

City Council Regular Meeting

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



Monday, February 28, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 6:22 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

ROLL CALL

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

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

COMMUNICATIONS

1. **RECOGNIZE SHAUNA HENRIE FOR RECEIVING CERTIFIED PUBLIC SAFETY EXECUTIVE DESIGNATION**

Goodyear Police Chief Santiago Rodriguez recognized Telecommunications Manager Shauna Henrie for receiving the Certified Public Safety Executive Designation on January 14, 2022.

Ms. Henrie expressed that she appreciated the recognition and hoped the certification would benefit the Goodyear Telecommunications Division.

2. **RECOGNIZE DAN COTTERMAN FOR HIS SERVICE TO THE CITY OF GOODYEAR**

City Manager Julie Karins recognized Deputy City Manager Dan Cotterman for his nine years of service to the City of Goodyear. Ms. Karins spoke about his many accomplishments and impacts during his tenure and awarded him a plaque.

Mr. Cotterman thanked staff, the directors and City Council and expressed that he looked forward to his new role in the City of Buckeye.

Council congratulated Mr. Cotterman on his new role and thanked him for his hard work in

Goodyear.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda Items 3, 4, and 6 through 17. The motion carried by the following vote:

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

Passed - Unanimously

3. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meeting held on February 7, 2022 and the Special Meeting held on February 22, 2022. (Darcie McCracken, City Clerk)

4. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

Recommendation

Approve the appointments to Boards, Commissions and Committees. (Darcie McCracken, City Clerk)

5. AGREEMENT WITH BASIS CHARTER SCHOOLS, INC. FOR JOINT USE OF FACILITIES

Council requested this item be pulled from the Consent Agenda for a presentation.

Recreation Superintendent Deanna Ortiz spoke about the joint use agreement with BASIS Charter Schools and the Goodyear Recreation Campus. Ms. Ortiz explained that the goal of the 2014 Parks and Recreation Master Plan was to leverage resources to better serve the community. Ms. Ortiz reviewed the benefits and terms of the joint use agreement with BASIS Charter Schools noting that there would be a 30-day cancellation of the agreement for both parties.

Council expressed being in favor of the joint use agreement and hoped the City would continue to look for other joint use agreements with schools near other City parks. Parks and Recreation Deputy Director David Seid remarked that the agreement will continue to be evaluated to ensure it is beneficial for both organizations.

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Bill Stipp to AUTHORIZE the City Manager or designee to execute the Joint Use Agreement between BASIS Charter Schools, Inc. and the City of Goodyear for Joint Use Facilities between BASIS Goodyear Facilities and the Goodyear Recreation Campus (GRC). The motion carried by the following vote:

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

Passed - Unanimously

6. APPROVE PROJECT BUDGET TRANSFERS

Recommendation

Approve budget transfers. (Doug Sandstrom, Finance Director)

7. ACCEPTANCE OF A FIRE HYDRANT AND WATER LINE EASEMENT ASSOCIATED WITH THE PLATINUM STORAGE PROJECT

Recommendation

Accept the Fire Hydrant and Water Line Easement from Valk Properties Three, LLC, a Texas limited liability company. (Linda Beals, Real Estate Coordinator)

8. ACCEPTANCE OF A SIDEWALK EASEMENT AND ISSUANCE OF A RETENTION WALL AND ACCESS EASEMENT ASSOCIATED WITH THE MICROSOFT PHX 10-11 PROJECT

Recommendation

1. Accept a Sidewalk Easement from Microsoft Corporation, a Washington corporation; and

2. Issue a Retention Wall and Access Easement to Microsoft Corporation, a Washington Corporation. (Linda Beals, Real Estate Coordinator)

9. ACCEPT AN EMERGENCY SERVICES ACCESS EASEMENT FOR PORTIONS OF THE PEBBLE CREEK MARKETPLACE

Recommendation

Accept an Emergency Services Access Easement from Prescott Convention Center Limited Partnership, an Arizona limited partnership. (Linda Beals, Real Estate Coordinator)

10. TERMINATION AND RELEASE OF A WATER LINE EASEMENT ASSOCIATED WITH THE FINAL PLAT FOR AIRPARK LOGISTICS CENTER

Recommendation

Approve the Termination and Release of Easement for the Water Line Easement located southeast of Bullard Avenue and Yuma Road. (Linda Beals, Real Estate Coordinator)

11. **ACCEPT FOUR (4) EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENTS AND A SPECIAL WARRANTY DEED ASSOCIATED WITH THE PROLOGIS DEVELOPMENT**

Recommendation

1. Accept two (2) Emergency/Government Services Access Easements from Prologis Commerce Park 1, QOZB LLC, a Delaware limited liability company and two (2) Emergency/Government Services Access Easements from MREG Bullard LLC, a Delaware limited liability company; and

2. Accept a Special Warranty Deed from MREG Bullard LLC, a Delaware limited liability company. (Linda Beals, Real Estate Coordinator)

12. **AUTHORIZE THE CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY**

Recommendation

ADOPT RESOLUTION NO. 2022-2212 AUTHORIZING CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY AND PROVIDING AN EFFECTIVE DATE. (Sarah Chilton, Deputy City Attorney)

13. **FINAL PLAT FOR ABEL RANCH – PHASE 1**

Recommendation

Approve the Final Plat for Abel Ranch – Phase 1 (the “Final Plat”) subdividing approximately 94.56 acres into 263 lots and 20 tracts on property zoned Reduced R1-6 (Single Family Detached) located South of Camelback Road and East of Citrus Road (the “Property”), subject to stipulations. (Katie Wilken, Deputy Director of Development Services)

14. **MAP OF DEDICATION PRADERA PHASE 3**

Recommendation

Approve the Map of Dedication Pradera Phase 3, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

15. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL D**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel D subdividing approximately 20.01 acres into 80 single family lots and six tracts on property zoned R1-4 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

16. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL E**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel E subdividing approximately 19.97 acres into 75 single family lots and ten tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

17. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL F**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel F subdividing approximately 28.84 acres into 96 single family lots and seven tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

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

18. **REZONE APPROXIMATELY 6.23 ACRES FROM AGRICULTURAL URBAN TO MF-18 WITH THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY**

Mayor Pizzillo opened the Public Hearing at 6:49 p.m.

Senior Planner Christian M. Williams presented a rezone request of approximately 6.23 acres located south of Portland Street on Sarival Avenue. Mr. Williams discussed the details of the proposal explaining that the applicant was requesting a rezone from Agricultural Urban (AU) to Multifamily Residential district (MF-18) with a Planned Area Development (PAD) Overlay. He reviewed the setbacks and access points onto the property noting that there would be one single access point with a restriction of a right-in-right-out.

Mr. Williams shared concerns from the community about the anticipated increase in traffic and the limited access from Sarival Avenue into the development.

Mr. Williams noted that the Planning and Zoning Commission recommended approval of the rezone with a stipulation that requires a second access point onto Portland Street, at no cost to the City.

Taylor Earl, with Early & Curley, provided a review of the conceptual designs, elevations, site plan and amenities. Mr. Earl also discussed the stipulation requesting access to Portland Street.

Cynthia Robles, Goodyear resident, spoke in opposition to the rezone expressing that her

main concern was the traffic safety on Sarival Avenue and the access point to the development being flawed.

Rene Robles, Goodyear resident, spoke in opposition to the rezone expressing concern with the increase in traffic on Sarival Avenue and Portland Street.

Raubin (Rob) Randels, Goodyear resident, spoke in opposition to the rezone with concerns related to the ingress and egress for first responders being unable to access the development.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 7:28 p.m.

Council inquired if the second entry is required by City code. Mr. Williams explained that based on the amount of units being proposed, the development is one unit short of requiring a second entrance.

City Traffic Engineer Hugh Bigalk provided traffic information at the request of Council. Mr. Bigalk relayed that a traffic study was approved in December 2021, discussed the right-in-right-out for the project, and reported there are no medians on Sarival Avenue.

Discussion continued related to traffic and traffic studies on Sarival Avenue.

Council expressed that they are excited about the project being a townhouse offering.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Patrick Bray to ADOPT RESOLUTION NO. 2022-2209, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-14” AND “LEGAL DESCRIPTION – PROPERTY,” AND “THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY (JANUARY 2022). The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to ADOPT ORDINANCE NO. 2022-1524, CONDITIONALLY REZONING APPROXIMATELY 6.23 ACRES OF PROPERTY LOCATED APPROXIMATELY 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SARIVAL AVENUE AND PORTLAND STREET FROM AU URBAN TO MF-18 WITH PAD OVERLAY TO BE KNOWN AS THE CLEVELAND; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE AND ADOPTING THE ORDINANCE WITH THE FOLLOWING STIPULATION MODIFICATIONS:

- 1. Stipulation #5: Add - unless additional turning movements are approved by the Goodyear City Traffic Engineer following the submission, by the owner, of an amended traffic impact study analyzing the left-in-left-out movements.**
- 2. Stipulation #6 - Add - the requirement for the median may be modified and approved by the City of Goodyear to allow a left-in-left-out turning movement, if**

such movements are approved by the City Traffic Engineer, as a result of a traffic study conducted in Stipulation #5.

3. Strike Stipulation #16.

The motion carried by the following vote:

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

Passed - Unanimously

19. REZONE FOR THRIVE AT AVISION GOODYEAR

Mayor Pizzillo opened the Public Hearing at 8:23 p.m.

Senior Planner Alex Lestinsky presented a rezone for a property consisting of approximately 4.6 acres located on the northeast corner of Central Avenue and Van Buren Street. Ms. Lestinsky explained that the request was to rezone the property from C-2 General Commercial to R1-A Single Family Residential with a Planned Area Development (PAD) Overlay. She added that the PAD Overlay includes four modifications to the City's Development Standards such as modifications to the lot area, lot width, reduced rear yard setback, and separation between walls.

Ms. Lestinsky also reviewed the design elements required by the R1-A district, which consist of one amenity, two connectivity elements, and one streetscape element.

Ms. Lestinsky relayed that the Planning and Zoning Commission recommended approval of this project.

Amy Malloy, with Evolve Ventures, provided additional details about the rezone and spoke about the location, the transit-oriented development (TOD) and the color scheme for the elevations.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 8:32 p.m.

Council expressed that they are in favor of the project.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2022-2210, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 21-16 REZONE FROM C-2 TO R1-A WITH A PAD OVERLAY"; AND "LEGAL DESCRIPTION THRIVE @ AVISION GOODYEAR"; AND "THRIVE @ AVISION GOODYEAR PAD OVERLAY." The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Brannon Hampton to ADOPT ORDINANCE NO. 2022-1525, CONDITIONALLY REZONING APPROXIMATELY 4.6 ACRES OF LAND LOCATED EAST OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND VAN BUREN STREET FROM GENERAL COMMERCIAL (C-2) TO R1-A (SINGLE FAMILY ATTACHED) RESIDENTIAL WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried by the following vote:

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

Passed - Unanimously

20. USE PERMIT FOR A CONVENIENCE USE (BIKINI BEANS DRIVE-THROUGH COFFEE SHOP)

Mayor Pizzillo opened the Public Hearing at 8:39 p.m.

Interim Planning Manager Steve Careccia presented a use permit for a convenience use for a property located at Pebblecreek Parkway and McDowell Road. Mr. Careccia discussed the background of the parcel which was mixed-used commercial in a C-2 zoning district. He added that the project is a 1.1-acre parcel with a proposed 830 square foot building. He also reviewed the use permit evaluation criteria and relayed that the criteria had been met.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 8:45 p.m.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Vice Mayor Brannon Hampton to APPROVE the request for a use permit for a convenience use (Bikini Beans drive-through coffee shop) on a 1.1-acre parcel in the Cobblestone Creek commercial center located at the northwest corner of Pebblecreek Parkway and McDowell Road within the Palm Valley Phase VIII PAD, subject to stipulations. The motion carried by the following vote:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Sheri Lauritano, Councilmember Bill Stipp, Councilmember Laura Kaino, Councilmember Patrick Bray

NAY: Councilmember Wally Campbell

Passed

21. REZONING FROM C-2 (GENERAL COMMERCIAL) TO C-2 (GENERAL COMMERCIAL) WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS VIRTUA CITRUS

Mayor Pizzillo opened the Public Hearing at 8:53 p.m.

Interim Planning Manager Steve Careccia presented a rezone of 6.5 acres located at the southwest corner of McDowell Road and Citrus Road. Mr. Careccia explained that the request is for a rezone from C-2 General Commercial zoning to C-2 General Commercial zoning with a Planned Area Development (PAD) Overlay. The PAD overlay would include several light industrial type uses. Mr. Careccia relayed that the proposed rezoning is consistent with the General Plan and compatible with the surrounding areas.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 8:58 p.m.

Council inquired if residents from Canada Village expressed concerns about the development. Mr. Careccia responded that several residents called with concerns about how improvements to McDowell Road would impact their properties and were told that improvements would not impact Canada Village.

Council expressed their support of the project.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Laura Kaino to ADOPT RESOLUTION NO. 2022-2208 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-06”; and “LEGAL DESCRIPTION – VIRTUA CITRUS PAD – SWC CITRUS & MCDOWELL”; and “VIRTUA CITRUS PAD OVERLAY (FEBRUARY 2022).” The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Councilmember Patrick Bray, SECONDED BY Vice Mayor Brannon Hampton to ADOPT ORDINANCE NO. 2022-1523, CONDITIONALLY REZONING APPROXIMATELY 6.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND CITRUS ROAD FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

22. COMPREHENSIVE SIGN PACKAGE FOR VANTAGE DATA CENTERS

Interim Planning Manager Steve Careccia presented a comprehensive sign package for the Vantage Data Centers located at the southeast corner of Van Buren Street and Bullard Avenue. Mr. Careccia reviewed the background of the center noting that it was zoned C-2 General Commercial I-1 Light Industrial. He also reviewed the request which is a new sign package for the property and would be applicable to all phases of the Vantage Data Center campus.

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Bill Stipp to APPROVE the Vantage Data Center Comprehensive Sign Program dated January 18, 2022, subject to stipulations. The motion carried by the following vote:

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

Passed - Unanimously

23. COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS

Council Compensation Committee Chair Susan Schmelzer presented the Council Compensation for Mayor, Vice Mayor and Councilmembers. Ms. Schmelzer reviewed the establishment of the Council Compensation Committee that was responsible for reviewing the compensation of elected officials every two years. Ms. Schmelzer explained that the committee is recommending a salary increase adjustment of five percent for the Mayor, Vice Mayor, and Councilmembers.

Council thanked the committee members for their hard work.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2022-2214 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. The motion carried by the following vote:

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

Passed - Unanimously

INFORMATION ITEMS

City Manager Julie Karins shared details about the Tour de Cure taking place on Sunday, March 6.

FUTURE MEETINGS

March 7, 2022 Regular Meeting 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 9:22 p.m.

Darcie McCracken, City Clerk

Joe Pizzillo, 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 February 28, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022.

SEAL:

Darcie McCracken, City Clerk