



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, October 2, 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 COUNCILMEMBER OSBORNE

3. ROLL CALL

Vice Mayor Campbell attended the meeting via teleconference.

Council Present 7 - Mayor Lord, Vice Mayor Campbell, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

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

4. COMMUNICATIONS

- 4.1 [CO 17-289](#) Mayor Lord will present a proclamation recognizing October as Domestic Violence Awareness Month to Linda Volhein, interim director of the New Life Center.

Assistant Police Chief Santiago Rodriguez reported that the Police Department has a great working relationship with the New Life Center and appreciates they are being recognized with a proclamation. He introduced Linda Volhein, Interim Director of the New Life Center. Mayor Lord presented a proclamation recognizing October as Domestic Violence Awareness Month. Ms. Volhein thanked the City Council. New Life Center has been serving victims of domestic violence in the community for 25 years.

- 4.2 [CO-17-288](#) Staff will provide a brief summary of upcoming fall and winter events at the Goodyear Ballpark.

Jason Davenport, Ballpark Operations Coordinator, presented on activities planned for the following upcoming events at the Goodyear Ballpark:

- >Fall Festival - Saturday, October 21, 2017 - 5PM to 9PM.
- >Veterans Day Tribute - Saturday, November 11, 2017 - 2PM to 4PM.
- >Christmas in Color (New Event) - November 24 through December 31 - This is a drive-thru Christmas light display to be held Monday - Thursday 5:30 - 10PM, and Friday - Sunday 5:30 - 11PM.
- >Home Plate for the Holidays - Saturday, December 2 - 5:00PM to 8:30PM.
- >7th Annual Arizona Balloon Classic (New Event to Goodyear) - January 28-30, 2018.
- >The Spring Training Ticket Office and Team Shops will be opening Saturday, January 13, 2018 at 10:00AM. Single game online ticket sales will be available starting December 1, 2017 at goodyearbp.com.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

Vice Mayor Campbell was disconnected from the teleconference during the Consent vote.

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Pizzillo, to APPROVE Consent Agenda Items 6.1 and 6.2. The motion carried by the following vote:

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

Absent 1 - Vice Mayor Campbell

6.1 [17-6162](#)

APPROVING THE 2018 COUNCIL MEETING CALENDAR

PROPOSED ACTION:

Reschedule the regular Council meeting normally scheduled on March 12, 2018 to March 5, 2018; the regular Council meeting normally scheduled on May 28, 2018 to May 21, 2018; the regular Council meeting normally scheduled on July 23, 2018 to July 2, 2018; the regular Council meeting normally scheduled on August 13, 2018 to August 20, 2018; the regular Council meeting normally scheduled on October 8, 2018 to October 1, 2018; the regular Council meeting normally scheduled on November 12, 2018 to November 5, 2018; the regular Council meeting normally scheduled on November 26, 2018 to November 19, 2018; the regular Council meeting normally scheduled on December 24, 2018 to December 17, 2018; and approve the 2018 Council Meeting Calendar.

6.2 [17-6172](#)

FINAL PLAT FOR PEBBLECREEK PHASE 2 UNIT 57

PROPOSED ACTION:

Approve the Final Plat for PebbleCreek Phase 2 Unit 57, subject to a stipulation.

7. BUSINESS

7.1 [17-6154A](#) **PUBLIC HEARING: AMENDMENT TO THE ESTRELLA COMMONS
PLANNED AREA DEVELOPMENT**

Katie Wilken, Planning Manager, reported that the applicant and staff are still working out some small details and requested that this agenda item be continued again to the October 23, 2017 Regular Council Meeting.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Hampton, to CONTINUE the Public Hearing to the October 23, 2017 Regular Meeting. The motion carried by the following vote:

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

7.2 [17-6160](#) **COMPREHENSIVE SIGN PACKAGE FOR GOODYEAR CITY HALL**

Katie Wilken, Planning Manager, presented. The original Comprehensive Sign Package (CSP) was approved in 2001, which included the Goodyear Financial Center and City Hall. The CSP proposed seven signs within the Goodyear City Hall vicinity, which included monument and building mounted signage. The intent of the signage update is to improve city facility wayfinding and consistency in signage design between other city facilities.

New signs were installed on site in 2015. Staff just received permits for two new signs as part of the City Hall Art Project. While reviewing the permits, staff discovered that the CSP consisted of a list of stipulations. One of the stipulations is a prohibition on building mounted wall signage. Therefore, the CSP must be amended to allow that signage. The signs that were approved in 2015 did not meet the CSP or the Zoning Ordinance, which is why staff is asking Council approval for the changes.

Ms. Wilken showed examples of existing and proposed signage.

Council Discussion:

>Asked how much of the signage is being installed after-the-fact. Ms. Wilken stated there are five signs being approved after-the-fact.

>Asked if staff has identified how this happened and how it can be prevented from happening again in the future. Ms. Wilken stated that staff isn't sure how this happened in 2015, however, she pointed out that none of the signs were installed illegally. There is a provision in the Zoning Ordinance that government signs that serve a government purpose don't have to adhere to the Zoning Ordinance standards. Staff is working hard with internal teams and all internal projects are going through pre-application meetings so that these types of issues can be identified early on.

MOTION BY Councilmember Osborne, SECONDED BY Councilmember Lauritano, to APPROVE the Comprehensive Sign Package for Goodyear City Hall. The motion carried by the following vote:

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

7.3 [17-6169](#) **SUPPORTING THE WHITE TANKS CONSERVANCY**

Rob Bohr, Government Relations Manager, presented. This matter came before Council during a recent Work Session. Tonight's action will be to approve a contribution in the amount of \$25,000 to become a lifetime municipal charter member of the White Tanks Conservancy. This amount will be taken out of the City Council Special Projects Fund, which will leave a new balance of \$138,000 in the fund.

Council Discussion:

>Clarified that this is a one-time contribution that will make Goodyear a lifetime member of the Conservancy.

>Asked how this is different than the Estrella Mountain Regional Park. Todd Hornbeck representing the White Tanks Conservancy responded that conservancies are largely educational, setting public policy and regional planning. It is a coordinating body that collaborates with all of the members that have an interest in the preservation of the Sonoran Desert.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to APPROVE becoming a municipal charter city of the White Tanks Conservancy and make a one-time contribution of \$25,000 from the City Council's Special Projects Fund. The motion carried by the following vote:

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

7.4 [17-6153](#) **AUTHORIZING THE SALE OF THE CITY OF GOODYEAR GENERAL OBLIGATION BONDS, SERIES 2017**

Doug Sandstrom, Finance Director, presented the request to authorize the issuance and sale of \$25,015,00 of General Obligation (GO) Bonds, Series 2017. The bonds are 20-year bonds and will be used to finance the construction, acquisition, equipment and improvement of certain fire protection, water system and parks and recreation improvements. The debt service will be paid through a secondary property tax.

Sandstrom reviewed the background and history of authorized and unissued Bonds. Goodyear has held four bond elections and there are still outstanding bonds associated with those elections. The current total is \$167M of voter authorized, and yet unissued bonds. In addition to voter authorization, staff also looks at our constitutional capacity. Under Arizona state law, bond capacity can be issued up to 20% of the net assessed valuation for items such as water, sewer, parks, economic development, and public safety. There is a separate cap of 6% for all other things that don't fall into those categories. We have a capacity to borrow up to \$84.1M under the 20% limit, so we are well within our debt capacity limitations and voter authorized amounts

Proposed projects are:**Fire Stations (Replace/Remodel)**

\$5,871,800 Total Project Cost

\$5,000,000 GO Bonds (Series 2017)

The majority of this amount is to replace Fire Station 181.

Surface Water Treatment Plant

\$114,249,900 Total Project Cost

\$7,515,000 GO Bonds (Series 2017)

The remaining cost of the project will come from development impact fees, water operations, and a developer contribution.

86-Acre Recreation Campus

\$38,486,300 Total Project Cost

\$12,500,000 GO Bonds (Series 2017)

There will be an additional bond sale in a couple of years for approximately \$4.7M, and the remaining funding will come from development impact fees as well as money from the General Fund. The Recreation Campus will include an aquatics facility, recreation center, 30-acre park, as well as on-site and off-site infrastructure improvements.

Financial Policies

1. Combined Property Tax at a rate of \$1.74 or lower (Primary and Secondary)

>Primary Rate is maximized each year - secondary rate is reviewed for remaining capacity

2. Enterprise Funds Shall be Self-Sufficient

>Bonds include funding for Water Surface Treatment Plant

>Exception to policy reviewed thoroughly during budget process and acknowledged

*Essential to citywide growth & development

>Utilizes last of voter authorized debt associated with water

Tax Implications - Council Financial Policy on GO Bonds

>Combined Property Tax at a rate of \$1.74 or lower

*Primary Rate is to be maximized

>10-year forecast prepared annually

>FY2018 Adopted Tax Rate is \$1.7349

*Primary \$1.1344

*Secondary \$0.4621

*The Bonds \$0.1384

Timeline:

>09/25 - Credit rating review (S&P and Moody's) Bonds are priced based on the lowest rating received

>10/02 - Council approval of resolution 17-1825

- >10/09 - Receive official credit rating
- >10/23 - Sell/Price bonds
- >11/13 - Closing/Funds distributed
- >07/01- 1st debt service payment (paid in June 2018)

Council Discussion:

>Asked why there is still \$3,833 listed as remaining in the water system bonding authority.

Mr. Sandstrom responded that voter authorized bonds are generally issued in \$5,000 increments. In early 2000, WIFA Bonds were issued at an odd dollar amount. This amount will be on the books forever since voter authorization never goes away.

>Goodyear has multiple water companies. Residents north of I-10 are already paying for capital improvements for water infrastructure. Prefers that the surface water treatment plant be funded with revenue bonds instead of GO bonds. Will vote against this.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION NO. 17-1825 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF GOODYEAR, ARIZONA, GENERAL OBLIGATION BONDS, SERIES 2017; DELEGATING THE AUTHORITY TO APPROVE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PROVIDING FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; APPOINTING A REGISTRAR AND PAYING AGENT FOR THE BONDS; APPROVING THE FORM OF CERTAIN DOCUMENTS AND AUTHORIZING COMPLETION, EXECUTION AND DELIVERY THEREOF; DELEGATING THE AUTHORITY TO APPROVE AND DEEM FINAL A FORM OF OFFICIAL STATEMENT; RATIFYING ALL ACTIONS TAKEN AND TO BE TAKEN WITH RESPECT TO THE BONDS IN FURTHERANCE OF THIS RESOLUTION; AND AUTHORIZING ANY NECESSARY BUDGET TRANSFERS RELATED TO THE BONDS AND THE PROJECTS FINANCED THEREBY. The motion carried by the following vote:

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

Nays 1 - Councilmember Pizzillo

7.5 [17-6177](#) DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS FOR HUDSON COMMONS

Rebecca Zook, Engineering Director, presented. This is a city-initiated development agreement (DA). The DA allows for the city to construct the Van Buren Street road improvements that are associated with the Capital Improvement Project (CIP) all in one seamless timeline. The project will begin in February 2018 and be complete in June 2018. The DA allows for the city to recover costs when building permits are pulled. The estimated value is \$650,000. The DA allows that this amount can be increased if the actual dollar amount is higher than this anticipated amount.

In addition, the city will be advancing its construction timeline. The developer will move forward with

the RID (Roosevelt Irrigation District) relocation at 158th Street and Van Buren Street, and that will take place in advance of this timeline and must be complete by December 31, 2017 in order for the project to move forward in February.

Council Discussion:

>**Asked when the development of Harrison Blvd to Estrella Pkwy will take place.** Ms. Zook responded that this developer is not obligated to build any portion of Harrison Blvd. That responsibility lies with the city of Goodyear.

>**When will the developer begin the residential piece of this project.** Ms. Zook responded the developer is moving forward but we don't have a definite timeline yet.

>**Asked who will monitor the triggers to make sure that we recover the money due to us from the DA.** Ms. Zook responded that our new Development Agreement Coordinator will be monitoring this.

>**Asked if the Cost Recovery Development Agreement Fee that has been in place for about four years applies to this DA.** Ms. Zook stated that since this DA was initiated by the city, the fee cannot be charged. Only developer initiated agreements can be assessed the fee.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 17-1831 APPROVING A DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS FOR HUDSON COMMONS; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF THE RESOLUTION AND THE DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS FOR HUDSON COMMONS; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

7.6 [17-6185](#) DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.1

Rebecca Zook, Director of Engineering, presented. This DA for Estrella Parcel 9.1 essentially creates a building permit hold so that the developer can hold the building permits. They would not be released until all of the internal infrastructure is complete. Any off-site infrastructure will still be held with a bond, which is the normal process. Three other parcels in Estrella Mountain Ranch have had similar development agreements, as well as The Sanctuary at Sarival.

Council Discussion:

>**Asked if the Cost Recovery Development Agreement Fee that has been in place for about four years applies to this DA, since it is being driven by the developer.** Ms. Zook responded that the fee is \$3,500 and is based on the hours that staff spends. Since this was a template that was used from previous agreements, she felt that it would not have been appropriate to charge that amount for approximately one hour of staff time.

>Asked the City Attorney if this fee is designed to be a flat rate. City Attorney Massey stated that he would have to check for sure. Generally, a fee should be a rough reimbursement of staff time and costs. He did not believe the fee schedule allows for this fee to be broken down on a case-by-case basis.

>Commented that this fee has been on the books for four years, but doesn't believe we have ever collected for it.

>Asked the City Attorney to research this issue to determine if this is based on hours or if it is a set fee.

>It is important to make sure that our fee schedules are adhered to and not determined on a case-by-case basis.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Hampton, to ADOPT RESOLUTION NO. 17-1833 APPROVING DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.1 REGARDING THE DEVELOPMENT OF APPROXIMATELY 22.91 ACRES, PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE DEVELOPMENT AGREEMENT FOR ESTRELLA PARCEL 9.1; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

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:

>Ballet Under the Stars in Estrella was held on Saturday, September 30. It was very well done, and there were approximately 4,500 in attendance.

>Food Truck Roundup at the Goodyear Ballpark on September 30.

>Cancer Center Community Charity.

>Tip-a-Cop for Special Olympics.

>Valley Partnership Panel with other Mayors in the area.

>Paul Smiley received an award for being the 2017 Most Admired Leader.

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:

>Tip-a-Cop: Goodyear had the highest showing of monetary support and raised just over \$3,000.

>Reminder about the Strategic Planning Retreat scheduled for October 13 and 14.

>Introduced Philip Cochran, the new Development Agreement Coordinator.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

>Hudson Commons timeline. Staff will try to find out when they plan to start building.

>Legal Opinion on the Cost Recovery Development Agreement Fee.

>Asked about the Work Session for hands free calling.

4. Council members may direct inquiries to staff:

>Asked if the Strategic Planning Retreat agenda will be available before Friday.

>A resident reported that there is a weed problem on McDowell Road that is getting out of control.

>Would like a report on traffic control issues around Basis School.

5. Future Agenda Items:

>Requested a Work Session on the relocation of Fire Station 181.

9. FUTURE MEETINGS

October 13, 2017	Strategic Planning Retreat - Part 1	11:30 a.m.
October 14, 2017	Strategic Planning Retreat - Part 2	12:30 p.m.
October 16, 2017	Work Session	5:00 p.m.
October 16, 2017	Special Meeting	Follows Work Session
October 23, 2017	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:16 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 October 2, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2017.

Darcie McCracken, City Clerk

SEAL: