

City Council Regular Meeting

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



Monday, April 18, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 6:03 p.m.

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. WATER CONSERVATION COMMITTEE

Water Conservation Coordinator Andrew Pirrone presented an update on the progress made on the 2018 Water Conservation Committee's recommendations. Mr. Pirrone relayed that the water conservation and resource team was fully staffed. He reviewed the outreach that was conducted as well as the conservation and efficiency customer programs that were in progress. Mr. Pirrone noted that 10 water efficiency and conservation workshops were hosted. Mr. Pirrone discussed the upcoming projects such as the water conservation scorecard and focusing on the commercial, industrial and school campus efficiency programs.

A discussion continued regarding water conservation efforts.

Council thanked Mr. Pirrone for his presentation.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no public comments.

CONSENT

MOTION BY Councilmember Patrick Bray, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda Items 2 through 8. 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

2. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meetings held on March 28, 2022 and April 4, 2022. (Darcie McCracken, City Clerk)

3. RECOMMEND APPROVAL OF A NEW SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE FOR QUIK TRIP #1417

Recommendation

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 175329, a request by Perry Charles Huellmantel, agent/applicant for Quik Trip #1417, for a new Series 10 liquor license. Quik Trip is located at 1540 N. Bullard Avenue, Goodyear, Arizona 85338, generally located on the Southwest corner of Bullard and McDowell Road. (Darcie McCracken, City Clerk)

4. UNITED STATES SECRET SERVICE MEMORANDUM OF UNDERSTANDING WITH CITY OF GOODYEAR TO PARTICIPATE IN THE CYBER FRAUD TASK FORCE

Recommendation

Authorize the City Manager or designee to execute the memorandum of understanding with the United States Secret Service regarding Cyber Fraud Task Force joint operations. (Santiago Rodriguez, Chief of Police)

5. AGREEMENTS FOR BASIC ANIMAL CONTROL SERVICES BETWEEN MARICOPA COUNTY AND THE CITY OF GOODYEAR

Recommendation

Approve the Intergovernmental Agreements between the city of Goodyear and Maricopa County Animal Care and Control for animal care and control enforcement service and sheltering services. (Santiago Rodriguez, Chief of Police)

6. ACCEPTANCE OF A SPECIAL WARRANTY DEED AND ISSUANCE OF AN EASEMENT ASSOCIATED WITH THE SEDELLA DEVELOPMENT

Recommendation

Approve the acceptance of the Special Warranty Deed from Superpharm for the intersection improvements and issuance of an Easement to MWD required for the relocation of their facilities, as required for the Sedella Development. (Linda Beals, Real Estate Coordinator)

7. **APPROVE EXPENDITURE OF \$1,127,500 FOR SPACE SOLUTIONS FOR PUBLIC WORKS AND RELATED BUDGET TRANSFER**

Recommendation

Approve expenditure of funds not to exceed \$1,127,500 for construction and equipment for Public Works Space Solutions (Project 60002), and related budget transfer. (Javier Setovich, PE, Public Works Director; Allan Smolko, PE, Senior Project Manager)

8. **APPROVE DEVELOPMENT AGREEMENT FOR GOODYEAR AIRPARK INDUSTRIAL, LLC**

Recommendation

ADOPT RESOLUTION NO. 2022-2221 APPROVING THE DEVELOPMENT AGREEMENT WITH GOODYEAR AIRPARK INDUSTRIAL DEVELOPMENT, LLC; PROVIDING AUTHORIZATION AND DIRECTION FOR EXECUTION AND PROVIDING AN EFFECTIVE DATE. (Roric Massey, City Attorney)

PUBLIC HEARINGS

9. **USE PERMIT FOR A CONVENIENCE USE (CHIPOTLE MEXICAN GRILL RESTAURANT WITH DRIVE-THRU)**

Mayor Pizzillo opened the Public Hearing at 6:34 p.m.

Planning Manager Steve Careccia presented a use permit request for a 1.13-acre parcel within the Canyon Trails Towne Center located at Cotton Lane and Yuma Road for a Chipotle Mexican Grill with a drive-through. Mr. Careccia explained that the project would consist of a 2,305 square-foot building with indoor dining and a 500 square-foot outdoor patio. Mr. Careccia stated that the proposal complies with the evaluation criteria and the Planning and Zoning Commission and staff recommend approval.

Nathan Cottrell, with Kaeko Inc., provided additional details about the “Chipotlane” drive-through and added he was available to answer any questions.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:40 p.m.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to APPROVE the request for a use permit for a convenience use (Chipotle Mexican Grill drive-through restaurant) on an approximately 1.13-acre parcel within the Canyon Trails Towne Center zoned PAD/Commercial, 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

10. **REZONE APPROXIMATELY 156 ACRES LOCATED SOUTHEAST OF ESTRELLA PARKWAY AND YUMA ROAD, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT**

Items 10 and 11 were presented concurrently.

Mayor Pizzillo opened the Public Hearing at 6:44 p.m.

Senior Planner Christian Williams presented a request to rezone approximately 156 acres located on the southeast corner of Estrella Parkway and Yuma Road and a request for a Minor General Plan Amendment. Mr. Williams provided the history of the property and the surrounding area. Mr. Williams explained that the minor general plan amendment request was for 121 acres located south of Yuma Road between Goodyear Boulevard East and the Bullard Wash. He further explained that the applicant is requesting that the general plan land use designation be amended from Business and Commerce to Neighborhood to match that of the 35 western acres which is also Neighborhood to facilitate the development of a single-family residential master planned community. Along with the amendment, the applicant is also requesting to remove a section of Goodyear Boulevard East and reclassify other Goodyear Boulevard segments.

Mr. Williams discussed the details of the rezone adding that the applicant seeks to rezone the property to single-family master planned community called Fulton Homes at Ballpark Village Planned Area Development (PAD). He added that the development is proposed to be gated and will include four housing types. Mr. Williams went on to describe the details of the PAD's walls, fencing, connectivity and amenities.

Mr. Williams added that the Planning and Zoning Commission and staff recommended approval of the rezone and minor general plan amendment.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:59 p.m.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Patrick Bray to ADOPT RESOLUTION NO. 2022-2229, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-13" AND "LEGAL DESCRIPTION," AND "FULTON HOMES AT BALLPARK VILLAGE PLANNED AREA DEVELOPMENT (MARCH 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 Councilmember Laura Kaino to ADOPT ORDINANCE NO. 2022-1535, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS FULTON HOMES AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; 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

11. BALLPARK VILLAGE NORTHEAST AREA MINOR GENERAL PLAN AMENDMENT

This item was heard concurrently with Item 10.

Mayor Pizzillo opened the Public Hearing at 6:59 p.m.

Ed Bull, representing the applicant, requested approval of both items.

There being no other speakers being present, Mayor Pizzillo closed the Public Hearing at 7:00 p.m.

Council expressed their support of the project.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2022-2228, APPROVING A MINOR GENERAL AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO: AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 121 ACRES GENERALLY LOCATED SOUTH OF YUMA ROAD BETWEEN GOODYEAR BOULEVARD EAST AND THE BULLARD WASH FROM BUSINESS AND COMMERCE TO NEIGHBORHOOD AND TO AMEND THE CLASSIFICATION OF PORTIONS OF GOODYEAR BOULEVARD NORTH, GOODYEAR BOULEVARD EAST, GOODYEAR BOULEVARD SOUTH AND GOODYEAR BOULEVARD WEST FROM CITY CENTER ARTERIAL TO "OTHER STREETS" AND TO DELETE A PORTION OF GOODYEAR BOULEVARD EAST; REQUIRING AN AMENDMENT TO FIGURE 8.12 LAND USE AND TRANSPORTATION PLAN MAP IN CHAPTER 8 OF THE GOODYEAR 2025 GENERAL PLAN; AND PROVIDING 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

12. ZONING ORDINANCE TEXT AMENDMENT FOR DRIVE-THROUGH RESTAURANTS

Mayor Pizzillo opened the Public Hearing at 7:09 p.m.

This item has been postponed until the Regular Meeting on May 2, 2022.

BUSINESS

13. **CREATION OF THE GENERAL PLAN COMMITTEE TO ASSIST IN THE DEVELOPMENT OF THE GENERAL PLAN UPDATE**

Items 13 and 14 were presented concurrently.

Planning Manager Steve Careccia presented the creation of the General Plan Committee and the adoption of the General Plan Community Outreach and Communication Plan. Mr. Careccia explained the background of the general plan noting that the city is required to have a general plan that is effective for 10 years. He also reviewed the details on the creation of the General Plan Committee that will help with the creation of the General Plan. The committee will consist of 15 members with 2 alternates. He also reviewed the participation plan and the major components of the plan adding that the city must adopt written procedures for public participation.

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Patrick Bray to ADOPT RESOLUTION NO. 2022-2240 ESTABLISHING A GENERAL PLAN COMMITTEE TO ASSIST IN THE DEVELOPMENT OF THE GENERAL PLAN UPDATE; PROVIDING FOR TERMINATION OF THE GENERAL PLAN COMMITTEE UPON THE COMPLETION OF THE GENERAL PLAN UPDATE; ADOPTING BY-LAWS FOR THE GENERAL PLAN COMMITTEE; AUTHORIZING STAFF TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE INTENT OF THE RESOLUTION AND BY-LAWS; AND ESTABLISHING 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

14. **ADOPTION OF THE GENERAL PLAN COMMUNITY OUTREACH AND COMMUNICATION PLAN**

This item was heard concurrently with Item 13.

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Wally Campbell to ADOPT RESOLUTION NO. 2022-2241 ADOPTING A COMMUNITY OUTREACH AND COMMUNICATION PLAN FOR GENERAL PLAN UPDATE; AND ESTABLISHING 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

15. **FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE MARICOPA COUNTY LIBRARY DISTRICT AND THE CITY OF GOODYEAR FOR THE OPERATION OF THE GOODYEAR LIBRARY**

Parks and Recreation Director Nathan Torres presented an amendment to the existing Intergovernmental Agreement (IGA) with the Maricopa County Library District (MCLD) for continuation of library services. Mr. Torres discussed the history of the partnership between the City and MCLD that began in 2006. Mr. Torres continued by reviewing the fiscal impact of the IGA amendment that included a recommended budget of \$1.4 million. He reviewed some amendment highlights one of which included updating the name of the library to the Georgia T. Lord Library.

Council expressed their excitement for the opening of the new library and looked forward to the extended library hours.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Bill Stipp to APPROVE the First Amendment of the Intergovernmental Agreement between MCLD and the City of Goodyear for the operation of the Georgia T. Lord Library. 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

16. **WYYERD CONNECT, LLC – FIBER OPTICS TELECOMMUNICATIONS
RIGHT-OF-WAY LICENSE AGREEMENT**

Chief Information Officer Justin Fair presented the WYYERD Connect, LLC – Fiber Optics Telecommunications Right-of-Way License Agreement. Mr. Fair reviewed the summary of findings from the Broadband Study and explained how it related to the item. He highlighted the benefits of the agreement noting that WYYERD would not pass construction costs along to residents and would provide access to 56 miles of fiber to be used by the City. Mr. Fair reviewed maps of the proposed backbone and neighborhood buildout. He went on to explain the staff analysis of the agreement allowing WYYERD to operate a fiber network within the City.

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Bill Stipp to ADOPT RESOLUTION NO. 2022-2232 AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO EXECUTE THE LICENSE AGREEMENT BETWEEN THE CITY OF GOODYEAR AND WYYERD CONNECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROVIDING FOR THE CITY MANAGER OR HER DESIGNEE TO EXECUTE AMENDMENTS TO THE LICENSE AGREEMENT ASSOCIATED WITH MINOR SCRIVENER ERRORS AND TO ENTER INTO SEPARATE AGREEMENTS FOR IN-KIND EXCHANGES OF FIBER, CONDUIT. 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

17. **CONSTRUCTION PHASE SERVICES AWARD FOR PROJECT 35003 - POLICE
BUILDING PHASE II**

Chief of Police Santiago Rodriguez presented a request to approve expenditure of funds up to \$17,792,761. Chief Rodriguez provided an overview of Phase II of the Police Operations Building noting that it would include the addition of 27,672 square feet of space. The first floor would include 16 offices and 27 cubicles and training offices. The second floor would have space for 15 offices including the Office of the Chief and 18 cubicles for a total of 33 personnel. Chief Rodriguez also reviewed the onsite improvements that included a K-9 training area and increased security.

Chief Rodriguez reviewed the project timeline with a project closeout in September 2023.

Council looked forward to the building of Phase II of the Operations Building.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Patrick Bray to APPROVE expenditure of funds up to \$17,792,761 for construction services, equipment, art, site improvements and associated activities for the remaining scope of phase II of the Police Operations Building. 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

Council requested a work session for information on the airport, its history, the agreement with the city of Phoenix and the future of the airport.

Council gave Kudos to the Communications team for the information in March's InFocus issue.

City Manager Julie Karins relayed the details of the free shred-a-thon event hosted by the Goodyear Police Department. 250 vehicles came by with documents to shred totaling 5.4 tons of paper which saved 99 trees and 584 cubic yards of landfill space. Ms. Karins thanked the Police Explorers who volunteered their time to the successful event.

Ms. Karins also relayed that there were an estimated 8,000 attendees at the Goodyear Hop and Hops event at the Goodyear Recreation Campus. 50,000 eggs were given out, local business Saddle Mountain Brewery served craft beer from the Hops Garden, 500 families took photos with the Easter Bunny and 600 wooden eggs were decorated. She thanked the volunteers who helped make the event successful.

FUTURE MEETINGS

April 25, 2022	Work Session	5:00 p.m.
May 2, 2022	Regular Meeting	6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:56 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 April 18, 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