review process, Hunter Contracting was chosen.

Before Council this evening is the design phase of the project. The design phase will also include drilling the two new wells, which will allow the engineers to obtain water depths, quality and other information which will then be used in the design of the treatment, pumping and storage infrastructure. The construction phase will be delivered using a Guaranteed Maximum Price (GMP) package. Staff will come back to Council in May 2018 (once the design, engineering and pricing for the construction has been completed) to request award of the GMP contract.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE expenditure of funds in the amount of \$3,861,728.19 for the Site 12 Improvements and Increased Capacity Project. Additionally, approve a \$9,720,900 budget transfer to combine six separate Site 12 related project budgets in Water Bond and North Central Water Impact Fee funds into a single project to be named Site 12 Improvements and Increased Capacity. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.9 [17-6208](#) **EL CIDRO RAW WATER MAINS PROJECT**

Utility Operations Manager Barb Chapell and Senior Project Manager Tim Burkeen presented. These raw water pipelines will carry water from two new wells to Site 12 for centralized treatment and storage and to boost the water into the distribution system. The lines have already been designed in coordination with the developer (BET Investments). The city is again utilizing a cooperative use job order contract through the city of Peoria. Achen Gardner has been selected as the contractor. The city needs to move forward with installing the lines before the developer paves over the area.

COUNCIL DISCUSSION:

- **When is the development scheduled to begin construction?** Development Services Director Christopher Baker stated that the zoning entitlements are complete, and staff is currently working through the subdivision process with the developer. Engineering Director Rebecca Zook added that the developer is ready to pull grading permits once the city has installed the water mains in the ground.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to APPROVE expenditure of funds in the amount of \$639,395.40 for the construction of the El Cidro 12” Raw Water Mains project in accordance with the job order contracting proposal and the approved plans. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.10 [17-6170](#) ACCEPT EASEMENTS AND MAPS OF DEDICATIONS IN CONNECTION WITH THE SALE OF CITY PROPERTY TO AI ARIZONA DC, LLC

Real Estate Coordinator Linda Beals presented Items 7.10 and 7.11 concurrently. Both items relate to property the city is selling at the southwest corner of Cotton Lane and Indian School Road, the former Duncan Farms site. These actions are related to a purchase agreement approved in June 2017 between the city and Aldi AI and Sunbelt RP PV VI. As part of these transactions, the city needs to move forward with the infrastructure for both Indian School Road and Cotton Lane. The actions this evening are six dedications from EPCOR Water and two Sunbelt entities for properties adjacent to portions of Indian School Road and Cotton Lane.

17-6170: The city is accepting the Map of Dedications for Indian School Road and Cotton Lane, public utility easements associated with both streets as well as a temporary drainage easement.

17-6213: Relates to property owned by the city. Resolutions are required because the city cannot dedicate property it owns to itself. The resolutions are declaring public utility easements and roadways, temporary drainage easements, a Map of Dedication and a Minor Land Division for Indian School Road and Cotton Lane.

The city is on track for closing in mid-December 2017. A lot of work has been done by various city departments and outside parties to reach this point.

COUNCIL DISCUSSION:

- **Requested confirmation that all of these separate actions are required to put in the drainage, the roadway and to close the transaction by the end of December.** Ms. Beals confirmed their understanding of the process.
- **Thanked staff for coordinating with all of the stakeholders. This project will benefit the businesses in this area.**

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to:

- 1. APPROVE and ACCEPT the dedication of the Public Utility and Access Easement from RP PV VI LLC, a Delaware limited liability company, attached as Exhibit 1.**
- 2. APPROVE and ACCEPT the Map of Dedication (MOD) of West Indian School Road - Parcel 2 from RP PV VI LLC, a Delaware limited liability company, attached as Exhibit 2, subject to stipulations.**

3. **APPROVE and ACCEPT the Map of Dedication of West Indian School Road - Parcel 1 from EPCOR Water Arizona, Inc., attached as Exhibit 3, subject to stipulations.**
4. **APPROVE and ACCEPT the dedication of the Public Utility and Access Easement from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 4.**
5. **APPROVE and ACCEPT the dedication of the Temporary Drainage Easement from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 5.**
6. **APPROVE and ACCEPT the Map of Dedication of North Cotton Lane from RP PV V LLC, a Delaware limited liability company, attached as Exhibit 6, subject to stipulations.**

The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

7.11 [17-6213](#) **ESTABLISH EASEMENTS AND APPROVE MINOR LAND DIVISION
IN CONNECTION WITH THE SALE OF CITY PROPERTY TO AI
ARIZONA DC, LLC**

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to:

1. **ADOPT RESOLUTION NO. 17-1839 DECLARING PUBLIC UTILITY EASEMENTS, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.**
2. **ADOPT RESOLUTION NO. 17-1840 DECLARING TEMPORARY DRAINAGE EASEMENTS ON PROPERTY THAT IS TO BE CONVEYED TO AI ARIZONA DC LLC, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.**
3. **ADOPT RESOLUTION NO. 17-1841 AUTHORIZING ESTABLISHMENT OF PUBLIC STREETS BY APPROVING MAP OF DECLARATION, PROVIDING DIRECTION REGARDING RECORDATION OF MAP OF DECLARATION, AND PROVIDING FOR AN EFFECTIVE DATE.**
4. **ADOPT RESOLUTION NO. 17-1842 APPROVING A MINOR LAND DIVISION SPLITTING CERTAIN OWNED CITY PROPERTY INTO TWO LOTS, PROVIDING DIRECTION REGARDING THE FINALIZATION AND RECORDATION OF THE MINOR LAND DIVISION, AND PROVIDING FOR AN EFFECTIVE DATE.**

5. ADOPT RESOLUTION NO. 17-1843 DECLARING A TEMPORARY DRAINAGE EASEMENT ON PROPERTY THAT IS TO BE CONVEYED TO RP PV VI LLC, PROVIDING DIRECTION REGARDING THE RECORDATION OF THE RESOLUTION, AND PROVIDING FOR AN EFFECTIVE DATE.

The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Excused 1 - Councilmember Osborne

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:

- National League of Cities Summit.
- New Life Luncheon.
- Rio Salado Project Meeting.

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:

- Offices will be closed on Thanksgiving (November 23) and the day after. Trash service will not occur on Thursday but will resume on Friday, November 24.
- Thirty residents attended Coffee With a Cop, which was held at Oasis Bagels in Estrella.
- Christmas in Color at the Goodyear Ballpark starts Friday November 24 and goes through December 31. 1.5 million LED lights will be synchronized to holiday music.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

- Report to Council on status, plans and timelines for water tank reservoir tank rehabilitation.

4. Council members may direct inquiries to staff:

- Would like an update on the Request for Proposal (RFP) process for the disposition of excess city buildings. City Manager Brian Dalke stated that this item will be coming to Council in a work session on December 18.
- Requested a Council retreat be scheduled within the next four months. Mr. Dalke stated it was Council's decision on when they would want to have the next retreat. A budget retreat will be held in early 2018 to discuss priorities for the FY19 budget.
- Requested staff review potential dates for a Council retreat.
- Requested staff investigate the possibility of partnering with the Cleveland Indians and/or the

Cincinnati Reds to distribute informational cards which provide useful information to victims of domestic violence.

5. Future Agenda Items:

- Requested staff look into the possibility of the city hosting a shred-a-thon event to coincide with tax season to combat identity theft.

9. FUTURE MEETINGS

December 4, 2017	Special Meeting	5:00 p.m.
December 11, 2017	Work Session	5:00 p.m.
December 11, 2017	Regular Meeting	Immediately following the Work Session
December 16, 2017	Special Meeting	8:00 a.m.
December 17, 2017	Special Meeting	1:00 p.m.
December 18, 2017	Special Meeting	4:30 p.m.
December 18, 2017	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:38 p.m.

Darcie McCracken, 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 November 20, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 201__.

Darcie McCracken, City Clerk

SEAL: