



City of Goodyear

Meeting Minutes

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

City Council Regular Meeting

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

Monday, April 27, 2020

6:00 PM

**Goodyear Municipal Court and Council
Chambers**

Due to the COVID-19 pandemic and Governor Ducey's "Stay Home, Stay Healthy, Stay Connected" order, city buildings are closed.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

ROLL CALL

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

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

City Clerk Darcie McCracken advised that even though the building was closed and people could not appear in person, there were other ways for citizens to remain involved. She reviewed the ways that citizens could submit comments, view the meetings and send comments to Mayor and Council.

COMMUNICATIONS

There were no communication items.

Mayor Lord thanked everyone who sent her cards for the passing of her husband and for her birthday. She also appreciated and thanked the Council, staff and her neighbors for the 50-car parade, by her home, in celebration of her birthday.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Mikel Queen, expressed his discontent with not being able to attend city council meetings in person

Mayor Lord closed the Public Hearing at 6:26 p.m.

Council asked how many different elevations would be throughout the development. Mr. Sanks stated there would be seven plans throughout the community.

Council appreciated the 7 different elevations and variety of colors for this community in comparison to the other communities throughout the city that do not have much variety.

Council added they were fond of the look, density, concept and how it was a unique pocket neighborhood, but noted their concern of the driveway off of Aldi for delivery trucks. Mr. Sanks explained the driveway was a requirement placed on the property prior to the developer acquiring it and was based on an agreement between the master developer and Aldi which preceded the development. The driveway provided a safe path for the trucks to make a left turn on to Roosevelt Street.

Council asked if there was a different size wall between Aldi and the driveway. Mr. Sanks stated there would be a six-foot residential concrete block wall. Development Services Director Christopher Baker wanted to ensure there was not a dual wall situation that took place between Aldi and the proposed development. Mr. Baker also addressed the turning movement into the Aldi property. He stated the right turn into Aldi's was allowed and encouraged due to the median on Roosevelt Street and the trucks not being able to make a left turn out or a U-turn. He stated it allowed for a safe circulation of traffic.

Council expressed their concern about there not being a tot-lot for the families with children living in the community and how a tot-lot would be beneficial.

Mr. Baker advised Council if it was their desire to require a tot-lot or amenity for children for the development, they could place an additional stipulation for a tot-lot to be built.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2020-2046 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-09A CITY OF GOODYEAR, AZ - REZONE CASE"; "CURVE AT ESTRELLA COMMONS - LEGAL DESCRIPTION"; AND "CURVE AT ESTRELLA COMMONS PLANNED AREA DEVELOPMENT." The motion carried by the following vote:

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

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 2020-1465 CONDITIONALLY REZONING APPROXIMATELY 7.6 ACRES FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR A NEW DEVELOPMENT TO BE KNOWN AS THE CURVE AT ESTRELLA COMMONS PLANNED AREA

DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES; AND ADDING A STIPULATION TO BUILD A SHADED TURN-KEY TOT LOT. The motion carried by the following vote:

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

3. [2020-6928](#) **AMENDING THE CITY OF GOODYEAR ZONING ORDINANCE COMMERCIAL DISTRICTS STANDARDS FOR DIMENSION REQUIREMENTS (SETBACKS)**

Mayor Lord opened the Public Hearing at 7:00 p.m.

Planner Christian Williams presented a request to conduct a Zoning Ordinance Text Amendment for the commercial district standards impacting the Neighborhood Commercial Zoning (C-1) and the General Commercial Zoning (C-2) and specifically impacting the minimum commercial front setbacks in unified shopping centers. Mr. Williams provided a description of how a setback was measured and what other cities required for setbacks. Mr. Williams also relayed citizen comments from Susan Demmitt of GB Law and Carolyn Oberholtzer of BFSO Law in favor of the text amendment.

There were no additional public comments.

Mayor Lord closed the Public Hearing at 7:09 p.m.

Council asked if this amendment was in response to the previous clean-up request. Mr. Williams stated this amendment was in process prior to the clean-up request.

Council thanked staffed for their flexibility.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Hampton, to ADOPT ORDINANCE NO. 2020-1464 AMENDING ARTICLE 3 (ZONING DISTRICTS) OF THE ZONING ORDINANCE, AS AMENDED, BY AMENDING SECTION 3-3-6 (COMMERCIAL DISTRICTS STANDARDS), SUBSECTION A (DIMENSION REQUIREMENTS) FOR C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) AND C-2 (GENERAL COMMERCIAL DISTRICT) TO MODIFY HOW MINIMUM FRONT SETBACKS ARE DETERMINED UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:

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

BUSINESS

4. [2020-6923](#) **COMPREHENSIVE SIGN PACKAGE FOR GOODYEAR VILLAGE CENTER**

Planner Christian Williams presented a request for a comprehensive sign package for the Goodyear Village Center located on the northwest corner of Litchfield Road and Van Buren Street. Mr. Williams described the three parcels within the center that would be impacted by the proposal. He stated a multi-tenant monument sign would be the first component of the comprehensive sign package that would add an 18 ft. monument sign on north Litchfield Road and another 18 ft. monument sign on west Van Buren Street. The second component of the package would increase wall signage to 1.5 sq. ft. for each linear foot of sign for each linear foot of building frontage. The third provision was to increase shingle signs to four square feet. The fourth provision addressed window signs for tenants occupying 9,000 sq. ft. or more of space.

Council thanked staff for bringing the package forward to help retailers showcase what was in their stores.

Council asked what the logic was behind having 25% window coverage. Development Services Director Christopher Baker stated limiting the amount of window signage was related to public safety. In the event of an emergency, first responders had the opportunity to see what was happening inside of the building.

Council stated they were concerned about changing standards for one location and not anywhere else possibly opening the floodgate for all centers to increase their signage. Mr. Williams stated the zoning ordinance provided minimum standards for the types of signage developments could put in place, but the mechanism for developments to add signage or add differences was to present the changes to Council for approval first.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Kaino, to APPROVE the Comprehensive Sign Package titled Goodyear Village Center Master Sign Program, subject to the stipulations. The motion carried by the following vote:

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

5. [2020-6938](#) **FIRST AMENDMENT TO DIGITAL MARQUEE PLACEMENT LICENSE AGREEMENT**

City Attorney Roric Massey presented a proposed first amendment to the digital marquee placement license agreement between the city of Goodyear and Clear Channel Communications. Mr. Massey provided the history of the 25-year real estate lease for the placement of digital marquees that was entered into by the city in 2012. Mr. Massey stated Clear Channel Communications contacted the City Manager's Office asking if the city would consider a temporary rent reduction of up to 50% for a year. Mr. Massey stated discussions were conducted on amending the agreement and as a result, Mr. Massey was proposing a three-month reduction in rent of about \$24,000 beginning in May through July to provide some relief. He added the discussions also provided an opportunity to revisit

some other terms of the agreement having to do with the terminology for city advertisement on the marquees. The outcome of those discussions resulted in a change in the amount of advertising from 10 to 14 days and gave the city some priority for advertising. Additionally, the changes would move forward for the 17 years remaining in the agreement.

Council expressed their concern in learning that Clear Channel Communications was selling a 50% of their stake to a company based in China and asked if Clear Channel Communications received any CARES Funding. Council stated they would prefer to provide some funding to the local small businesses.

Mr. Massey stated Clear Channel Communications was not eligible and had not received any CARES Funding. He added Clear Channel Communications had an international division that was selling a Chinese company that was a subsidiary. The Chinese subsidiary is owned by the international division of Clear Channel Communications. Clear Channel Communications would remain a fully owned U.S. company.

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE the First Amendment to the Digital Marquee Placement License Agreement with Clear Channel Outdoors, LLC. The motion carried by the following vote:

Ayes 5 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Hampton and Councilmember Kaino

Nays 2 - Councilmember Lauritano and Councilmember Campbell

INFORMATION ITEMS

City Manager Julie Arendall gave an update on the COVID-19 Pandemic and how the Goodyear Team was preparing for a phasing plan, depending upon what actions the Governor would take whether that be the expiration of the stay at home orders, the extension of the orders or extended and some changes relaxed. She noted the innovative ways Goodyear staff found to provide important services to the residents while practicing social distancing.

Council asked for possible unemployment rate numbers for Goodyear and for how many Goodyear businesses received Federal support.

Council appreciated the ongoing COVID-19 updates.

Ms. Arendall also gave a farewell to Engineering Director Rebecca Zook and thanked her for her service.

Council praised Ms. Zook for her service to the City of Goodyear and wished her well on her new adventure.

NEXT MEETING

The next meeting is a Work Session on Monday, May 4, 2020.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:12 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 April 27, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2020.

Darcie McCracken, City Clerk

SEAL: