



## City of Goodyear

### Meeting Minutes

#### City Council Special 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, June 5, 2017

6:00 PM

Goodyear Justice Center

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#### Amended Agenda-06-02-2017 (El Cidro Public Hearing moved to Item

7.4)

#### 1. CALL TO ORDER

Mayor Lord called the Special Meeting to order at 6:00 p.m.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER HOHMAN

#### 3. ROLL CALL

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

Staff Present: City Manager Brian Dalke, Assistant City Attorney Sarah Chilton, and City Clerk Maureen Scott

#### 4. COMMUNICATIONS

[CO 276-17](#)

Proclamation recognizing Councilmember Hohman for her four years of service as a City Councilmember.

Mayor Lord read a proclamation honoring Councilmember Sharolyn Hohman for her service to the community as a leader, and her service as a Councilmember. Mayor Lord also read a proclamation in honor of Councilmember Hohman's service dog, Charlie. Council thanked Councilmember Hohman for her years of service and commitment to the community.

#### 5. CITIZEN COMMENTS AND APPEARANCES FROM THE FLOOR

Sara Gilligan, Goodyear resident, spoke in favor of moving the city election to the same election cycle as the State of Arizona in the fall of even numbered years, instead of the spring

of odd-numbered years. She feels doing so would bring out better voter turnout and save the city money.

Councilmember Stipp asked staff to provide Council with information on the over vote and under vote counting process.

**6. CONSENT**

**MOTION BY Councilmember Hohman, SECONDED BY Vice Mayor Lauritano, to APPROVE Consent Agenda Items 6.1 through 6.9. The motion carried by the following vote:**

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

**6.1      [17-6034](#)      AGREEMENT WITH MARICOPA COUNTY FOR PURCHASE OF AERIAL IMAGERY**

**PROPOSED ACTION:**

Authorize the City Manager or designee to execute an Intergovernmental Agreement with Maricopa County for the purchase of aerial imagery. (Luke Albert, City Traffic Engineer)

**6.2      [17-6079](#)      AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR PURCHASE OF TRAFFIC SIGNS. PROPOSED ACTION:**

Authorize the Mayor or designee to execute an Intergovernmental Agreement Amendment One (JPA 17-0006402-I) with the Arizona Department of Transportation for the purchase of traffic signs with Federal funds, and authorize a budget transfer to expend the Federal funding. (Ron Sievwright, Streets and Traffic Superintendent)

**6.3      [17-6093](#)      ACQUISITION OF CONTROL FOR MOD SUPER FAST PIZZA**

**PROPOSED ACTION:**  
Approve a request from Andrea Lewkowitz, agent for MOD Super Fast Pizza, LLC, for an Acquisition of Control for a Series 12 Liquor License #1207A213, located at 1380 N. Litchfield Road #K3A, Goodyear, Arizona (Generally located on the west side of Litchfield Road, North of I-10 and South of McDowell Road). (Sue Brungardt, Deputy City Clerk)

**6.4      [17-6095](#)      ACQUISITION OF CONTROL FOR WALGREENS' STORES**

**PROPOSED ACTION:**  
Approve a request from Andrea Lewkowitz, agent, for an Acquisition of Control for the following Walgreens stores:

1. Walgreens #12334 (Liquor License #10076026) located at 1654 N. PebbleCreek Parkway, Goodyear, Arizona;
2. Walgreens #3657 (Liquor License #09070533) located at 3361 N. Litchfield Road, Goodyear, Arizona;
3. Walgreens #12386 (Liquor License #10076350) located at 9800 S. Estrella Parkway, Goodyear, Arizona; and
4. Walgreens #02243 (Liquor License #10075903) located at 387 N. Estrella Parkway, Goodyear, Arizona. (Sue Brungardt, Deputy City Clerk)

6.5      [17-6096](#)

**RENEW THE MARICOPA COUNTY URBAN COUNTY 3-YEAR COOPERATIVE AGREEMENT**

**PROPOSED ACTION:**

ADOPT RESOLUTION 17-1811 APPROVING THE CITY'S CONTINUED PARTICIPATION IN THE MARICOPA COUNTY CDBG PROGRAM THROUGH JUNE 30, 2021; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT THE INTENT OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE. (Alex Lestinsky, Planner II)

6.6      [17-6098](#)

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GOODYEAR AND THE CITY OF PHOENIX**

**PROPOSED ACTION:**

Approve an IGA between the City of Goodyear and City of Phoenix that will allow Goodyear to obtain access to the Sales Tax System with data supplied by the Arizona Department of Revenue, and authorize the City Manager to sign on behalf of the City. (Doug Sandstrom, Finance Director)

6.7      [17-6099](#)

**REPLAT OF RIO PASEO PARCEL 8**

**PROPOSED ACTION:**

Approve the Replat of Lots 31 through 54, inclusive, and Lots 58 through 126, inclusive, Rio Paseo Parcel 8, subject to stipulations. (Steve Careccia, Planner III)

6.8      [17-6102](#)

**LAS BRISAS QUIT CLAIM DEED FOR AN ACCESS AND UTILITY EASEMENT**

**PROPOSED ACTION:**

Approve a quit claim deed to facilitate the extinguishment of an access and utility easement which encumbers portions of the Final Plats for Las Brisas 2B and 2C.6. (Linda Beals, Real Estate Coordinator)

6.9      [17-6106](#)

**WATER AND SEWER EASEMENTS ASSOCIATED WITH THE WEST GOODYEAR SEWER AND WATER INFRASTRUCTURE DEVELOPMENT AGREEMENT**

**PROPOSED ACTION:**

Approval of the acceptance of two (2) water and sewer easements associated with the West Goodyear Sewer and Water Infrastructure Agreement (Linda Beals, Real Estate Coordinator)

7. **BUSINESS**

7.1 [17-6073a](#) **AMENDMENT OF PALM VALLEY PHASE II PLANNED AREA DEVELOPMENT FOR THE CARINA AT PALM VALLEY - (VILLAS AT PALM VALLEY)**

The public hearing advertised for June 5, 2017 to adopt Ordinance 17-1351 approving the Carina at Palm Valley PAD (aka Villas at Palm Valley) has been re-advertised and moved to the June 26, 2017 meeting.

7.2 [17-6070](#) **SPECIAL USE PERMIT TO ALLOW A CHURCH IN THE PAD ZONING DISTRICT**

Mayor Lord opened the Public Hearing at 6:42 p.m.

Planner III Karen Craver, presented. The Refinery Church has requested a Special Use Permit to build a 25,000-square foot church, with potential for future expansion to 60,000 square feet. The church will be built on the southern half of a 24-acre site that has frontage on Indian School Road. Additional parking to accommodate the church expansion will be developed to the east and north of the initial construction, while the Indian School Road frontage will remain available for future commercial development.

The initial church construction will be a single-story building with a partially usable rooftop for special occasions. The future expansion is intended to include a second floor built within portions of the first phase shell, as well as an expansion of the perimeter of the building to the north. The church will hold services during normal worship hours on Saturday evenings and Sundays, with potential smaller group activities throughout the week. The church offices will operate from the site.

There being no public comment, Mayor Lord closed the Public Hearing at 6:45 p.m.

**Council Discussion:**

>**Concerned with allowing rooftop events in a future residential area.** Randy Barnes, RBA Architecture representing the applicant, explained that the rooftop celebrations will be held in an area that has six foot screening on one side and another side will be surrounded by mechanical equipment that is approximately eight feet high. The church wants to use the rooftop as part of the facility. Planning Manager Katie Wilken explained that the land adjacent to this site is planned for a golf course. There is an RV Park and the golf course that provide a buffer of 650 feet between where potential housing could be in the future. They are also within the Luke AFB Noise Contour and houses cannot be built there.

>**Asked about the private roadway on the east that connects to Indian School Road and who will pay for a future traffic signal when it becomes necessary. Has a traffic study been done?** Craver stated that a traffic signal is not warranted at this time. Engineering Director Rebecca Zook responded that Sun Belt Holdings has acknowledged that they will be

responsible for the traffic signal when it is warranted.

>Asked what the total membership is for the church. Michael Bailey, Pastor for the Refinery Christian Church, stated that the average attendance is 600 people per week.

**MOTION BY Councilmember Osborne, SECONDED BY Vice Mayor Lauritano, to APPROVE a Special Use Permit for The Refinery Church to construct a church at the southeast corner of the SR 303 and Indian School Road, within the PV303 PAD, subject to stipulations. The motion carried by the following vote:**

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

**7.3      17-6071                      USE PERMIT REQUEST FOR A CONVENIENCE USE  
(DRIVE-THROUGH RESTAURANT) ON PROPERTY ZONED  
PLANNED AREA DEVELOPMENT/GENERAL COMMERCIAL**

Mayor Lord opened the Public Hearing at 7:03 p.m.

Planning Manager Katie Wilken presented. This request is for a use permit for a Panera Bread Café drive-through restaurant. The subject property consists of an undeveloped 1.73-acre parcel located within the Pebble Creek Marketplace commercial center. The proposed 4,500 square-foot restaurant building includes interior dining and a drive-through window component. Areas for outdoor seating will also be provided.

The site will be accessed from Pebble Creek Parkway, which will be a right-in and right-out only entrance and exit.

The basic configuration of the drive-through lane provides for a single queuing lane with a menu board and speaker box. The lane should accommodate up to six vehicles prior to the menu/ordering board. The speaker box is located on the south side of the building.

In accordance with city standards, drive-through windows may not face a public street unless the window is screened from public view and covered with an enhanced canopy element. Accordingly, an enhanced architectural canopy is proposed over that portion of the drive-through lane and window. The canopy will utilize brick and metal accents and will incorporate a lattice-type screen to provide additional visual buffering from the public street. Vehicular access to the parcel will be provided from internal drives within the center. The drives will be constructed prior to the development of the proposed drive-through restaurant. A total of 56 parking spaces are required for this drive-through restaurant. The conceptual site plan is showing that 70 parking spaces will be provided. The restaurant and drive-through window are proposed to be open from 7 a.m. to 9 p.m., seven days a week.

There being no public comment, Mayor Lord closed the Public Hearing at 7:05 p.m.

**Council Discussion:**

>Asked where the drive-through entrance will be located. Wilken responded that the drive-through window faces east towards Pebble Creek Parkway.

>Asked if this location is bigger than the existing Panera. Eric Williams with Olsson Associates, representing Panera Bread Cafe, stated that it about the same size, but this location adds a drive through.

>Asked when the driveways will be constructed. Development Services Director Christopher Baker responded that the master developer will be making all the improvements necessary in order to support the businesses in the development.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE a request for a Use Permit for a convenience use (drive-through restaurant) to be constructed on a 1.73 acre parcel as described in the preliminary site plan dated April 11, 2017 submitted with the Use Permit application, which is located within the Pebble Creek Marketplace commercial center at the northwest corner of Interstate 10 and Pebble Creek Parkway, subject to stipulations. The motion carried by the following vote:**

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

7.4      [17-6074](#)      **AMENDMENT TO THE EL CIDRO FINAL PAD TO INCREASE THE  
MAXIMUM LOT COVERAGE AND ADJUST ZONING  
BOUNDARIES BETWEEN PARCELS 1D, 1E AND 2**

Mayor Lord opened the Public Hearing at 7:14 p.m.

Long Range Planner Joe Schmitz presented. The El Cidro Planned Area Development is located on the northeast corner of Citrus Road and Lower Buckeye Road.

Schmitz reviewed the lot coverage and parcel boundary adjustments that are associated with development standards. The proposed lot coverage is being changed from a maximum of 45 percent to 55 percent for LDR1, 60 percent for LDR2, and 50 percent for LDR3 land use categories. This will address issues with single story homes.

Parcel Boundary Adjustments:

>Adjust the boundaries of Parcels 1D, 1E and 2 to make the land use boundaries consistent with the parcel boundaries as platted or will be platted.

>Two of these parcels (1D and 2) recently received final plat approval.

There being no public comment, Mayor Lord closed the Public Hearing at 7:19 p.m.

**MOTION BY Councilmember Campbell, SECONDED BY Vice Mayor Lauritano, to ADOPT ORDINANCE NO. 17-1352 CONDITIONALLY AMENDING THE FINAL PAD ZONING ON 262 ACRES GENERALLY LOCATED SOUTH OF LOWER BUCKEYE ROAD, WEST OF COTTON LANE, NORTH OF BROADWAY ROAD AND EAST OF CITRUS ROAD AND 66 ACRES GENERALLY LOCATED ON THE EAST SIDE OF COTTON LANE BETWEEN LOWER BUCKEYE ROAD AND ELWOOD STREET (THE EL CIDRO FINAL PLANNED AREA DEVELOPMENT), TO INCREASE THE MAXIMUM LOT COVERAGE STANDARDS FOR THE LDR1,**

**LDR2, AND LDR3 LOW DENSITY RESIDENTIAL LAND USE CATEGORIES AND TO ADJUST THE BOUNDARIES OF PARCELS 1D, 1E AND 2; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:**

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

**7.5      [17-6086](#)      APPROVING AGREEMENTS FOR SALE OF CITY PROPERTY TO RPPV VI, LLC AND TO AL ARIZONA DC, LLC AND FORM OF DOCUMENTS ATTACHED THERETO**

Economic Development Director Michelle Lawrie presented. Lawrie reviewed the location of the proposed property under discussion. In late summer of 2016, negotiations were started by (AL Arizona DC LLC) ALDI to acquire approximately 27 acres from the City and 42 acres from (RP PV VI LLC) Sun Belt Holdings. The site is generally located at the southwest corner of Indian School Road and Cotton Lane stretching approximately one-half mile to the west. ALDI, Inc. is an international grocery chain with its United States corporate headquarters located in Batavia, Illinois. ALDI identified the need for a new regional office and distribution center and decided to consider its facility on this property.

Under the terms of the ALDI purchase agreement, ALDI will purchase 27.47 acres of property from the city for \$3,577,575, which is above the fair market value that was determined by a city appraisal in May 2016. The agreement calls for closing on the property in December 2017.

The second related agreement is for the sale of 10.592 acres of property to be sold to Sun Belt Holdings for \$1,121,172. Proceeds from this approximately 40 acres will total \$4,484,091, which is almost \$1,000,000 more than what the city purchased the 40 acres for in 2004.

The second element of the agreement is the infrastructure that is related to the action. More than \$5.6 million of infrastructure in the area will be built. The city's cost for its portion of the infrastructure improvements is funded by the proceeds of the sale of city owned property to ALDI and Sun Belt Holdings to the maximum amount of approximately \$2.8 million. Improvements will also include developing the city owned four acres at the northwest corner of Indian School Road and Cotton Lane into retention basins that will help alleviate drainage problems in the area that currently require temporary closure of Indian School Road after heavy rain storms. The city will maintain ownership of the retention basins that will be constructed on the property. If improvements are less than the maximum amount of amount of \$2.8 million, the city will receive a reimbursement. The infrastructure improvements will be funded out of the sale of the real estate (\$4.4 million), and will net at least \$1.6 million which will be placed into the city's General Fund.

The third agreement is between the City of Goodyear, ALDI, and Sun Belt Holdings, which enters the parties into an offsite escrow agreement for the funding of the improvements.



After closing in December 2017, infrastructure improvements will begin immediately and are estimated to be completed by the end of 2018. ALDI hopes to be operational by 2020, but that date could be moved up based on market conditions.

**Council Discussion:**

- >Welcomed ALDI to Goodyear.
- >Council has been briefed at length prior to this presentation.
- >Thanked Sun Belt Holdings for their efforts in bringing this project forward.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION 17-1813 APPROVING AN AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE WITH RP PV VI LLC, AND THE FORM OF AN ESCROW AGREEMENT - DEPOSIT MONEY AND AN OFFSITE ESCROW AGREEMENT ATTACHED THERETO; APPROVING AN AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE WITH AL ARIZONA DC LLC AND THE FORM OF AN OFFSITE ESCROW AGREEMENT ATTACHED THERETO; AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER THE TWO PURCHASE AGREEMENTS; AUTHORIZING THE CITY ATTORNEY TO MODIFY DOCUMENTS TO BE EXECUTED PURSUANT TO THE PURCHASE AGREEMENTS AS REQUIRED IN THE PURCHASE AGREEMENTS AND TO MAKE OTHER NON-SUBSTANTIVE CHANGES; AUTHORIZING BUDGET TRANSFERS ASSOCIATED WITH THE PURCHASE AGREEMENTS; AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF THE RESOLUTION AND THE PURCHASE AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**7.6      [17-6087](#)      **JOB CREATION AGREEMENT FOR AL ARIZONA DC LLC**  
**("ALDI")****

Economic Development Director Michelle Lawrie presented.

ALDI is an international grocer with over 10,000 stores in 18 countries and 1,600 stores across the United States. After months of negotiations, ALDI has selected Goodyear for it's new distribution center. Lawrie reviewed the terms of the agreement.

**AGREEMENT PROVISIONS: ALDI**

- >Create 132 net new full-time positions
- >Provide net new full-time positions with an average salary of at least \$40,000 and at least 65% of a full-time employee's health care insurance premium
- >Invest at least \$60 million in purchase, building construction, capital equipment, etc.

**AGREEMENT PROVISIONS: CITY OF GOODYEAR**

- >Waive/reimburse up to a maximum of \$285,000 in expedited plan review fees and permit fees
- >Support for activation of a Foreign Trade Zone Site



**ECONOMIC IMPACT OF PROJECT**

- >ESI Corporation estimates ALDI will total more than \$131,263,699 in total economic output over the first seven years
- >Increased property and sales tax revenues generated by ALDI, as well as its employees, vendors and service providers
- >Direct revenue to the city is estimated to be \$1,945,827 over the first seven years

**FURTHER POSITIVE IMPACT FOR GOODYEAR**

- >ALDI will also locate regional offices operations at this site that will attractively develop this prominent corner that is less than a one-half mile west of the Loop 303 Freeway
- >Location at this site is the catalyst for the remediation of environmental challenges on the city owned property at the southwest corner of Indian School Road and Cotton Lane

**Council Discussion:**

- >Happy to see jobs coming to Goodyear.
- >Welcomed ALDI.
- >This has been fully vetted and Council is in favor of this.

**MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Lauritano, to ADOPT RESOLUTION 17-1808 APPROVING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A JOB CREATION AGREEMENT FOR AL ARIZONA DC LLC ("ALDI") AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF RESOLUTION AND AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**7.7      [17-6090](#)      **JOB CREATION AGREEMENT FOR UNITED PARCEL SERVICE, AND BT-OH, LLC.****

Economic Development Director Michelle Lawrie presented.

United Parcel Service (UPS) is the world's largest package delivery companies. After months of negotiations, UPS has selected Goodyear for it's new distribution center. Lawrie reviewed the terms of the agreement.

- >In November of 2016, UPS first toured the First Industrial SPEC building at PV303
  - UPS's finalist locations included Goodyear and a location in west Phoenix
  - Staff worked with the AZ Commerce Authority and GPEC
- >In April of 2017, UPS made its decision to locate in Goodyear
- >Announcement was made publicly on June 1, 2017

In late April of 2017 UPS leased the First Industrial 618,350 sq. ft. building at 16601 West Sells Street (North of the northeast of Loop 303 and Indian School Rd)

- >UPS plans to acquire adjacent properties to provide for expansions

>UPS site is expected to incorporate approximately 136 acres

AGREEMENT PROVISIONS: UPS

- >Provide existing full-time positions with an average wage of at least \$30 an hour and new full-time employees will be paid at least \$18.75 an hour
- >Create 1,000 part-time jobs paying at least \$10.00 an hour
- >UPS pays at least 65 percent of all employees (full and part-time) health care insurance premium
- >Invest at least \$180 million in capital equipment, tenant improvements, building expansions, and purchase of property

AGREEMENT PROVISIONS: CITY OF GOODYEAR

- >Waive/reimburse up to a maximum of \$1 million in expedited plan review fees and permit fees for up to five years
- >City agrees to support the activation of a Foreign Trade Zone site

ECONOMIC IMPACT OF PROJECT

- >Direct revenue to the city is estimated to be \$1.2 million over the next five years
- >Increased property and sales tax revenues generated by UPS, as well as its employees, vendors and service providers
- >ESI Corporation estimates UPS will total more than \$1billion in total economic output over the next five years

**Council Discussion:**

- >Welcomed UPS to the city.
- >This has been fully vetted and Council is in favor of this.
- >Concerned with possible traffic congestion on Indian School Road, and the need for a traffic signal in this area since both UPS and the Refinery Church will both be in this area. Baker stated that this will be looked coordinated with Engineering to ensure traffic flow and safety.

**MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 17-1809 APPROVING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A JOB CREATION AGREEMENT FOR UNITED PARCEL SERVICE, INC., AND BT-OH, LLC AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF RESOLUTION AND AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**7.8      [17-6091](#)      GOODYEAR RETAIL DEVELOPMENT IMPACT FEE PROGRAM**

Economic Development Director Michelle Lawrie presented.

Development Impact Fees are one-time charges instituted by municipalities for public facilities

based on the proportionate share of costs incurred for infrastructure, facilities and services needed to accommodate new development. In Goodyear, Development Impact Fees are assessed differently in three distinct zones: North, Central and South. Any reductions in Development Impact Fees must be made whole by the municipality, thus resulting in an impact to the General Fund.

Lawrie showed examples of development impact fees for Utility Development Fees and Non-Utility Development Fees for both non-residential and commercial property, and estimated fees related to square footage based on the type of the retailer. Staff is recommending a development impact fee reduction for non-utility fees to be limited to 5,500 square feet or greater for retail with a \$2 million cap over two years, with a 100% reduction in year one and a 75% reduction in year two.

Pros:

- >Aggressive Retail Incentive Program to Market
- >Shows Commitment from City
- >Could Accelerate Idle Projects
- >Creates Urgency with Limited Time-Frame
- >Could Provide Increase Sales Tax Base

Cons:

- >Impact to General Fund for Development Impact Fee Reduction
- >Could Incentivize Activity Already in Pipeline
- >Cannot Guarantee Most Desired Retailers
- >Cannot Discriminate Based on Type of Retailer
- >Does Not Replace Need to Enhance Growth in Residential and Employment Base as #1 Driver of Retail Development

Council Discussion:

>**Is there a reason we didn't include utilities?** Lawrie responded that utilities are not the same across the different zoned regions, which would affect the amount of the incentive in each area. Water and wastewater are also different in each zone.

City Manager Dalke added that we did not want to cause a disincentive in different regions.

>**Were there other options other than just impact fees?** Lawrie responded that permit fees can be looked at on a case-by-case basis, but that is not included in this program.

>**We need to market this program and not let it be our best kept secret since this is an incentive to bring more businesses to Goodyear.**

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hohman, to ADOPT RESOLUTION NO. 17-1810 APPROVING A RETAIL DEVELOPMENT IMPACT FEE INCENTIVE PROGRAM, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE RETAIL AND ENTERTAINMENT INCENTIVES PROGRAM TO ENCOURAGE RETAIL AND ENTERTAINMENT DEVELOPMENT IN THE CITY OF GOODYEAR AUTHORIZING CITY STAFF TO TAKE ACTIONS CONSISTENT WITH TERMS OF RESOLUTION AND PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

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

**7.9      [17-6081](#)              **ADOPT RESULTS OF THE GENERAL ELECTION HELD ON MAY 16, 2017****

City Clerk Maureen Scott presented the results of the General Election that was held on May 16, 2017. The General Election was called as a result of the Primary Election held on March 14, 2017, and served as a run-off election between Sara Gilligan and Brannon Hampton. Hampton received the most votes and was declared the winner.

Incumbents Mayor Lord, and Councilmembers Campbell and Pizzillo were elected at the March 14, 2017 Primary Election. They will be seated at the June 12, 2017 Council Meeting/Inauguration. A total of 10,226 ballots were cast. Total Registered Voters for the City at the time of the election was 42,379. Voter participation was 24.13%. Fifteen voters came to City Hall to vote and approximately 251 came to City Hall to drop off their ballots.

**Council Discussion:**

>Congratulated Brannon Hampton on winning.

>Thanked Sara Gilligan for participating in the process as well.

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, to ADOPT RESOLUTION 17-1805, DECLARING AND ADOPTING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 16, 2017 AND ORDERING THE RECORDATION OF SUCH RESOLUTION. The motion carried by the following vote:**

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

**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:

>The Marketplace Collaborative is a new concept business that opened in May. Encouraged people to check them out and support them to ensure their success.

**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 Goodyear REI Distribution Center recently won an award for the North American Industrial Office Properties (NAIOP) top industrial development project of the year. It is the only net zero energy U.S. green building LEAD (Leadership in Energy and Environmental Design) platinum certified distribution center in the world.

2. Update of Legislative Issues:

None.

3. Staff Summary of follow up action required:

- >Provide a background on election protocol and why we have spring elections instead of fall elections.
- >Staff will be evaluating the over and under vote counting process.
- >Staff will provide a summary of the Economic Development items that were presented tonight for Council so they have bullet points to share with the public.

4. Council members may direct inquiries to staff:

- >Asked if the fall retreat has been scheduled. Dalke responded that staff was waiting for the newly elected Councilmember to be on board before they schedule the dates.
- >Would like an update on water billing for the farm.
- >Would like the status of the uncovering of some of the traffic signals that has discussed earlier.
- >Has received complaints about no parking at Harkins Theater. Wants to know how many parking spaces were provided at the theater. Would like the statistics on the capacity for theater.
- >Reported that Ryan Lantz with the Cleveland Indians has indicated that the public doesn't know what "Zizzy" is. Is it possible to change the Ballpark mascot? Dalke reported that Zizzy is a replica of the art work in front of the Ballpark and there is money in this year's budget to purchase a new uniform for Zizzy.
- >Would like a Tour of Goodyear for the new City Council.
- >Asked for more cul-de-sacs in new housing developments that provide children a safer place to play.
- >Would like one of the topics at the retreat to be "hands free" cellphone policies that have been adopted by other cities.

5. Future Agenda Items:

- >Would like to see the White Tanks Conservancy as a Work Session or agenda item.

**9. FUTURE MEETINGS**

06/12/17	Inauguration	6:00 p.m.
06/26/17	Work Session	5:00 p.m.
06/26/17	CFD Meeting	5:30 p.m.
06/26/17	Regular Mtg	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Special Meeting at 8:34 p.m.

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Maureen Scott, City Clerk

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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 SPECIAL MEETING of the City of Goodyear, Arizona, held on June 5, 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: