



## 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

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Monday, July 17, 2017

6:00 PM

Goodyear Justice Center

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#### 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 LAURITANO

#### 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-279-17](#) Informational update by staff on the Insurance Services Office rating improvement for Building Safety.

Development Services Director Christopher Baker introduced Chief Building Official Randall Westacott, who presented findings on the Insurance Services Office rating for building safety. The insurance office rating scale ranges from one to ten, with one being the best rating. In 2012, Goodyear had a rating of nine for both Residential and Commercial. The most recent rating was received in March and favorably reduced our Residential Rating from a nine to a six and our Commercial Rating from a nine to a four. Council congratulated staff on improving our score in both categories.

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

Goodyear Resident Bonnie Jansson spoke on Goodyear elections. She would like to see Goodyear become a pioneering city that uses everyday language in our Charter and laws. She asked that Goodyear change the way we count over and under votes and simply declare the top candidates with the majority vote as the winner. This would reduce the unnecessary cost of

having a General Election runoff. Dalke stated that there will be a Work Session on August 21, 2017 to discuss the way we count ballots, as well as information to consider moving to a consolidated election calendar for fall elections.

**6. CONSENT**

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE Consent Agenda Items 6.1 and 6.2. 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**      [17-6118](#)

**APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA FOR THE I-10 AND SR 303L INTERCHANGE PHASE 2 LANDSCAPING PROJECT**

**PROPOSED ACTION:**

1. Authorize the Mayor or designee to execute an Intergovernmental Agreement with the State of Arizona, acting by and through its Department of Transportation, to establish responsibility for funding, installation, operation, and maintenance of landscaping to be constructed with the I-10/SR 303L Traffic Interchange Phase 2 landscaping project.
2. Authorize a budget transfer for \$70,500 in General Funds from Capital Project Reserve project to I-10/SR 303L Phase 2 landscaping project.

**6.2**      [17-6123](#)

**APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING A TEMPORARY RETENTION BASIN FOR THE EL CIDRO DEVELOPMENT, PHASE 1A**

**PROPOSED ACTION:**

ADOPT RESOLUTION NO. 17-1818 APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING TEMPORARY RETENTION BASIN, WATER CAMPUS PROPERTY AND WELL SITE (THE "FIRST AMENDMENT"); PROVIDING AUTHORIZATION FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS, TO FINALIZE DOCUMENTS GENERALLY CONSISTENT WITH THE TERMS OF THE FIRST AMENDMENT AND THE FORMS ATTACHED THERETO, AND TOO EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF RESOLUTION AND THE FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

**7. BUSINESS**

Mayor Lord announced that Business Agenda Item 7.6 will be moved up in the order and will be heard after Item 7.2.

**7.1**      [17-6104](#)

**PUBLIC HEARING TO CONSIDER APPROVING A SPECIAL USE PERMIT FOR AN RV AND SELF-STORAGE FACILITY AT PV303**

Mayor Lord opened the Public Hearing at 6:18 p.m.

Planner II Alex Lestinsky presented a request from Dollar Self Storage. The applicant is requesting a special use permit to allow RV and self-storage facility at the northwest corner of Indian School Road and 169th Drive, which is located within the PV 303 Planned Area Development (PAD).

Project Details:

- 5.6 Acres
- Complimentary Design to adjacent industrial buildings consistent with PV303 Design Guidelines
- 116,000 sq. ft. of indoor storage space
- 75 RV Parking Spaces
- Compatible Use with General Plan and surrounding areas
- Requested setback deviations

The Planning and Zoning Commission recommended approval of the item at their July 12, 2017 meeting.

There being no public comment, Mayor Lord adjourned the Public Hearing at 6:22 p.m.

Council Discussion:

>**Asked about driveway access to and from the location.** Stephen Earl spoke on behalf of Dollar Self Storage. He stated that the exit that is located off a cul-de-sac is for RV's and anything pulling a trailer. The entrance off Indian School Road is right-in/right out. This secondary entrance was created for all the RV's so they could come out on the cul-de-sac and make a normal left hand turn.

>**Thanked this business for coming to Goodyear.**

>**This air conditioned facility is much needed in Goodyear.**

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to APPROVE a special use permit to allow a self-storage facility at the northwest corner of Indian School Road and 169th Drive in the PV303 development, 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

**7.2      [17-6125](#)      APPOINTMENT TO THE PLANNING AND ZONING COMMISSION**

Planning Manager Katie Wilken presented. Walt Steiner was chosen to fill an unexpected vacancy on the Planning and Zoning Commission for a term that will expire February 9, 2018.

**MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to APPOINT Walt Steiner to the Planning and Zoning Commission, to fulfill a term expiring February 9, 2018, or until his successor is appointed and qualified. 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

Council thanked Mr. Steiner for stepping up to serve on the Planning & Zoning Commission.

City Clerk Darcie McCracken administered the Oath of Loyalty.

**7.6      [17-6046](#)      **ADOPTING THE COMMUNITY HEALTH PARK CONCEPTUAL MASTER PLAN****

Parks and Recreation Director Nathan Torres presented an overview of the innovative Conceptual Master Plan for the Community Health Park, which is located north of I-10 between Dysart and Bullard Roads. Assistant to the City Manager Pam Weir reviewed the project background.

This project cuts across all four of the City Council's four strategic focus areas, and has been touted as a glowing example of what can happen when the community, government, and the private sector all come together and work together.

City Manager Brian Dalke addressed the partnerships involved in this project as well as the establishment of the Charter.

The vision of the project is: "The Health Park will be a nationally recognized park that deploys innovative wellness amenities to favorably affect health behaviors and enhance critical care and healing, and promotes a culture of wellness consistent with Goodyear's vision to be a city that supports healthy lifestyles and the environment in the West Valley."

The Mission of the project is: "The Health Park exists to make well-being a way of life."

**Voting members of the Community Health Park:**

**Executive Board:**

Goodyear City Manager, Abrazo West CEO Stan Holm, Adelante Healthcare CEO Avein Tafoya, Cancer Treatment Centers of America Vice President Alan Swain, and Goodyear Parks and Recreation Advisory Commission Chairman Brian Murphy.

**Advisory Board:**

Wellness Place Concepts Owner John Kuhn, CrossFit Fury Owner Peter Egyed, AZ Dept of Health Services Chief of Community Innovations Deborah Robinson.

Torres continued with the presentation on the Conceptual Master Plan, which will serve as a visionary document that reflects what types of amenities could exist in the Community Health Park. This is merely step one in the planning process.

Logan Simpson/Charles Anderson Landscape Architecture was selected to implement the plan. Torres introduced Craig Coronato, landscape architect, planner and designer, who gave a general outline of the plan. The Master Plan will expand community health, be a vision that

seeds further development, be a regional destination, and be the heart of our growing city.

Coronato introduced Charles Anderson, who reviewed the visionary plan. Anderson showed examples from some of the Wellspring Park projects. The park is split into two pieces, but they are designed together and will be connected via a multi-modal overpass.

Stakeholders determined that this needs to be a different kind of park that focuses on "healthy". A number of alternatives and strategies have converged to create a visionary design that captures the imagination, will catalyze investment, and will inspire patrons, donors, and contributors eager to see the park become a reality. The hope is that this park will be compared to other great parks such as Central Park, the Olympic Sculpture Park, and the Highline, that have shifted paradigms and perceptions. These parks are keenly focused on the need for people to connect with urban nature for the benefit of their health and well-being.

Keeping in mind that flood control is the main purpose of the basin areas, the master planning team developed three conceptual design alternatives: "Mind and Body", "Human Nature", and "Nature/Nurture". These alternatives drew inspiration from life cycles, the systems of the human body, and the effect of nature on human health. All three alternatives were well received and led to the final Conceptual Master Plan, "Mind, Body, and Spirit", which contains elements from each alternative. This Conceptual Master Plan dissects the park into seven distinct precincts/focus areas:

**West**

1. Engagement/Spectacle
2. Challenge/Discovery
3. Water Play/Fitness

**East**

4. Meditation/Observance
5. Therapeutic/Healing
6. Challenge/Adventure
7. Water Play/Immersion

Partnership members John Kuhn, Karen Egyed (on behalf of Peter Egyed), Deborah Robinson, Alan Swain, Jerry Wilson (on behalf of Brian Murphy, Chairman of the Parks and Recreation Commission), and Stan Holm spoke on behalf of the partnership in support of the Master Plan.

Holm reviewed the next steps:

- >Advance the Plan
- >Marketing and branding development
- >Website development
- >Non-profit
- >Develop implementation and funding strategies

Goodyear resident John Boehm spoke in favor and is excited about the vision of this project.

**Council Discussion:**

- >Supports this project and is excited about the park and all the amenities.
- >Thanked city staff, the Advisory Board and the Executive Board for working so hard on this project.
- >Excited about the many activities that will be part of the park for all age groups.

**MOTION BY Councilmember Hampton, SECONDED BY Councilmember Osborne, to ADOPT the Goodyear Community Health Park Conceptual Master Plan. 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      [17-6083](#)      **ADOPTING REVISIONS TO THE CITY'S INVESTMENT POLICY**

Finance Director Doug Sandstrom presented. The city has two investment options.

Investment Options:

1. Local Government Investment Pool (LGIP)

- Several pool options available
- Impact of other entities on longer term options
- Prior to 2010 all assets invested here

2. Managed Investment:

- Public Financial Management (PFM) has been the city's investment advisor since 2010
- Direct management of our funds based on our criteria
- Increase earnings without increased risk

We have generally maintained a cash balance average of \$90 million since 2010

- >Currently have \$117 million invested
  - LGIP \$55 million
  - PFM \$62 million

Sandstrom reviewed our investment performance and reviewed the qualifications for PFM, the city's Investment Advisor.

Investment Policy Proposed Updates:

Compliance with State and City laws:

- >Update language to mirror changes to Arizona Revised Statutes (ARS)
  - Reflect minimum "A" ratings by two nationally recognized statistical ratings organizations
- >Nationally Recognized Statistical Rating Organization (NRSROs) for corporate bonds
  - Municipal bonds language reflect three different types allowed by State code
- >Remove outdated language and references
- >General document clean up

Incorporation of latest industry best practices:

- >Incorporate investment advisor specific requirements
- >Use of Investment Officer consistently
- >Updated the Authorized Financial Institutions, Depositories and Brokers/Dealers

Requirements to reflect current standards

Summary:

- >Principal objectives remain intact
- >Increased definition of risk tolerances
- >Incorporation of State Law changes
  - Add explicit sector and issuer limits

**MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Stipp, to ADOPT RESOLUTION NO. 17-1806 ADOPTING REVISIONS TO THE CITY OF GOODYEAR INVESTMENT POLICY. 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      [17-6111](#)      APPROVING A BUDGET TRANSFER POLICY AND ADOPTING FINANCIAL POLICY REVISIONS**

Budget and Research Manager Lauri Wingenroth presented.

The City Council has expressed concern with after-the-fact approvals of budget transfers, yet some conditions exist where delays could impact the delivery of services or projects of the city or risk over expenditures for one-time activities that cross fiscal years via budget carryovers.

Wingenroth reviewed budget transfers that are not approved by Council. She also provided examples of budget transfers within the proposed policy, including carryover reconciliation.

Unanticipated carryovers occur from prior year budgeted activities. Budgeted carryovers are particularly at risk of over spending until final reconciliation is complete and budget transfers processed. Carryover budgets are prepared months before year-end actuals are known and in most instances are estimated.

Under the proposed policy, a budget and research staff analysis can be performed on carried over projects after the close of June and the new year budgets could immediately be adjusted to reflect actual expenditures pending final year-end closeout, and fully reconciling all carryover projects to minimize risk of inadvertent over expenditure. Currently, the year-end process and time to get to City Council with fully reconciled carryovers is in November.

**NEW BUDGET TRANSFER POLICIES**

>Council Authorizes Budget Transfers not exceeding \$75,000 for:

- Grants not requiring City match
  - Unbudgeted, new provider restricted donations or contributions
  - Capital projects excluding carryover related adjustments
  - Unbudgeted carryovers bringing to prior year revised budget less prior year actuals
- >Council Authorizes Budget Transfers for budgeted carryover reconciliation to prior year revised budget less prior year actuals
- >Council will approve budget transfers for contingency appropriations

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION NO. 17-1814 ADOPTING AND APPROVING THE BUDGET TRANSFER POLICY BY THE CITY OF GOODYEAR; ADOPTING FINANCIAL POLICY REVISIONS. 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      [17-6121](#)                      APPROVING FY18 BUDGET TRANSFERS**

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to APPROVE the budget transfers for FY18. 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      [17-6124](#)                      DESIGNATING AN ACTING MAYOR**

**MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Hampton, to AUTHORIZE Councilmember Pizzillo to serve as Acting Mayor in the absence of the Mayor and Vice Mayor from July 18, 2017 through July 23, 2017 and August 10, 2017 through August 18, 2017. 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:

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:

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:

>The Ballpark has a certain percentage of ticket sales that go for replacement costs. Requested that staff research this to determine what shortfalls may occur for items not covered by that percentage, as well as items not included in the percentage. Would like to put a plan in place on how we are going to address those costs so we are prepared when the agreement comes up for renewal in ten years.

>Regarding the Election Work Session on August 21, 2017, would like to include consolidated elections in the discussion. Asked that statistics from Avondale be included since they recently moved to the consolidated election cycle.

5. Future Agenda Items:

None.

**9. FUTURE MEETINGS**

August 21, 2017	Work Session	5:00 p.m.
August 21, 2017	Regular Meeting	6:00 p.m.
August 28, 2017	Work Session	5:00 p.m.
August 28, 2017	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:52 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 July 17, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of August, 2017.

\_\_\_\_\_  
Darcie McCracken, City Clerk

SEAL:

