

City Council Regular Meeting

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



Monday, May 24, 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 COUNCILMEMBER CAMPBELL

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 Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

COMMUNICATIONS

1. **Fire Chief Paul Luizzi will present a token of gratitude to Battalion Chief Russ Braden for his 27 years of service to the city of Goodyear.**

Paul Luizzi, Goodyear Fire Chief, celebrated Battalion Chief Russ Braden's career with the Goodyear Fire Department that began in 1994. Chief Luizzi presented a video with photos from Battalion Chief Braden's time with Goodyear.

Council thanked Battalion Chief Braden for his years of service and wished him luck on his retirement.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Wally Campbell to APPROVE Consent Agenda Items 2 through 14. 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 from the Regular Meeting held on May 10, 2021, and the Special Meeting held on May 17, 2021. (Darcie McCracken, City Clerk)

3. APPROVE FY2021 BUDGET TRANSFERS AND AUTHORIZE EXPENDITURE OF FUNDS

Recommendation

Approve FY2021 budget transfers and associated authorization to expend funds for reimbursement projects. (Doug Sandstrom, Finance Director)

4. FY2022 DESIGNATION OF CHIEF FISCAL OFFICER FOR EXPENDITURE LIMIT REPORTING

Recommendation

ADOPT RESOLUTION NO. 2021–2158 DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2022 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL. (Doug Sandstrom, Finance Director)

5. AUTHORIZATION OF EXPENDITURES IN EXCESS OF \$500,000 FOR FY2022

Recommendation

Authorize the FY2022 listed expenditures in excess of \$500,000. (Doug Sandstrom, Finance Director)

6. APPROVE EXPENDITURE OF \$1,300,000 FOR THE REHABILITATION OF SITE 12 RESERVOIR

Recommendation

Approve expenditure of funds in the amount of \$1,300,000 for the rehabilitation of the original 2.0-million-gallon reservoir at Site 12. (Leonard Scheid, Water & Wastewater Superintendent)

7. APPROVE SECOND AMENDMENT TO THE EFFLUENT DISCHARGE AGREEMENT WITH BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT

Recommendation

Approve and authorize execution of the Second Amendment to the Effluent Discharge Agreement with the Buckeye Water Conservation and Drainage District. (Barbara Chappell, Deputy Public Works Director)

8. **AMENDMENT TO THE 2014 PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN**

Recommendation

ADOPT RESOLUTION NO. 2021-2163 ADOPTING AN AMENDMENT TO THE PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN OF JULY 2014. (Nathan Torres, Parks & Recreation Director)

9. **AUTHORIZATION OF APPEAL OF ADEQ PERMIT**

Recommendation

ADOPT RESOLUTION NO. 2021-2162 AUTHORIZING THE APPEAL OF THE AUTHORIZATION TO DISCHARGE UNDER THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ISSUED BY ADEQ AND THE RETENTION OF OUTSIDE COUNSEL; ADDRESSING FUNDING OF APPEAL AND PROVIDING AUTHORIZATION AND DIRECTION. (Barbara Chappell, Deputy Public Works Director)

10. **ACCEPTANCE OF FOUR WATER LINE EASEMENTS RELATED TO THE 30-INCH WATER LINE REQUIRED FOR THE CONTINUED DEVELOPMENT OF ESTRELLA DEVELOPMENT**

Recommendation

Accept three (3) Water Line, Fiber Line and Access Easements and one (1) Water Line and Access Easement from NNP III-Estrella Mountain Ranch, LLC, a Delaware limited liability company. (Linda Beals, Real Estate Coordinator)

11. **AUTHORIZE THE EXECUTION OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE COMPANY FOR THE SURFACE WATER TREATMENT FACILITY LOCATED SOUTHWEST OF MC 85 AND ESTRELLA PARKWAY**

Recommendation

Authorize the execution of the Utility Easement to Arizona Public Service Company, an Arizona municipal corporation, required for the operation of the surface water treatment facility located southwest of MC 85 and Estrella Parkway. (Linda Beals, Real Estate Coordinator)

12. **APPROVE THE FIRST AMENDMENT TO THE 2020 DEVELOPMENT AGREEMENT FOR PHX 70**

Recommendation

ADOPT RESOLUTION NO. 2021-2159 APPROVING THE FIRST AMENDMENT TO THE 2020 DEVELOPMENT AGREEMENT FOR PHX 70; DIRECTING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT DOCUMENT; AUTHORIZING AND DIRECTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (Roric Massey, City Attorney)

13. **FINAL PLAT FOR PHX 70 – PV303**

Recommendation

Approve the Final Plat for PHX 70 - PV303, subject to stipulations. (Katie Wilken, Planning Manager)

14. **PRELIMINARY PLAT FOR SILVA TRAILS AT WEST GOODYEAR**

Recommendation

Approve the preliminary plat for Silva Trails at West Goodyear, subdividing approximately 138.81 acres into 616 lots and 57 tracts (the "Property"), subject stipulations. (Christian M. Williams, Planner)

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

15. **VIEW 10 BUSINESS CENTER REZONE**

Mayor Lord opened the Public Hearing at 6:16 p.m.

Mayor Lord continued the item to June 21, 2021.

16. **REZONE APPROXIMATELY 13.45 ACRES FROM AGRICULTURAL URBAN (AU) TO MF-12 FOR INNOVATION VILLAS ON SARIVAL**

Mayor Lord opened the Public Hearing at 6:16 p.m.

Christian Williams, Planner, presented a request to rezone approximately 13.45 acres located north of the northwest corner of Sarival Avenue and Yuma Road. Mr. Williams provided the General Plan information and Zoning History of the property.

Mr. Williams discussed the proposal stating that the applicant was requesting a zoning change from Agricultural Urban (AU), to Multi-Family/Residential - 12 units per acre maximum (MF-12), to facilitate the development of a multi-family development under the existing City of Goodyear's zoning district for MF-12.

Mr. Williams reviewed the stipulations that were included with the request. He also discussed resident concerns and comments regarding the proposal that were heard at the Planning and Zoning Commission meeting. Those comments and concerns were related to wall conditions, storm water runoff, future access conditions to the property and general concerns about multi-family and property values.

Ron Smith, representing the applicant, introduced Tom Durant with ALBA Architects and Planners. Mr. Durant reviewed the types of units, amenities and setbacks that were being proposed. He also addressed the residents concerns and comments that were heard at a voluntary neighborhood meeting on April 13, 2021.

Danna Kiracofe, Goodyear resident, stated that the developer had been very responsive with providing solutions to resident concerns. He added that the biggest obstacle was 164th Lane remaining open which would not benefit residents of Curtis Commons or Innovation Villas.

Wes Carlson, Goodyear resident, expressed several concerns regarding this project and stated that several residents were opposed to the rezone and that they wanted it to remain zoned as AU.

Danny Gonzalez, Goodyear resident, stated his concern was the height of the proposed wall and hoped a higher wall could be built.

Mayor Lord closed the Public Hearing at 6:40 p.m.

A discussion followed regarding the proposed unit elevations, color schemes, roof lines and the price of rent for a unit.

Council asked if the wall needed to be higher, could it be taken care of. Mr. Williams stated that if Innovation Villas did not meet the wall height, the City would require them to bring the wall to City standards. Christopher Baker, Development Services Director, added that a double wall scenario would not be permitted due to safety and maintenance concerns. He added that resident concerns were being heard, but that the City could not stipulate that the project add an additional row of block on the existing wall without a structural study to ensure that the footing was capable of supporting the additional wind load and weight.

A discussion continued regarding the future of 164th Lane and what the developer had planned as well as the wall height between the homes in Canyon Trails and the project.

Council asked if a stipulation could be added to address the wall height. The applicant agreed to work with homeowners and homeowner's associations to achieve a 6-foot wall.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2021-2147, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-08 CITY OF GOODYEAR, AZ – REZONE CASE"; AND "LEGAL DESCRIPTION – INNOVATION VILLAS ON SARIVAL". 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 Vice Mayor Bill Stipp, SECONDED BY Councilmember Wally Campbell to ADOPT ORDINANCE NO. 2021-1502, CONDITIONALLY REZONING APPROXIMATELY 13.45 ACRES FROM AGRICULTURAL URBAN (AU) TO MF-12; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES AND ADDING A STIPULATION THAT A 6-FOOT PERIMETER WALL TO THE ADJACENT PROPERTIES WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND IN PARTNERSHIP WITH ASSOCIATED HOMEOWNER'S ASSOCIATIONS AND PROPERTY OWNERS AND AMENDING ANY REFERENCE TO NORTH SARIVAL AVENUE TO SOUTH SARIVAL AVENUE. 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

17. LAKIN PARK MULTIFAMILY ANNEXATION

Alex Lestinsky, Senior Planner, presented information on the Lakin Annexation. Ms. Lestinsky noted that the subject property was located southeast of MC 85, east of Citrus Road and west of Cotton Lane.

Ms. Lestinsky went on to discuss the current zoning on the property which was RU-43 with Maricopa County. If it was to be annexed into the City, per state statute, it would need to be zoned to the equivalent zoning making it Agricultural Urban (AU). She also discussed the evaluation criteria used to pursue the annexation.

Kyle Barichello, with RVi Planning & Landscape Architecture, thanked Ms. Lestinsky for her presentation and was available for questions.

Council asked if there were any freeway overlays near the property. Ms. Lestinsky responded that the alignment for a freeway would not be over the subject property.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Joe Pizzillo to AUTHORIZE staff to initiate the annexation of 2.8 acres of land generally located west of the southwest corner of MC-85 and Cotton Lane, to be included in the Lakin Park development area. 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

18. ARIZONA OFFICE OF TOURISM, MARICOPA COUNTY PROP 302 MARKETING PROGRAM

Debbie Diveney, Assistant General Manager - Business Operations and Marketing, presented information on the Prop 302 Marketing Program through the Arizona Office of Tourism. Ms. Diveney stated that the program provided funding that allowed the City to promote tourism. She provided a brief history about the program and discussed the prior partnership with the Town of Wickenburg.

Ms. Diveney reviewed the options that the City of Goodyear was exploring. Those options included continuing with the current co-op as is, finding another existing co-op to partner with or apply as an independent destination marketing organization (DMO) or form a new regional co-op. She added that applying as an independent DMO or forming a new regional co-op with Litchfield Park was the most likely scenario for the City of Goodyear and discussed the program requirements and steps.

A discussion followed on the benefits of forming a co-op with Litchfield Park.

Council thanked Ms. Diveney for her presentation and expressed that partnering with other cities was a good idea.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Wally Campbell to AUTHORIZE the City Manager to submit an application to the Arizona Office of Tourism (AOT) which would establish the City of Goodyear as the Destination Marketing Organization (DMO) for either ourselves or a new co-op that includes the City of Goodyear and the City of Litchfield Park and authorize all associated budget transfers. 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

19. **ADOPTION OF FY2022 TENTATIVE BUDGET AND SETTING OF PUBLIC HEARING**

Doug Sandstrom, Finance Director, presented the Fiscal Year (FY) 2022 Tentative Budget. Mr. Sandstrom reviewed the changes from the City Manager's Recommended Budget and included a discussion regarding Capital Improvement Plan (CIP) Carryovers, Non-CIP Carryovers and Contingencies.

Mr. Sandstrom went on to discuss where the money comes from for all the funds that included operating revenues and the general fund. He also provided revenue highlights noting that all sales tax categories were anticipated to be fully recovered by the end of 2021.

Mr. Sandstrom reviewed the expenditures and where the money goes for all funds and in the general fund. He reviewed some operating highlights noting that the budget was sustainable and compliant with policy.

Mr. Sandstrom spoke about the CIP Budget and the large projects that impacted the CIP.

Council thanked Mr. Sandstrom for his PowerPoint presentation and requested a schedule that showed full-time and part-time employees separately.

MOTION BY Councilmember Joe Pizzillo, SECONDED BY Councilmember Brannon Hampton ADOPT RESOLUTION NO. 2021-2160 ADOPTING THE FISCAL YEAR 2021-2022 ESTIMATES OF REVENUES AND EXPENSES FOR THE CITY OF GOODYEAR, INCLUDING ESTIMATED PROPERTY TAX LEVY AND PROPERTY TAX RATES, AS THE TENTATIVE BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022; SETTING FORTH THE RECEIPTS AND THE AMOUNTS ESTIMATED AS COLLECTIBLE FOR THE PREVIOUS FISCAL YEAR; THE AMOUNT PROPOSED TO BE RAISED BY DIRECT PROPERTY TAXATION FOR THE VARIOUS PURPOSES; GIVING NOTICE OF THE TIME FOR HEARING TAXPAYERS; FOR ADOPTION OF BUDGET AND SETTING THE TAX LEVIES. The motion carried by the following vote:

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

NAY: **Vice Mayor Bill Stipp**

Passed

Mayor Lord recessed the meeting at 8:04 p.m.

Mayor Lord reconvened the meeting at 8:19 p.m.

WORK SESSION - FOR DISCUSSION ONLY

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

20. PROPOSITION 400 EXTENSION

Julie Karins, City Manager, introduced Ginna Carico who presented information on the region's work towards the Proposition 400 extension.

Ms. Carico highlighted the history of Propositions 300 and 400 that provided the means to fund transportation in the region. She noted that these propositions combined resulted in the establishment of Loops 101, 202, 303, the light rail and various arterial projects.

Ms. Carico went on to discuss the MAG Analysis on the State Route 30 (SR-30) noting that the freeway was studied in three sections, and it was concluded that the center and east portions offered a more immediate and dire need.

Ms. Carico spoke about the City of Goodyear's Regional Priorities relating to freeways and arterial streets. She also reviewed scenarios with the half cent and one cent tax for new capacity and system optimization and relayed that Goodyear's priorities fare better in the system optimization scenario.

Mayor Lord read a statement, regarding her thoughts, that she shared with the MAG Regional Council and Transportation Policy Committee in support of a tax increase to support a regional transportation plan.

A discussion followed relating to a half cent or one cent tax increase and the projects the tax would fund for Goodyear residents.

Council expressed that it did not seem fair that residents would be paying taxes for transportation projects that they would not see, such as the light rail.

INFORMATION ITEMS

Julie Karins, City Manager, reminded everyone that City Offices would be closed on Monday, May 31 in observance of Memorial Day.

FUTURE MEETINGS

June 7, 2021	Work Session	5:00 p.m.
June 7, 2021	Community Facilities District Meeting	5:45 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 8:57 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 May 24, 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