



City of Goodyear

Meeting Minutes

City Council Work Session

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, May 7, 2018

5:00 PM

Goodyear Justice Center

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 5:00 p.m.

2. ROLL CALL

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

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey and City Clerk Darcie McCracken

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [2018-6315ws](#) Staff will provide Council several options for the disposition of the four city owned facilities at Litchfield Road and Western Avenue and requests policy direction.

Deputy City Manager Dan Cotterman presented on four city-owned facilities that are located at the corner of Litchfield Road and Western Avenue. These properties are no longer being used by the city and staff is seeking direction on what Council would like to do with them.

The four facilities are the old squad room, the old 9-1-1 facility, the old city hall, and the old evidence building. Staff brought this matter before Council last year seeking direction. The options reviewed at that time were:

- >Lease for non-profit use
- >Sell
- >Hold for potential future use
- >Demolition in order to provide parking space, green space, or a combination of the two

Council directed staff to obtain appraisals in order to assist in the decision making process.

The old squad room, 9-1-1 facility, and city hall were appraised as one unit for an amount of \$525,000. Because one facility straddles all three parcels, and because of the parking allocation for the three buildings, it made it difficult to appraise them separately. The old evidence building was appraised at \$200,000.

Staff recommends a hybrid approach that could potentially create a beautiful entrance with some green space along Litchfield Road. This approach would involve selling the old evidence facility, and razing the old city hall and squad room. This would create the green space area as well as some public parking.

Staff recommends holding onto the old 9-1-1 building because of its history. This was the old fire station and there is a time capsule in the front that is not scheduled to be opened until the year 2021. This facility was also the original town hall from 1946 to 1977.

Council Discussion:

>In favor of selling the old evidence facility.

>The original fire station and town hall are important historical buildings. Suggested that markers be put in place that identify the location and historical information pertaining to any buildings that are razed.

>Not in favor of razing the three buildings that face Litchfield Road.

>Suggested packaging the buildings on Litchfield Road for redevelopment in order to draw people to this area.

>In favor of using one of the buildings for a museum.

>In favor of the staff recommendation. Feels that keeping any of the other facilities would be more costly to maintain than they are worth.

>Discussed the historic train station. The purpose of the historic train station (currently being stored on property located on the Public Works site) is to be a future museum. This project has been on hold until property can be obtained to move it to.

>Discussed the possibility of moving the train station to this location and the zoning impacts and cost of doing so.

>In favor of selling all of the property, or have the city plan a project and apply for CDBG (Community Development Block Grant) funds to use toward the project.

>In favor of keeping the original fire station. The Historical Society is very active and is looking for a place to display the history of Goodyear. This location could be good for that.

>Asked if the neighbors have been contacted for input. Mr. Cotterman stated there has not been a public outreach.

>Asked about the legal aspects of turning some of this area into public parking and whether it would fall under “gifting” because it would benefit the other businesses in the area. City Attorney Massey stated it would not be considered “gifting”. It would be general public parking and not designated for any specific use.

>Mr. Cotterman reported that parking for businesses in this area is an issue. There is not currently enough parking, and some of the businesses are currently using some of the city parking located behind the old evidence building on Western Avenue.

>**Asked what the cost of the staff recommendation proposal would be.** Mr. Cotterman stated that the approximate cost of razing the buildings, remediating any asbestos issues, and creating a parking lot with minimal green space would be around \$500,000. This does not include the offset amount that would come from selling the Western Avenue facility. Staff would need to scope out the project to get a more accurate amount.

>Mr. Cotterman reported that the city is paying approximately \$30,000 per year for annual maintenance on the facilities just to keep them in their current state.

>**Asked where the funding would come from.** Mr. Cotterman stated the project could be brought forward in the next CIP (Capital Improvement Program) update, along with scope and cost estimates. Council would have input on the project details during this process.

>**Concerned about tearing the buildings down just to add more parking areas to this neighborhood.**

>**Would like more information on the planned use of the building that will be saved and the costs associated with its use.**

>**In favor of completing the entire project at one time after CIP funding is finalized.**

>**Asked whether the building on Western Avenue needs to be fixed before it is put up for sale.** Mr. Cotterman stated that previous mold issues have already been remediated, but there are some minimal repairs that still need to be made.

There was Council consensus to sell the facility located on Western Avenue.

Council requested that staff present visual renderings of what the staff recommended project for the other buildings could look like, along with cost estimates, to be voted on at a future Regular Council Meeting.

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 5:52 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____