



## City of Goodyear

### Meeting Minutes

#### City Council Regular Meeting

Meeting Location:  
Goodyear Justice Center  
14455 W. Van Buren St.,  
Suite B101  
Goodyear, AZ 85338

Mayor Georgia Lord  
Vice Mayor Sheri Lauritano  
Councilmember Joanne Osborne  
Councilmember Joe Pizzillo  
Councilmember Wally Campbell  
Councilmember Bill Stipp  
Councilmember Sharolyn Hohman

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Monday, February 13, 2017

6:00 PM

Goodyear Justice Center

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#### 1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:01 p.m.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

#### 3. ROLL CALL

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

**MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Pizzillo, to EXCUSE Councilmember Osborne from the Regular Meeting. The motion carried by the following vote:**

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

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey, and City Clerk Maureen Scott.

#### 4. COMMUNICATIONS

- 4.1 [CO 262-17](#) Development Services staff will recognize the Maricopa County Sheriff's Office Chain Gang Unit for its work in the community.

Development Services Director Christopher Baker recognized the Maricopa County Sheriff's Office Chain Gang Unit. They began helping the city of Goodyear in 2013 by picking up weeds and debris from approximately 25 different right-of-way locations throughout the city. The city provides the bags and removes them and the Chain Gang provides the labor. In 2016, they filled 1600 garbage bags. That equates to 88,000 gallons of weeds and debris (11 tons). This

year, the unit cooperated with Code Enforcement in order to proactively identify rights-of-ways leading to our Ballpark, to help keep Goodyear attractive and appealing to our residents and visitors.

Baker recognized John Robinson, Pam Rousch, and Gail Bosgeiter with Goodyear Code Enforcement, as well as Captain Harmon and Lt. King, who supervise the Chain Gang Unit. He presented awards and certificates of appreciation to the Chain Gang Unit.

- 4.2      [CO 261-17](#)      Mayor Lord will read a proclamation recognizing the centennial celebration of the Lions Club International.

Mayor Lord read and presented a proclamation to Bill Rajeski, President of the Goodyear Lions Club. This is in recognition of the centennial year celebration for the founding of the Lions Club, International. Goodyear Lions Club volunteers have been active since 1945 serving those in need in our community. Council recognized Lions Club members in attendance and thanked them for their humanitarian and philanthropic volunteer efforts in Goodyear.

- 4.3      [CO 260-17](#)      Council will receive a preview of the 2017 Spring Training promotions and opening day festivities.

Ballpark Manager Bruce Kessman presented an update on the 2017 Spring Training schedule and activities. Opening Day will be February 25. Ticket sales are currently up over 75% over last year. They have also exceeded their highest group sales numbers this year to date. He reviewed the planned opening day activities.

Throughout the season, there will be two bobble head giveaways. There will be a Homeless Youth Connection Carnival, and they will continue to offer Happy Hour for all night games (gates will open two hours early). Fireworks shows are scheduled for March 10 and March 17.

Returning Fan Favorites:

Senior Saver Pass, Military Appreciation, Veteran Discount, Child Pricing, \$1 Berm Days, Kids Run the Bases, Senior Stroll, Catch on the Field, Fan Appreciation Day, and Autograph Day.

New for 2017:

Right Field Pavilion enhancements, various fan experiences, Wildlife World Zoo will be added to Sunday Kid's Days, Budweiser Brew Haus has been added in the left field area with a 30-foot tent.

New Concessions:

Taquito Dog, 2-lb. Bavarian Pretzel, Mac & Cheese Burger, Aloha Burger, and Taco Salad.

Other Events at the Ballpark during off-season:

Bubble Run, AIA High School Baseball, graduations, and baseball tournaments.

Metal detectors will be added this year as a security measure.

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

Goodyear resident Walt Steiner, thanked staff and Council, and stated that he is extremely impressed on how this Council gets business done.

**6. CONSENT**

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

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

**Excused**   1 - Councilmember Osborne

**6.1**      [MINUTES](#)  
[12-2017](#)**APPROVAL OF MINUTES****PROPOSED ACTION:**

Approve draft minutes from a Special Meeting and a Regular Meeting held on January 23, 2017.

**6.2**      [17-5999](#)**SOUTHWEST GAS CROSSING LICENSE FOR ESTRELLA PARCEL 3.14****PROPOSED ACTION:**

Approve the Southwest Gas Crossing License associated with Estrella Parcel 3.14.

**7. BUSINESS****7.1**      [17-5991](#)**ESTRELLA MOUNTAIN RANCH VILLAGES VII & IX PAD AMENDMENT**

Mayor Lord opened the public hearing at 6:32 p.m.

Planner II Alex Lestinky presented. She reviewed the history of the PAD. The property owner is requesting a modification to the Single-Family Detached - Creative Lot zoning district in EMR Villages VII & IX. The current density is 6-10 and the proposed density is 3-10. This modification is only applicable to Parcel 7.5.

Beazer Homes has expressed an interest to develop a creative product on Parcel 7.5 similar to what has been successful in Overlook at Estrella, which is just south of Fire Station 182 in Estrella.

There being no public comment, Mayor Lord closed the public hearing at 6:35 p.m.

**MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 17-1339 AMENDING THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING FOR ESTRELLA MOUNTAIN RANCH VILLAGES VII AND IX TO MODIFY THE DENSITY STANDARD APPLICABLE TO**

**PARCEL 7.5 WHICH IS GENERALLY LOCATED ON THE WEST SIDE OF ESTRELLA PARKWAY, SOUTH OF CALISTOGA DRIVE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Osborne

**7.2      [17-6000](#)                      ESTRELLA COMMONS PLAT EXTENSION**

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Campbell, to CONVENE into Executive Session to consult with the City Attorney before hearing this matter. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Osborne

Mayor Lord convened into Executive Session at 6:36 p.m.

Mayor Lord reconvened the Regular Meeting 6:48 p.m.

Planning Manager Katie Wilken presented. Estrella Commons is located southeast of I-10 and Estrella Parkway. It is a mixed use development that includes commercial, multi-family and single-family uses. The single family site that is adjacent to the Bullard Wash to the east was platted in 2016. Preliminary plats are valid for one year and then expire, however, they can request an extension of one year, which is approved by the City Council. The property owner, Evergreen Development Company (DevCo) has been moving forward with the project. Evergreen DevCo is in escrow with Fulton Homes. If they move forward, they will likely create a new preliminary plat for the site. Evergreen DevCo has requested that this preliminary plat be extended until they close escrow.

**MOTION BY Councilmember Hohman, SECONDED BY Councilmember Pizzillo, to APPROVE an extension of the Estrella Commons Preliminary Plat approval to February 22, 2018, subject to the stipulations approved by City Council on February 22, 2016. The motion carried by the following vote:**

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

**Excused**   1 - Councilmember Osborne

**7.3      [17-6004](#)                      PURCHASE OF ADDITIONAL PROPERTY FOR WELL SITE 19**

Real Estate Coordinator Linda Beals presented information for Council to consider a request to move forward with the purchase of approximately 6,018 square feet of land to expand the

existing Well Site 19 site. This site is located northeast of Van Buren Street and east of Estrella Parkway. Funds had been budgeted this year to rehabilitate this well, however, when they went in they discovered that there has been a catastrophic failure of this well and it cannot be repaired. This failure requires the well to be completely re-drilled. In order to accommodate drilling a new well and utilize the existing infrastructure from Well 19, it must be replaced approximately 50 feet from its current location because the existing well site is considerably smaller than what our standards are today.

The city has been working with Evergreen-Estrella. The estimated purchase price for the additional property is \$43,530.50, (which will be adjusted, if necessary, based upon the square footage as established by the legal description to be obtained). In addition to the purchase price, the city will be responsible for paying closing costs, which includes apportioned taxes and fees, and for the Seller's actual legal fees, not to exceed \$2,500. They hope to complete this purchase within 90 days and have the new well up and running as quickly as possible.

**Council Discussion:**

**>Asked about how the maintenance fund will be affected by this purchase.** Beals responded that she understands that the funds that are being utilized are funds that were allocated through the CIP Program for rehabilitation of the well. Barbara Chappell, Utility Operations Manager for Public Works, reported that there will be a budget transfer request coming at the end of this month. There were some funds set aside for different well rehabilitation projects through the rate plan. One of those wells cost less than what was anticipated, so some of the funds that were left over from that project are being used to complete the funding for this project.

**>Will the original rehabilitation project cover the entire cost of this project?** Chappell responded that they had two other wells that were also being rehabilitated. They were cleaned, but had been funded for a complete re-drill just in case they needed it. Since they didn't need a re-drill, we were able to reallocate the funds to this project. This project is a newer well and we did not think it would need a complete re-drill.

**>We need to be more transparent in the budget process in the future in order to avoid overfunding projects.**

**>How long will it take to drill the new well?** Chappell responded it will take about three months. They plan to have it back online this summer.

**MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Hohman, to ADOPT RESOLUTION NO. 17-1787 APPROVING THE PURCHASE OF ADDITIONAL PROPERTY FOR WELL SITE 19 LOCATED NORTHEAST OF VAN BUREN STREET AND ESTRELLA PARKWAY; AUTHORIZING THE AMENDMENT OF THE LETTER OF INTENT; AUTHORIZING AND DIRECTING THE PREPARATION AND EXECUTION OF A PURCHASE AGREEMENT; AUTHORIZING AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ACTIONS AND EXECUTE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. The Motion carried by the following vote.**

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

**Excused** 1 - Councilmember Osborne

## 8. INFORMATION ITEMS

### **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.

### **Manager's Summary of Current Events and Reports**

#### 1. Manager's Update on Council Related Matters:

>City offices will be closed Feb 20 in observance of President's Day. There will be no trash pickup or bulk refuse service on the holiday.

#### 2. Update of Legislative Issues:

None.

#### 3. Staff Summary of follow up action required:

None.

#### 4. Council members may direct inquiries to staff:

>**Asked for information and cost about possibly obtaining art wraps to beatify electrical boxes that are similar to what Avondale has.**

>**Would like an update on the Community Paramedicine Program.**

#### 5. Future Agenda Items:

>**Asked when the ticker starts as to when we make notification to Newland on moving forward on the Fire Station in Estrella.** Dalke responded that staff will come back to Council in March in order to get direction during the budget/CIP process on moving forward on the Fire Station. If Council decides to go forward with the Fire Station, the notification process will begin. There is also a "ramp-up" that the city will need to fund for the fire crews that we bring on to open the new fire station. That will also be a part of the budget discussion. Staff is trying to tie all this together during a March/April timeline.

>**Asked to see information on incentives on economic development dealing with impact fees to encourage entertainment/retail development in the city.**

>**Asked for an update on the Certificate of Need (CON) timeline.** Dalke responded that the application will come back before Council on February 27 for approval.

## 9. FUTURE MEETINGS

02/27/2017	Work Session	5:00 p.m.
02/27/2017	Regular Meeting	6:00 p.m.
03/06/2017	Work Session	5:00 p.m.
03/06/2017	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:09 p.m.

\_\_\_\_\_  
Maureen Scott, City Clerk

Date: \_\_\_\_\_

\_\_\_\_\_  
Georgia Lord, Mayor

**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 February 13, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

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

\_\_\_\_\_  
Maureen Scott, City Clerk

SEAL:

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