



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, August 21, 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 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 281-17](#) The Cleveland Indians and the Cincinnati Reds will present their charitable donations from the 2017 Spring Training season to their designated non-profit organizations.

Ballpark Manager Bruce Kessman introduced representatives from the Cleveland Indians and the Cincinnati Reds, who announced and presented checks to recipients of the 2017 Spring Training Indian/Reds Charity Game.

Charity Proceed Recipients:

Indians/Reds Celebrity Golf Outing HOPE Team - \$47,336
Indians/Reds Charity Game Homeless Youth Connection (Indians) - \$32,346
New Life Center (Reds) - \$32,346
Round Up for Charity Program Southwest Valley YMCA - \$7,647.25
TOTAL: \$119,675.25

- 4.2 [CO 280-17](#) Parks and Recreation staff will provide a review of the 2017 summer recreation season.

Parks and Recreation Superintendent Michael Beadle presented highlights and programs of the 2017 summer recreation programs which included aquatics, and activities at two summer recreation sites. He reviewed survey results that show that the community views the programs very positively. He recognized his staff for their hard work and dedication to these programs over the summer.

- 4.3 [CO-282-17](#) Mayor Lord will read a proclamation recognizing August 2017 as "Drowning Impact Awareness Month".

Mayor Lord recognized August 2017 as "Drowning Impact Awareness Month". She read and presented a proclamation to Community Education Coordinator Tanja Tanner.

5. **CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR**

None.

6. **CONSENT**

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to APPROVE Consent Agenda Items 6.1 through 6.3. 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

- 6.1 [MINUTES](#)
[55-2017](#) **APPROVAL OF MINUTES**
PROPOSED ACTION:

Approve draft minutes from a Regular Meeting and a Special Meeting held on July 10, 2017, and a Regular Meeting and a Special Meeting held on July 17, 2017.

- 6.2 [17-6122](#) **SERIES 12 LIQUOR LICENSE FOR TOMO JAPANESE CUISINE**
PROPOSED ACTION:

Approve a request from Amy S. Nations, agent for Tomo America, Inc., doing business as Tomo Japanese Cuisine, for a new Series 12 liquor license, #1207B091, located at 1550 N. Dysart Road, #A7, A8 & A9, Goodyear, Arizona. (Generally located near the southwest corner of Dysart Road and McDowell Road).

- 6.3 [17-6132](#) **ACQUISITION OF CONTROL FOR ANGRY CRAB SHACK**
RESTAURANT
PROPOSED ACTION:

Approve a request from Jeffrey Craig Miller, agent for AC Goodyear, LLC, doing business as Angry Crab Shack Restaurant, for an Acquisition of Control for a Series 12 Liquor License #1207A226, located at 310 N. Litchfield Road,

Goodyear, Arizona (Generally located on the northwest corner of Litchfield Road and Van Buren Street).

7. BUSINESS

Mayor Lord announced that Business Agenda Item 7.7 has been administratively removed from the agenda and will be heard at a future date.

7.1 [17-6129](#) **APPOINTMENTS TO THE YOUTH COMMISSION**

Assistant to the Council Jessica Perry presented the appointments to the Youth Commission. Twelve students are being appointed/reappointed to the Youth Commission.

Council thanked the students for serving on the Youth Commission and their parents for supporting them.

City Clerk Darcie McCracken administered the Oath of Loyalty.

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

1. APPOINT Gabriella Burton, Tess Crubaugh, Trent Davis, Matthew Gue, Jordan Hall, Patrick Mackie, Roman Mena, Serena Navarro and Myles Williams to two-year terms to the Youth Commission expiring August 21, 2019;

2. APPOINT Sarah McBride, Julien Mena and Mitchell Schilling to one-year terms to the Youth Commission expiring August 21, 2018;

3. RE-APPOINT Siobhan Ferrall to a two-year term to the Youth Commission expiring August 21, 2019; and

4. RE-APPOINT Jonathan Sangillo to a one-year term to the Youth Commission expiring August 21, 2018. 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 [17-6126](#) **PUBLIC HEARING: SPECIAL USE PERMIT TO ALLOW A CHURCH IN C-2 DISTRICT**

Mayor Lord opened the Public Hearing 6:47 p.m.

Planning Manager Katie Wilken presented. This property consists of 1.73 acres and is for a Special Use Permit to allow church use at the subject property located near the southwest corner of Western Avenue and Litchfield Road (the old True Value Hardware building). The building shell will remain as-is. Tenant improvement plans will be submitted to redo the interior of the building.

A neighborhood meeting was held on July 26, 2017. No one from the public attended. The Planning and Zoning Commission and staff recommends approval.

There being no public comment, Mayor closed the Public Hearing at 6:49 p.m.

Council Discussion:

>Asked the applicant if they are relocating from somewhere else. The church pastor stated that they have been renting school cafeterias for the past few years. He is looking forward to moving to this location.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to APPROVE a special use permit for New Day Church to locate within an existing building at 129 E. Western Avenue. 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 [17-6134](#) **PUBLIC HEARING: AMENDMENT TO THE PALM VALLEY CROSSING DEVELOPMENT GUIDELINES TO MODIFY THE STANDARDS APPLICABLE TO THE AUTO MALL FREEWAY PYLON SIGN**

Mayor Lord opened the Public Hearing at 6:52 p.m.

Planner III Steve Careccia presented. He reviewed the history of the Palm Valley Crossing Planned Area Development (PAD) and related amendments:

- 1995 - PAD zoning approved
- 1996 - Development Guidelines approved
- 2004 - Modifications to freeway pylon sign approved
 - Increased height to 80 feet
 - Added tenant panels
 - New electronic display

Careccia showed a visual of the existing sign. The applicant would like to replace the existing sign with a single-color electronic message display with full-color display. The applicant initially requested to have moving text and moving images. However, since the submission of the staff report, the applicant understands the city's federal and state regulations, so they are willing to comply with the standards in the Development Guidelines. Since the signage is part of the adopted Development Guidelines, this change requires a PAD amendment.

Careccia reviewed the changes:

- The electronic display is the main change
- Will change out the lighting and update to LED lighting
- Repaint sign and other cosmetic improvements (not part of PAD Amendment)

Notices were sent to adjoining property owners, the property was posted, and a legal ad was published in newspaper. No public inquiries have been received to date. The Planning and Zoning Commission conducted a public hearing on August 9, and no public opposition was voiced.

Staff recommends approval in accordance with Federal/State Standards:

- Eight-second static messages with immediate transition

- Electronic display dims between sunset and 11:00 p.m.
- Electronic display turns off between 11:00 p.m. and sunrise

There being no public comment, Mayor Lord closed the Public Hearing at 6:56 p.m.

Council Discussion:

>Asked for clarification that the applicant will not protest the standard of static messages. Careccia responded that since preparation of the staff report, the applicant changed its position and will not contest the city's requirements that the electronic sign must contain static message with no movement.

>Who monitors the content? Careccia responded that the property manager and the Board sets the signage. Development Services Director Christopher Baker responded that Code Compliance will monitor that.

>Clarified that this is not a billboard, but is an electronic sign advertising for the businesses on the site as allowed by our sign ordinance.

>Clarified that this will be consistent with the regulations pertaining to electronic billboards.

>Asked what the difference is between a billboard and an electronic sign. Careccia responded that an electronic sign is only to be used to advertise the businesses on the site.

>Bothered by the distraction of electronic signage, and is concerned about the safety issue associated with them.

>In favor of this to ensure that our businesses remain competitive.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 17-1819 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "PALM VALLEY CROSSING DEVELOPMENT GUIDELINES, SECTION VI SIGN STANDARDS", DATED JULY 2017. The motion carried by the following vote:

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

Nays 1 - Councilmember Osborne

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 17-1361 AMENDING THE PALM VALLEY CROSSING PLANNED AREA DEVELOPMENT, DEVELOPMENT GUIDELINES, SECTION VI SIGN STANDARDS; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; 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

Planner III Steve Careccia, presented. The applicant is requesting approval of a preliminary plat for Estrella Parcel 9.1, which is located approximately 800 feet north of the northwest corner of Estrella Parkway and Willis Road within the Montecito Phase Three Planned Area Development (PAD). This parcel consists of 22.91 acres that will be subdivided into 92 single family residential lots and 11 tracts. The gross density is 4.02 dwelling units per acre. The amount of proposed open space is 6.33 acres (27%).

A preliminary plat for Parcel 9.1 was originally approved by the City Council on February 28, 2011. The approval expired as a final plat for the parcel was not submitted within the 12-month approval period for preliminary plats. A preliminary plat was resubmitted in 2012, and subsequently approved by the City Council on May 13, 2013. An application for final plat was submitted but not approved. As such, the approval for the preliminary plat has since expired. The current plat is the same as the previously approved plat.

The typical lot within the proposed subdivision will be 52 feet wide and 104 feet deep. As designated in the PAD, minimum setbacks are ten feet for the front, six feet for the sides, and fifteen feet for the rear. Maximum lot coverage is 75%. The maximum building height is 30-feet or two stories.

Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined. The parcel has an approximate overall slope of 2%. A mound (approximately 20 feet in height) in the central portion of the parcel will be graded to accommodate the subdivision.

Council Discussion:

>Asked where will the new Fire Station be located in relation to this location. Fire Chief Paul Luizzi responded that Fire Station 186 in south Goodyear will be located near the southeast corner of Estrella Parkway and Willis Road.

>Concerned by the lack of access roads in and out of the community. There is only one way in and out of this parcel and doesn't feel it is a good layout. Engineering Director Rebecca Zook responded that new developments are required to provide a traffic impact analysis, which provides how people are going to access the site. This is normal and customary. Eventually, there will be an access point to the south.

>When will the new Fire Station be started? Zook responded that RFQ's are currently being reviewed for the design of the new station.

>What is the estimated date of construction? City Manager Dalke stated that the design for three fire stations are being done through the Capital Improvement Program (CIP) this year. Construction will begin the following year. It is estimated that this fire station will open in July 2019.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Stipp, to APPROVE a preliminary plat for Estrella Parcel 9.1 subdividing 22.91 acres into 92 single family lots and 11 tracts located approximately 800 feet north of the northwest corner of Estrella Parkway and Willis Road within the Montecito Phase Three Planned Area Development (PAD), subject to stipulations. 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

7.5 [17-6127](#) PRELIMINARY PLAT FOR PV303 EAST II SOUTH

Planning Manager Katie Wilken presented. The proposed PV303 East II South development consists of approximately 43 acres of land generally located east of SR303 and south of Indian School Road. The property is located within the Goodyear city limits and has 43 acres zoned C-2 in a parcel of land that is bounded by Indian School Road to the north, Pebble Creek Community to the south and west, and the SR303 to the east as part of the Planned Area Development (PAD).

The PV303 East II South preliminary plat proposes the subdivision of 43.07 acres into seven parcels; the construction of two internal private streets that will provide access from Indian School Road to the parcels; the extension of Liberty Utilities water and sewer lines to the parcels; and the completion of the landscaping of Indian School Road and the two internal private streets.

The Preliminary Plat includes a landscape plan, and creates five new parcels for commercial development, and the Refinery Church parcels; creates access to and brings utilities to the parcels; is consistent with the land use and development standards of the PV303 PAD; and is consistent with the technical requirements of the City's Subdivision Regulations. Staff and the Planning and Zoning Commission recommend approval.

Council Discussion:

>Asked about the location of the landscape plan. Wilken responded that it includes the median and right-of-ways along Indian School Road.

MOTION BY Councilmember Hampton, SECONDED BY Vice Mayor Campbell, to APPROVE the preliminary plat for PV303 East II South subdividing 43.07 acres into seven parcels, located at the southeast corner of SR303 and Indian School Road, subject to stipulations. 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 [17-6146](#) APPROVE FY18 EXPENDITURES FOR BULK FUEL PURCHASES FROM SENERGY HOLDINGS

Fleet Manager Charles Schneider made a brief presentation regarding the request for funds to purchase bulk fuel in the upcoming fiscal year.

Council Discussion:

>Clarified that this is a budgeted expense.

>Asked if \$600,000 will be enough to cover all expenses this year. Schneider responded, yes.

>Asked how much was spent last year? Schneider stated that we spent \$525,000 last year.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE FY18 expenditures in the amount of \$600,000 for the purchase of bulk fuel (unleaded, diesel, and E-85) from Senergy Holdings. 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

7.7 [17-6112](#) ADOPTION OF CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL 2017 EDITION

This item was administratively removed from the agenda and will be heard at a future date.

7.8 [17-6144](#) COUNCIL SUBCOMMITTEE FOR EXECUTIVE SEARCH FIRM SELECTION

Human Resources Director Lyman Locket presented. After 23 years of dedicated service, City Manager Brian Dalke is retiring as of January 6, 2018. The City Council has elected to engage the services of an executive search firm to assist with filling the position. Council has chosen to appoint a Council subcommittee to facilitate the search. As directed by Council, a solicitation for interested search firms was posted. Five proposals have been received and are ready for review. Staff is proposing the transfer of \$50,000 from the City Manager's Contingency Fund to pay for the executive search, services, and related costs.

Staff recommends that the appointed subcommittee convene on August 29 or 30 to make the selection of the search firm. Staff will then finalize a contract between August 31 and September 6. Staff anticipates that the search firm will begin working with Council between September 7 and September 12 to develop the profile for the new City Manager, and develop the timeline for taking a recommendation to Council for approval to begin conducting the national search.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to APPOINT a subcommittee consisting of Mayor Lord, Councilmember Osborne, and Councilmember Stipp to select an executive search firm to assist the City Council in the selection of a new City Manager. 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

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp, to APPROVE a related FY18 budget transfer from the City Manager's contingency. 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:

- >Kudos to city staff regarding citizen comments about how clean our city is.
- >Toured two non-profits organizations.
- >Appreciates how much our Police Department are involved in our community through events such as the recent Tip-a-Cop.

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:

- >The "Tip-a-Cop" event was recently held at Macayos. This event raised \$1910.00 for Special Olympics.
- >Announced that Council will be attending the Arizona Cities and Towns Conference this week.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

None.

4. Council members may direct inquiries to staff:

None.

5. Future Agenda Items:

- >How can we help our neighborhoods during weather emergency events with bulk trash pickup. Would like to consider adding some sort of emergency process for those types of emergencies.
- >Concerned with the three-minute time limit for citizen speakers during public hearings when developers and applicants are free to talk longer. City Attorney Massey responded this should be a Council policy discussion during a Work Session.
- >Consider forming a citizens committee to look at the city's tax structure and bond authority. Dalke will provide Council with the latest bond authority information.

9. FUTURE MEETINGS

August 28, 2017	Work Session	5:00 p.m.
August 28, 2017	Regular Meeting	6:00 p.m.
September 11, 2017	Regular Meeting	6:00 p.m.
September 18, 2017	Work Session	5:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:50 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 August 21, 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: