

City Council Regular Meeting

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



Monday, March 1, 2021

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

ROLL CALL

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

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

COMMUNICATIONS

1. WATER CONSERVATION COMMITTEE

Water Resources & Sustainability Manager Gretchen Erwin presented an update on the City's Water Conservation Program and the recommendations from the Water Conservation Committee (Committee). The Committee was commissioned by the City Council in 2016, and it concluded with 12 recommendations that were focused on outdoor water use.

Ms. Erwin provided the details on the Committee's activities that included outreach, education, engagement, and customer friendly services.

Ms. Erwin stated that the number one recommendation of the Committee was Landscape Design Standards. The Development Services Department has taken the lead on the project and a contractor was preparing a draft for review. She stated that Water Resources provided a list of recommendations that included limiting turf to usable recreation areas, limiting turf in model homes to 20% of the landscapeable area, and requiring the use of the City's preferred plant list of low water use plants for homeowner's associations and open spaces. She then provided an update on the Conservation Rate Structure, Water Intensive Exceptions, and the Water Main Flushing Program.

Ms. Erwin noted that an Arizona Municipal Water Users Association (AMWUA) study showed that the City of Goodyear's residential per capita use of water was the lowest of the 10 AMWUA cities; averaging in the low 80s for gallons of water per capita per day.

Council expressed their excitement about the AMWUA ranking and how well the City of Goodyear was doing.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Joe Pizzillo to APPROVE Consent Agenda Items 2 through 4. The motion carried by the following vote:

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

Passed - Unanimously

2. APPROVAL OF MINUTES

Recommendation:

Approve the draft minutes of the February 1, 2021 City Council Special Meeting and the February 8, 2021 City Council Regular Meeting. (Darcie McCracken, City Clerk)

3. ACCEPTANCE OF A FIRE HYDRANT AND WATER LINE EASEMENT ASSOCIATED WITH THE GOODYEAR AIRPORT INDUSTRIAL PROJECT

Recommendation:

Accept the Fire Hydrant and Water Line Easement attached hereto and authorize its execution and recordation with the Maricopa County Recorder. (Linda Beals, Real Estate Coordinator)

4. APPROVAL OF ISSUANCE OF TEMPORARY CONSTRUCTION AND ACCESS EASEMENT ASSOCIATED WITH THE GOODYEAR CIVIC SQUARE-CITY HALL DEVELOPMENT

Recommendation:

Approve and authorize the execution of a Temporary Construction and Access Easement for the Goodyear Civic Square City Hall Development. (Linda Beals, Real Estate Coordinator)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

5. PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE RESTATED AND AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH

This item is a continuation from a Public Hearing that was opened on February 22, 2021.

Principal Planner Karen Craver presented a Planned Area Development (PAD) Amendment

to amend the restated and amended final PAD for Ballpark Village and Ballpark Village - South. Ms. Craver stated that both properties were located on the east side of Estrella Parkway.

Ms. Craver explained that Ballpark Village - South was approved for single and multifamily development and consisted of three zoning categories. The zoning categories were RES-1, RES-2, and RES-3. She stated that the amendments would revise the dwelling unit density range to 5-30 dwelling units/acre as well as amending the building height to 55 feet for the three zoning categories.

Ms. Craver spoke about the public outreach noting that two of the property owners in Ballpark Village supported the amendment while the other two property owners in the RES-3 section of Ballpark Village – South opposed the amendment. She added that one resident, outside the PAD, did not support multifamily in general.

Ms. Craver stated that the Planning and Zoning Commission (Commission) voted 4-2 to recommend approval of the amendment. She added that the dissenting members cited concerns with the density amendments changing the vision for Ballpark Village-South and the height changes resulting in high-rise apartment buildings.

Ms. Craver explained that staff met with El Dorado Holdings, the applicant, to work out a resolution that would be supported by the other two property owners. That meeting resulted in the density amendment only occurring in RES-1 and RES-2 and the maximum building height being 42 feet to 46 feet in RES-1 and RES-2 only.

She noted that staff supported the revised amendment and was recommending approval, subject to stipulations.

Brennan Ray, with Burch & Cracchiolo, was available for questions, if needed.

Mayor Lord closed the Public Hearing at 6:29 p.m.

Council asked if the Cleveland Indians Clubhouse (Clubhouse) had the same height requirements as what was being amended. Ms. Craver replied that the Clubhouse was in the RES-3 zoning category and that the maximum height allowed in that category was 75 feet. She added that the Clubhouse was probably within 40-45 feet of the requirement.

Council expressed that the area near the ballpark was a great area for multifamily projects.

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Bill Stipp to ADOPT RESOLUTION NO. 2021-2030 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-03A"; "LEGAL DESCRIPTION"; AND RESTATED & AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH DATED NOVEMBER 23, 2020". The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2021-1494 CONDITIONALLY REZONING

APPROXIMATELY 254.5 GROSS ACRES LOCATED ON THE EAST SIDE OF ESTRELLA PARKWAY, BETWEEN W. GOODYEAR BOULEVARD S. AND BULLARD AVENUE TO AMEND CERTAIN RES CATEGORY MULTI-FAMILY DEVELOPMENT STANDARDS IN THE RESTATED & AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

6. FY2021 SPRING PAVEMENT MANAGEMENT PROJECTS

City Traffic Engineer Hugh Bigalk and Pavement Management Coordinator Brian Harvel presented the Fiscal Year 2021 (FY2021) Spring Pavement Management projects.

Mr. Bigalk discussed the status of the FY2021 Fall/Winter pavement projects noting that there was an estimated project savings of \$173,200.

Mr. Harvel provided details on the asphalt micro surfacing that was being applied in the spring of FY2021 to the arterial and high-volume collector streets and the asphalt slurry seal that was being applied to residential surface streets.

Mr. Bigalk explained the cost summary of the FY2021 Spring Pavement Management project would total \$1,600,000.

Council asked when would the projects that were currently in progress be completed. Mr. Harvel responded that they would be completed by June 30, 2021, and would be in progress along with the FY2021 pavement projects that would begin in mid-April 2021. He noted that all pavement projects would be completed by the end of the fiscal year.

Council asked if staff could discuss the details of the Pavement Management Program. Mr. Bigalk explained that the program was an ongoing project every year. Staff generated the maps and projects throughout the City based on funding allocations and then tried to maximize the City's dollar by maximizing the volume of a certain product to get a volume savings.

Council thanked staff for the presentation and that they were looking forward to the project.

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Joe Pizzillo to APPROVE expenditures in the amount of \$1,600,000 to complete pavement management projects in various locations throughout the City. The motion carried by the following vote:

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

Passed - Unanimously

7. **APPROVAL TO SUBMIT AN APPLICATION FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT**

Fire Chief Paul Luizzi presented a request to authorize the submission of an application for the Staffing for Adequate Fire and Emergency Response grant (SAFER). Chief Luizzi stated the SAFER grant was a Federally funded grant program. The grant program provided funding directly to the fire department to help increase or maintain the number of trained firefighters and it paid for operational firefighting positions only.

Chief Luizzi explained that the grant was a reimbursable grant where the City would expend the resources, then draw the reimbursement from the award. He discussed the ineligible expenses for this grant such as pre-application, administrative, and any indirect costs associated with hiring firefighters.

Chief Luizzi discussed the recruitment implementation timeline if the City was awarded the grant. He noted that a default 180-day recruitment period would begin when the application was approved for award.

Chief Luizzi spoke about the other conditions to the SAFER grant stating that operational staffing levels must be maintained at the level that existed at the time of the award, in addition to SAFER-funded positions.

Chief Luizzi also presented an alternate recruitment timeline in case the City chose not to apply or was not successful in receiving the grant award.

Council asked how many firefighter positions would the grant cover. Chief Luizzi responded that the City would be requesting 15 firefighter positions.

Council asked if the City of Goodyear has previously used this grant. Chief Luizzi commented that the City has not, but that the cities of Surprise, Avondale, and Scottsdale have been successful recipients of the grant.

Council thanked Chief Luizzi for pursuing the grant.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Joe Pizzillo to ADOPT RESOLUTION NO. 2021-2136 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) PROGRAM FUNDS TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT (IF FUNDS ARE AWARDED), AND AUTHORIZING THE CITY MANAGER TO APPROVE THE REQUIRED BUDGET TRANSFER (IF GRANT FUNDS ARE AWARDED). The motion carried by the following vote:

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

Passed - Unanimously

8. **DONATION OF A SURPLUS 2014 CHEVROLET TAHOE TO THE BUCKEYE VALLEY FIRE DISTRICT**

Fire Chief Paul Luizzi presented a request to approve the donation of a surplus 2014 Chevrolet Tahoe to the Buckeye Valley Fire District (District). He stated the vehicle would directly support and enhance the District's Terrorism Liaison Officer Program (TLO).

Chief Luizzi noted that Fleet Services was in possession of the Tahoe and that it was replaced due to age, miles, and condition. The Tahoe is 7 years old and has over 100,000 miles. Chief Luizzi stated that the current procurement policy permitted the donation of the vehicle as described.

Chief Luizzi explained the alternative consideration to this vehicle would be to send the vehicle to auction with the anticipated collection of \$5,000-6,000.

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Wally Campbell to ADOPT RESOLUTION NO. 2021-2137 APPROVING THE EXECUTION OF AN AGREEMENT PROVIDING FOR THE DONATION OF THE CITY'S SURPLUS 2014 CHEVROLET TAHOE TO THE BUCKEYE VALLEY FIRE DISTRICT FOR USE IN THE TERRORISM LIAISON OFFICER PROGRAM. The motion carried by the following vote:

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

Passed - Unanimously

9. APS THREE RIVERS 230 KV TRANSMISSION LINE PROJECT

Director of Engineering Sumeet Mohan presented the Arizona Public Service Company (APS) Three Rivers 230 kV Transmission Line Project. Mr. Mohan spoke about the timeline for the APS Three River 230 kV Transmission Line project stating that it began in February 2020 when APS announced the project would serve a new data center near Bullard Avenue and Van Buren Street.

Mr. Mohan showed a map of the preferred route for the project that was proposed by APS along with two alternative route maps. He went on to also describe what a typical 230 kV pole looked like.

Council wanted the public to know that they did not have many questions on the subject due to conversations they have had with APS.

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Laura Kaino to APPROVE the preferred route as reflected in Exhibit 2 attached hereto and the two alternative routes as reflected in Exhibits 3 and 4 attached hereto for the 230 kV Transmission Lines, that APS plans to bring before the Arizona Power Plant and Transmission Line Siting Committee in April 2021. The motion carried by the following vote:

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

Passed - Unanimously

10. DEVELOPMENT AGREEMENT FOR AT-RISK PERMITS FOR DEVELOPMENT OF CIVIC SQUARE

Director of Engineering Sumeet Mohan requested approval of a development agreement to

be entered into with Globe Corporation to issue at-risk building foundation permits to Ryan Corporation, the design builder for the Civic Square project.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Brannon Hampton to ADOPT RESOLUTION NO. 2021-2142 APPROVING THE DEVELOPMENT AGREEMENT FOR AT-RISK PERMITS FOR DEVELOPMENT OF CIVIC SQUARE; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT THE INTENT OF THE RESOLUTION AND DEVELOPMENT AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

Passed - Unanimously

INFORMATION ITEMS

City Manager Julie Arendall recapped the 2021 Spring Training season that kicked off on Sunday, February 28 by welcoming 2,211 eager fans. The Cleveland Indian game proceeds would benefit Hope Team and the Cincinnati Reds game proceeds would benefit the New Life Center. Ms. Arendall noted that to date, 20 of the 28 games were sold out and that limited tickets were available for purchase for select games.

Ms. Arendall went on to discuss the heavy upstream water flow from agricultural areas north of Goodyear into the Bullard Wash. The existing lines have been working as designed, but the flow and velocity of the tail water being received was making the water go into the overflow. The City line was inspected in December and was found to be operating as it should. She added that the City was aware that the overflow was causing disruptions to nearby neighborhoods and the City was working diligently to manage the flows and the disruptions.

Council asked if Pebblecreek has made any improvements to their lines. Ms. Arendall replied that the City was aware that Pebblecreek had scoped their lines, but was not aware of any improvements.

Ms. Arendall reminded everyone about the March 9 Special Election stating that ballots must be returned by March 9 to City Hall, which was also serving as a ballot replacement center.

Ms. Arendall lastly discussed that the City had been working the Maricopa Association of Governments in partnership with the City of Avondale to conduct the Avondale Goodyear Transit Study. Two virtual public outreach meetings will be held on March 4 from 5:00 p.m. - 6:30 p.m. and March 10 from 5:00 a.m. - 10:30 a.m. to receive final input from the public.

FUTURE MEETINGS

March 15, 2021 Special Meeting 5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:36 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 March 1, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2021.

SEAL:

Darcie McCracken, City Clerk