



City of Goodyear

Meeting Minutes

City Council Regular Meeting

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, April 8, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR CAMPBELL

3. ROLL CALL

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

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

4. COMMUNICATIONS

- 4.1 [CO-2019-352](#) Mayor Lord will read a proclamation recognizing May as Water Safety Month, and YMCA District Executive Director Paul McKim will provide an update on the upcoming events being held at the YMCA pool to support water safety awareness.

David Seid, Parks & Recreation Manager, introduced YMCA Executive Director Paul McKim. Mr. McKim updated the City Council on the upcoming events being held at the YMCA pool to support water safety awareness.

Mayor Lord thanked Mr. McKim for his presentation and proceeded to read a proclamation recognizing May as Water Safety Month.

- 4.2 [CO-2019-350](#) Mayor Lord will read a proclamation recognizing April as Sexual Assault Awareness Month.

Mayor Lord introduced Myriah Mhoon, Executive Director New Life Center and read a proclamation recognizing April as Sexual Assault Awareness Month.

Ms. Mhoon thanked the City for recognizing this very important issue.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Mr. Eric Prelog requested the city's support to address regulations related to distracted driving. Mayor Lord thanked Mr. Prelog for his remarks and asked staff to follow up with Mr. Prelog.

6. CONSENT

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to Approve Consent Agenda Items 6.1 - 6.4. The motion carried by the following vote:

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

- 6.1** [MINUTES](#) **APPROVAL OF MINUTES**
[2019-28](#) **PROPOSED ACTION:**
Approved draft minutes from a Regular Meeting held on March 25, 2019 and a Special Meeting held on April 1, 2019.
- 6.2** [2019-6614](#) **RECOMMEND APPROVAL OF A NEW SERIES 12 LIQUOR LICENSE WITH GROWLER PRIVILEGES FOR MACAYO RESTAURANT**
PROPOSED ACTION:
Approve Application No. 53852, a request from Navayogasingam Thuraisingam, agent for Kind Macayo LLC, dba Macayo Restaurant, for a new series 12 liquor license with growler privileges, located at 1474 North Litchfield Road, Goodyear, Arizona 85395 (Generally located southwest of the southwest corner of Litchfield Road and McDowell Road).
- 6.3** [2019-6617](#) **RECOGNIZE APRIL AS FAIR HOUSING MONTH**
PROPOSED ACTION:
ADOPT RESOLUTION NO. 2019-1951 PROMOTING FAIR HOUSING AND RECOGNIZING APRIL AS FAIR HOUSING MONTH.
- 6.4** [2019-6624](#) **APPROVE THE CONTINUING DISCLOSURE PROCEDURES FOR CITY BONDS AND OTHER FINANCIAL OBLIGATIONS**
PROPOSED ACTION:
ADOPT RESOLUTION NO. 2019-1954 ADOPTING WRITTEN CONTINUING DISCLOSURE COMPLIANCE PROCEDURES AND ISSUANCE AND POST-ISSUANCE TAX COMPLIANCE PROCEDURES RELATING TO TAX-EXEMPT BONDS AND PROVIDING FOR AN EFFECTIVE DATE.
- 7. BUSINESS**
- 7.1** [2019-6620](#) **ORDERING THE SALE OF THE CITY OF GOODYEAR, ARIZONA.**

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019

Jared Askelson, Finance Manager, presented. Mr. Askelson said the refunding of the 2009 Series General Obligation Bonds will allow the city to refund and reissue bonds at a lower interest rate. He said the bonds are paid for by revenue from water and wastewater fees.

Council Discussion:

> **Council asked if the term of the bond was being extended.** Mr. Askelson said there is no change to the term of the bond.

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2019-1952 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF GOODYEAR, ARIZONA, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019; DELEGATING THE AUTHORITY TO APPROVE CERTAIN MATTERS WITH RESPECT TO THE BONDS AND THE BONDS BEING REFUNDED; PROVIDING FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; APPOINTING A REGISTRAR AND PAYING AGENT AND A DEPOSITORY TRUSTEE FOR THE BONDS; APPROVING THE FORM OF CERTAIN DOCUMENTS AND AUTHORIZING COMPLETION, EXECUTION AND DELIVERY THEREOF; DELEGATING THE AUTHORITY TO APPROVE AND DEEM FINAL A FORM OF OFFICIAL STATEMENT; RATIFYING ALL ACTIONS TAKEN AND TO BE TAKEN WITH RESPECT TO THE BONDS IN FURTHERANCE OF THIS RESOLUTION; AND AUTHORIZING ANY NECESSARY BUDGET TRANSFERS RELATED TO THE BONDS. The motion carried by the following vote:

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

7.2 [2019-6621](#) **ORDERING THE SALE OF THE CITY OF GOODYEAR, ARIZONA, GENERAL OBLIGATION BONDS, SERIES 2019**

Jared Askelson, Finance Manager, presented. Mr. Askelson said the Resolution authorizes the sale of new 2019 Series Bonds in the amount of \$27 million to pay for the construction of the recreation aquatic center, the replacement of fire station 181, and the police radio system project. He said debt service on the bonds will be paid from the secondary property tax levy and structured in accordance with the adopted financial policies.

The Mayor Recessed the meeting at 6:23 p.m. The Mayor called the meeting to order at 6:27 p.m.

City Attorney Roric Massey said he reviewed Councilmember Hampton's recusal. Mr. Massey said based on the current status of his employment and not being involved in this issuance there is no need for recusal.

Council Discussion:

> **Council asked staff to clarify the amortization schedule for the bonds.** Mr. Askelson

explained the approach to level set all debt in accordance with council policy.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2019-1953 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF GOODYEAR, ARIZONA, GENERAL OBLIGATION BONDS, SERIES 2019; DELEGATING THE AUTHORITY TO APPROVE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PROVIDING FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; APPOINTING A REGISTRAR AND PAYING AGENT FOR THE BONDS; APPROVING THE FORM OF CERTAIN DOCUMENTS AND AUTHORIZING COMPLETION, EXECUTION AND DELIVERY THEREOF; DELEGATING THE AUTHORITY TO APPROVE AND DEEM FINAL A FORM OF OFFICIAL STATEMENT; RATIFYING ALL ACTIONS TAKEN AND TO BE TAKEN WITH RESPECT TO THE BONDS IN FURTHERANCE OF THIS RESOLUTION; AND AUTHORIZING ANY NECESSARY BUDGET TRANSFERS RELATED TO THE BONDS AND THE PROJECTS FINANCED THEREBY. The motion carried by the following vote:

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

7.3 [2019-6619](#) **GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS PROJECT**

City Manager Julie Arendall presented on the Goodyear Civic Square project. Ms. Arendall said the proposed Letter of Intent (LOI) would be the first step to create a public-private partnership between the city of Goodyear and Globe Corporation. She said the project would include a City Hall with Library, 2-acre park and gathering place, and a Class A speculative office product. Ms. Arendall said tonight's proposal includes a request to authorize a budget transfer to fund initial programming for the project.

Ms. Joanne Osborne addressed the City Council. Ms. Osborne said she is a business owner in Goodyear and believes the project will revitalize the area. She said she supports the public private partnership as presented.

Council Discussion:

- > Council expressed support for the project and said the project will help spur quality development in this area.
- > Council thanked Globe Corporation and city staff for their work on this proposal.
- > Council commented on the vision of creating a gathering place for the community as a part of this project.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to Approve the Letter of Intent for the Goodyear Civic Square at Estrella Falls project between the city of Goodyear and The Globe Corporation. The motion carried by the following vote:

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

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to Approve a budget transfer in the amount of \$250,000 from the General Fund portion of the Capital Project Reserve for the Goodyear Civic Square project. The motion carried by the following vote:

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

7.4 [2019-6626](#) **JOB CREATION AGREEMENT FOR FAIRLIFE, LLC**

Harry Paxton, Economic Project Manager, presented to the Council. Mr. Paxton said Fairlife purchased 54 acres in Goodyear and plans to begin construction on a 300,000 square-foot facility opening in 2020. He said Fairlife plans to invest a minimum of \$200,000,000 in the project.

Mr. Paxton said a third-party economic analysis was conducted showing the direct tax benefit to the city of Goodyear from sales taxes, real and personal property tax, net permit & impact fees generated by Fairlife for Phase I. He said the benefits to the community include creating at least 140 full-time jobs in Goodyear, paying employees an annual salary/wage of at least \$40,000 per year, and a capital investment of at least \$200,000,000. Mr. Paxton said the agreement waives plan review and permit fees, and the expedited portion of fees up to a maximum of \$900,000.

Ms. Joanne Osborne addressed the City Council. Ms. Osborne said the State of Arizona has also been studying this industry. She said the Land Agriculture Committee recently passed a bill related to the number of dairy inspectors required.

Mayor Lord thanked Representative Osborne for her comments.

Council Discussion:

> Council welcomed the Fairlife company to the city of Goodyear and stated the city looks forward to a long partnership.

MOTION BY Councilmember Hampton, SECONDED BY Vice Mayor Campbell, to ADOPT RESOLUTION NO. 2019-1955 APPROVING, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A JOB CREATION AGREEMENT FOR FAIRLIFE, 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 Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton and Councilmember Kaino

8. INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public.

1. Reports from the Mayor and City Council

Council attended or reported on the following:

- > **Council attended the city's annual volunteer celebration and spoke about the tremendous impact that volunteers have in the city.**
- > **Council attended the Urban Air Grand Opening and added that it is a great option for families.**
- > **Council attended the ground breaking for Harley Davidson and expressed excitement to have the store in Goodyear.**
- > **Council attended the annual employee picnic adding that it is a great event.**
- > **Council thanked Representative Osborne for her work on the drought contingency plan and the efforts accomplished in the region.**
- > **Council attended the artist reception for the Artist Choice Fine Arts Show at the Goodyear library and commented that there was a great turnout and some great displays.**

2. Report from the City Manager

City Manager Julie Arendall reported the city of Goodyear participated in the 17th Annual Desert Dog Police K-9 Trials. Ms. Arendall said Goodyear won first place for top patrol agency, and that three Goodyear K-9's and their handlers placed in various competitions.

9. FUTURE MEETINGS

April 15, 2019	Work Session	4:30 p.m.
April 22, 2019	Work Session	4:30 p.m.
April 22, 2019	Regular Meeting	6:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:00 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 8, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2019.

Darcie McCracken, City Clerk

SEAL: