



City of Goodyear

Meeting Minutes

City Council Work Session

Meeting Location:
Goodyear Municipal Court
and Council Chambers
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Mayor Georgia Lord
Vice Mayor Wally Campbell
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton
Councilmember Laura Kaino

Monday, February 25, 2019

4:30 PM

Goodyear Municipal Court and Council
Chambers

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 4:30 p.m.

2. ROLL CALL

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

Councilmember Stipp attended via telephone.

Staff Present: Deputy City Manager Wynette Reed, City Attorney Roric Massey, and City Clerk Darcie McCracken

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [2019-6576ws](#) Staff will present information on the Capital Improvement Plan (CIP) for Council discussion. Included in the discussion will be progress towards the achievement of the goal to provide a 5-year fully funded and deliverable CIP by June 30, 2019.

Finance Director Doug Sandstrom presented an update on the FY2020-2024 CIP and introduced Engineering Director Rebecca Zook, who discussed changes to the city's CIP program and provided a status on projects. She outlined those projects that had not been completed and provided information on the increased costs of construction. Mr. Sandstrom said that staff has worked on several CIP processes that will improve managing the program in the future.

Mr. Sandstrom presented an overview of one-time resources for the FY2020-24 CIP non-utility projects. He said that staff has revised the budget to be more in line with the resources available.

Mr. Sandstrom reviewed several policy questions with the City Council including revenue expansion, phasing or delaying projects, and changes in scope.

Mr. Sandstrom provided updates on several projects including the surface water treatment plant, the recreation campus, and future fire stations.

Mr. Sandstrom said costs have increased for the water treatment plant project, and presented proposed changes to some funding sources.

Mr. Sandstrom said the recreation campus includes the aquatic center, recreation center and 30-acre park. He reviewed the funding sources for the project and stated the project was over budget. Mr. Sandstrom said the current budget allocates a portion of the aquatics facility to the last remaining general obligation bond authorization for parks and recreation facilities. He said the initial budget also proposes raising impact fees, and moves general fund monies from other CIP projects to the recreation campus project.

Mr. Sandstrom presented the initial budgets for Fire Station 181, Fire Station 186 and Fire Station 188. He said the original estimates for impact fees were low, and the stations will require additional funding to be consistent with the existing "Growth Pays For Growth" policy. He said the project budgets have been impacted by construction costs and changes in scope.

Council Discussion:

- > Asked as part of the final budget that staff report back what the total property tax levy will be, and what percent is a result of new construction, and what percent results from the increased tax on existing residents. Mr. Sandstrom said that staff would follow up.
- > Expressed concern about increasing impact fees going forward based on the recent study completed and added that it is important for the city to remain competitive.
- > Stated that Council needs to hear from staff when things cannot be funded, especially if Council is trying to accelerate projects or bring new projects to the table.
- > Asked how Goodyear's development impact fees compare to other communities; this information would be helpful to make an informed decision.
- > Expressed support for the "Growth Pays For Growth" approach, but it is critical the city remain competitive and should consider other funding sources when applicable.
- > Stated it is important to know how water rates would change as a result of the next rate study in order to discuss the impact of any general fund subsidy for utilities and asked that a new 5-year water study be conducted.
- > Suggested looking at the process related to voter authorization now as this is always an important strategy for a city to have; process includes bringing citizens together to discuss bond limits.
- > Discussed how existing projects in the CIP could be provided in a more cost effective way; scoping the project should always be an option. The ADOT style traffic signal was mentioned as an example.
- > Commented there are a number of projects that have been committed to the community, the Recreation Center is one, and as such should not be phased; the water treatment plant and fire stations should also not be delayed.
- > Asked how excise tax bonds would work. Mr. Sandstrom said the general fund serves as a

resource if development impact fees are not sufficient. Mr. Sandstrom said delays would occur without the use of excise tax bonds.

> **Expressed a concern using general fund money to pay debt service without seeing a cash flow for CIP projects; Council did not support the use of excise tax bonds.**

> **Said it would be helpful to see project timelines and cash flow for each project in the five year CIP to assist with decisions.**

> **Thanked staff for the due diligence and transparency related to the CIP program; there is a need to continue to manage the CIP effectively.**

> **Expressed support to be creative; suggested establishing a sinking fund using one-time revenues for large projects to try and offset cost increases, similar to the ballpark sinking fund.**

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 5:59 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____