City Council Regular Meeting

Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338
Monday, May 23, 2022
6:00 p.m.
AMENDED

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

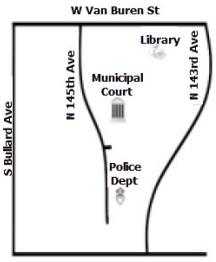
Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Laura Kaino

Councilmember
Patrick Bray



CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR
Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS
Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS
Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES
Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879



City Clerk's Office: 190 N. Litchfield Rd, Goodyear, AZ 85338 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: https://www.facebook.com/goodyearazgov/videos

Monday, May 23, 2022 6:00 p.m. Meeting Agenda

***AMENDED ITEM 22 - TO UPDATE TOTAL FTZ ACREAGE AND PERCENTAGE**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR HAMPTON

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

1. **APPROVAL OF MINUTES**

   Recommendation

   Approve the draft minutes from the May 2, 2022 Special and Regular Meetings. (Darcie McCracken, City Clerk)

2. **RECOMMEND APPROVAL OF A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR CHUCK E CHEESE # 3222**

   Recommendation

   Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 189744, a request by Ryan Witner Anderson, agent/applicant for Chuck E Cheese # 3222, for a new Series 12 liquor license. Chuck E Cheese #3222 is located at 13371 W. McDowell Rd., Goodyear, AZ 85395 generally located at the 13300 block of West McDowell Road. (Darcie McCracken, City Clerk)

3. **ARIZONA DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT COOPERATIVE AGREEMENT FOR WILDLAND FIRE DEPLOYMENTS**

   Recommendation

   Authorize the City Manager or her designee to execute the Arizona Department of Forestry and Fire Management Cooperative Agreement. (Tim Wayne, Interim Fire Chief)

4. **MINOR LAND DIVISION OF GOODYEAR SITE 12**

   Recommendation

Approve the Minor Land Division for Goodyear Site 12 combining approximately 5.743 acres into 1 lot on property zoned PDF (Public Facilities District) located South of W. Lower Buckeye Road and West of S. 173rd Avenue. (Steve Scinto, Deputy Director of Development Engineering)

5. **ISSUANCE OF A PERMANENT DRAINAGE EASEMENT AGREEMENT TO THE EL CIDRO HOMEOWNERS ASSOCIATION**

Recommendation

Approve the issuance of a Permanent Drainage Easement Agreement to the El Cidro Homeowners Association, an Arizona non-profit corporation. (Linda Beals, Real Estate Coordinator)

6. **AMENDMENT ONE OF THE AGREEMENT WITH BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT (BWCDD) FOR REPAIR AND IMPROVEMENTS TO THE BULLARD WASH OUTFALL (PROJECT #60073), AND RELATED BUDGET TRANSFER**

Recommendation

Approve the Amendment to the Agreement with the Buckeye Water Conservation and Drainage District for repairs and improvements to the Bullard Wash Outfall and the expenditure of funds not to exceed $449,344 and related budget transfer to meet the terms of the Agreement. (Barbara Chappell, Deputy Public Works Director)

7. **FY2023 DESIGNATION OF CHIEF FISCAL OFFICER FOR EXPENDITURE LIMIT REPORTING**

Recommendation

ADOPT RESOLUTION NO. 2022–2245 DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2023 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL. (Doug Sandstrom Finance Director)

8. **MAP OF DEDICATION FOR JDA COMMERCE CENTER**

Recommendation

Approve the Map of Dedication for JDA Commerce Center, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

9. **FINAL PLAT FOR LAS VENTANAS PARCEL 1**

Recommendation

Approve the Final Plat of Las Ventanas Parcel 1, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

10. **FINAL PLAT FOR LAS VENTANAS PARCEL 2**

Recommendation

Approve the Final Plat for Las Ventanas Parcel 2, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

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

11. **NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET MINOR GENERAL PLAN AMENDMENT**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2234, APPROVING A MINOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 31 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET FROM BUSINESS COMMERCE TO NEIGHBORHOOD OVER THE APPROXIMATELY 31 ACRES; 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. (Christian M. Williams, Senior Planner).

12. **REZONE APPROXIMATELY 31 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO MF-12 FOR CANYON TRAILS PHASE 1 UNIT 6 SOUTH**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2235, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-21” AND “LEGAL DESCRIPTION.”

2. ADOPT ORDINANCE NO. 2022-1539, CONDITIONALLY REZONING APPROXIMATELY 31 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET, TO BE KNOWN AS CANYON TRAILS PHASE 1 UNIT 6 SOUTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-12 WITH PLANNED AREA DEVELOPMENT (PAD) 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; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Christian M. Williams, Senior Planner).

13. **REZONE APPROXIMATELY 27 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 AND MF-24 WITH BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2233, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED: "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-22"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH C-2 PARCELS"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH MF-24 PARCELS"; AND "BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY (APRIL 2022)."

2. ADOPT ORDINANCE NO. 2022-1538, CONDITIONALLY REZONING APPROXIMATELY 27 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS BALLPARK VILLAGE NORTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (COMMERCIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE WESTERN 9.8 ACRES AND TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-24 (MULTI-FAMILY) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE EASTERN 17.6 ACRES; 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. (Christian M. Williams, Senior Planner)

14. **REZONING FOR CAMELBACK 303 INDUSTRIAL AND FOR CAMELBACK & COTTON INDUSTRIAL**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2238, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-19, AND "Legal Description of SITE 1 property."

2. ADOPT ORDINANCE NO. 2022-1541, CONDITIONALLY REZONING APPROXIMATELY 18.53 ACRES LOCATED ON THE SOUTH SIDE OF CAMELBACK ROAD, WEST OF COTTON LANE, FROM THE C-2, GENERAL COMMERCIAL ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO THE I-1, LIGHT INDUSTRIAL PARK ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

3. ADOPT RESOLUTION NO. 2022-2239, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-01, AND "Legal Description of SITE 2 property."

4. ADOPT ORDINANCE NO. 2022-1542, CONDITIONALLY REZONING APPROXIMATELY 17.91 ACRES LOCATED AT THE SOUTHWEST CORNER OF CAMELBACK ROAD AND COTTON LANE FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT TO THE I-1, LIGHT INDUSTRIAL ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Karen Craver, Principal Planner)

BUSINESS

15. **ADOPTION OF FY2023 TENTATIVE BUDGET AND SETTING OF PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION NO. 2022-2246 ADOPTING THE FISCAL YEAR 2022-2023 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, 2022 AND ENDING JUNE 30, 2023; 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. (Ryan Bittle, Finance Manager, Doug Sandstrom, Finance Director)

16. **AUTHORIZATION OF EXPENDITURES IN EXCESS OF $500,000 FOR FY2023**

Recommendation

Authorize the FY2023 listed expenditures in excess of $500,000. (Ryan Bittle, Finance Manager)

17. **APPROVE A BUDGETED EXPENDITURE FOR DESIGN SERVICES IN THE AMOUNT OF $2,073,000 FOR CAMELBACK ROAD FROM SR303 TO 152ND AVENUE**

Recommendation

Approve an expenditure in the amount of $2,073,000 for design services for the Camelback Road Capital Improvement Program project 42038. (Hugh Bigalk, P.E., City Traffic Engineer; Allan Smolko, P.E., Senior Project Manager)

18. **APPROVE POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT, POLICY 200 EMPLOYEE COMPENSATION, POLICY 300 EMPLOYMENT, POLICY 600 ATTENDANCE LEAVE POLICY, POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT, AND POLICY 1000 EMPLOYEE SAFETY AND HEALTH**

Recommendation

ADOPT RESOLUTION NO. 2022-2244 AMENDING “POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT,” “POLICY 200 EMPLOYEE COMPENSATION,” “POLICY 300 EMPLOYMENT,” “POLICY 600 ATTENDANCE LEAVE POLICY,” “POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT,” AND “POLICY 1000 EMPLOYEE SAFETY AND HEALTH” AS AN AMENDMENT TO THE “CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL” . (Lyman Locket, Human Resources Director)

19. **AMEND CITY CODE SECTION 3-3-1, MERIT SYSTEM - CREATION AND SCOPE AND APPROVE POLICY 800 MERIT, MEDIATION, DISCIPLINE AND APPEAL PROCESS.**

Recommendation

1. ADOPT ORDINANCE NO. 2022-1543 AMENDING GOODYEAR CITY CODE SECTION 3-3-1 (MERIT SYSTEM, CREATION AND SCOPE) PROVIDING FOR CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE.

2. Approve "Policy 800 Merit, Mediation, Discipline and Appeal Process" as an amendment to the "City of Goodyear Policy and Administrative Guidelines Manual." (Lyman Locket, Human Resources Director)

20. **DEVELOPMENT AGREEMENT FOR LAKIN PARK**

Recommendation

ADOPT RESOLUTION NO. 2022-2248 APPROVING THE DEVELOPMENT AGREEMENT FOR LAKIN PARK; 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. (Steve Scinto, Deputy Director of Development Engineering)

21. **DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK**

Recommendation

ADOPT RESOLUTION NO. 2022-2247 APPROVING THE DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK; 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 and AUTHORIZING NECESSARY BUDGET AMENDMENTS. (Steve Scinto, Deputy Director of Development Engineering)

22. **SUPPORT FOR INCLUSION OF PROLOGIS 303 BUSINESS PARK AS A MAGNET SITE WITHIN THE GREATER MARICOPA COUNTY FOREIGN TRADE ZONE**

Recommendation

ADOPT RESOLUTION NO. 2022-2249 CONDITIONALLY SUPPORTING THE APPLICATION FOR INCLUSION OF PROLOGIS 303 BUSINESS PARK AS A MAGNET SITE WITHIN FTZ NO. 277 WESTERN MARICOPA; PROVIDING CONDITIONS FOR THE CITY'S SUPPORT OF THE PROLOGIS 303 BUSINESS PARK FOREIGN TRADE ZONE APPLICATION AND AN EXPIRATION DATE FOR THE CITY'S SUPPORT; AUTHORIZING CITY STAFF TO TAKE ACTIONS AND EXECUTE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Lori Gary, Economic Development Director)

23. **CREATE CIP PROJECT 60085 FOR A FACILITIES MASTER PLAN, CANCEL MUNICIPAL OPERATIONS CENTER PROJECT 60078 AND AUTHORIZE RELATED BUDGET TRANSFERS**

Recommendation

Approve the creation of CIP project 60085 for a Facilities Master Plan (FMP), cancel Municipal Operations Center (MOC) Project 60078, and authorize related budget transfers. (Javier Setovich, Public Works Director)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

1. Reports from the Mayor and City Council
    a. This may include current events and activities as well as requests for information or future agenda items.
2. Report from the City Manager
    a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

June 6, 2022	Work Session	5:00 p.m.
June 6, 2022	Regular Meeting	6:00 p.m.

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION
This agenda was posted on May 18, 2022 at 4:57 p.m. by V.M.

ITEM #: 1.
DATE: 05/23/2022
AI #:744

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation
Approve the draft minutes from the May 2, 2022 Special and Regular Meetings. (Darcie McCracken, City Clerk)

Attachments

May 2, 2022 Draft Special Meeting Minutes
May 2, 2022 Draft Regular Meeting Minutes

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

Monday, May 2, 2022	5:30 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Special Meeting to order at 5:30 p.m.

ROLL CALL

Present:	**Mayor Joe Pizzillo**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Laura Kaino**; **Councilmember Patrick Bray**
Absent:	**Vice Mayor Brannon Hampton**; **Councilmember Bill Stipp**
Staff Present:	City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

MOTION BY Councilmember Wally Campbell, **SECONDED BY Councilmember Laura Kaino** to EXCUSE Vice Mayor Hampton and Councilmember Stipp. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

BUSINESS

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

1. Pursuant to A.R.S. 38-431.03(A)(3)& (4): Consultation with the City's Attorney and City Manager to receive legal advice and to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations regarding a job creation agreement related to HB Enterprises LLC dba Potato Barn.

MOTION BY Councilmember Patrick Bray, **SECONDED BY Councilmember Laura Kaino** to CONVENE an Executive Session. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

The City Council entered into Executive Session at 5:31 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 5:53 p.m.

RECONVENING OF SPECIAL MEETING

Mayor Pizzillo reconvened the Special Meeting at 5:53 p.m.

There being no further business to discuss, Mayor Pizzillo adjourned the Special Meeting at 5:53 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 SPECIAL MEETING of the city of Goodyear, Arizona, held on May 2, 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

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

Monday, May 2, 2022	6:00 p.m.	Meeting Minutes

CALL TO ORDER

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

ROLL CALL

Present:	**Mayor Joe Pizzillo**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Laura Kaino**; **Councilmember Patrick Bray**
Absent:	**Vice Mayor Brannon Hampton**; **Councilmember Bill Stipp**
Staff Present:	City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

MOTION BY Councilmember Wally Campbell, **SECONDED BY Councilmember Laura Kaino to EXCUSE Vice Mayor Hampton and Councilmember Stipp. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER LAURITANO

COMMUNICATIONS

1. PROCLAMATION RECOGNIZING MAY AS MENTAL HEALTH AWARENESS MONTH

Goodyear Youth Commission Chair Victoria Lauritano introduced fellow Youth Commissioners Emily Shanafelt and Alan Torres. She spoke about how the Commission would like to raise awareness on the impact mental health has on teens and young adults. She hoped everyone in Goodyear would help the Commission shine a light on the topic to end the stigma of mental health in the community.

Ms. Lauritano, Mr. Torres and Ms. Shanafelt read a proclamation recognizing May as Mental Health Awareness month.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Sheri Lauritano to APPROVE Consent Agenda Items 2 through 6. The motion carried by the following vote:

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

2. **APPROVAL OF MINUTES**

Recommendation
Approve the draft minutes from the Regular Meeting held on April 18, 2022. (Darcie McCracken, City Clerk)

3. **2021 MARICOPA COUNTY MULTI-JURISDICTIONAL, HAZARD MITIGATION PLAN**

Recommendation
ADOPT RESOLUTION NO. 2022-2230 ADOPTING THE 2021 MARICOPA COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AS AN OFFICIAL PLAN OF THE CITY OF GOODYEAR. (Julie Syrmopoulos, Emergency Manager)

4. **EXPENDITURE APPROVAL FOR SRP WATER WHEELING FEES AND CSIF LEASE FOR CAP DELIVERIES**

Recommendation
Approve the expenditure of an additional $491,200 for a total expenditure authority of $1,191,200 for FY2022 to pay wheeling fees and the CSIF Sublease to Salt River Valley Water Users' Association and the Salt River Project Agricultural Improvement and Power District (SRP) for the delivery of CAP water. (Ray Diaz, Water Resources & Sustainability Manager)

5. **APPROVE AMENDMENT NO. SEVEN TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND CITY OF GOODYEAR FOR WASTEWATER TREATMENT AT ASPC PERRYVILLE**

Recommendation
Authorize the City Manager or designee to execute all documents necessary for the twelve-month IGA extension for wastewater treatment service between the State of Arizona and the city of Goodyear. (Barbara Chappell, Deputy Public Works Director)

6. **APPROVE EXPENDITURE OF FUNDS UP TO $2,573,854.91 FOR HISTORIC GOODYEAR WATERLINE REPLACEMENT (Project 60046)**

Recommendation
Approve expenditure of funds up to $2,573,854.91 for construction of new water main and residential services in the Historic Goodyear community. (Barbara Chappell, Deputy Public Works Director; Lisa Melton, Senior Project Manager)

PUBLIC HEARINGS

7. **ZONING ORDINANCE TEXT AMENDMENT FOR DRIVE-THROUGH RESTAURANTS**

This item was continued from the April 18, 2022 Regular Meeting. No discussion took place. Mayor Pizzillo closed the Public Hearing at 6:07 p.m. There will be future action on this item after it is re-advertised.

BUSINESS

8. **LOMA LINDA FEES**

Deputy Director Parks and Recreation David Seid spoke about the Loma Linda admission fees. Mr. Seid explained that it was costing the city more to process, collect and reconcile the admission fees than the actual revenue that is deposited. Mr. Seid went on to provide the background of the Loma Linda pool facility located in historic Goodyear.

Mr. Seid spoke about the staff analysis that was conducted regarding the costs related to processing and depositing the revenues and the admission fees that are collected. He relayed that it was staff's recommendation to suspend the Loma Linda Pool facility user fees indefinitely.

Council inquired about the costs related to operating the facility. Mr. Seid replied that the total operational budget for the facility is $229,500 which includes water maintenance.

Council thanked Mr. Seid for bringing the item forward.

MOTION BY Councilmember Laura Kaino, **SECONDED BY Councilmember Patrick Bray to APPROVE a motion to suspend the Loma Linda Pool Facility User Fees indefinitely until a subsequent motion/action made by the Council. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

9. **FY2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM ANNUAL ACTION PLAN**

Grants and Neighborhood Services Supervisor Christina Panaitescu presented the FY2023 Community Development Block Grant (CDBG) program annual action plan. Ms. Panaitescu explained the CDBG's primary objective is to improve communities for low to moderate income residents. She relayed that the City expects to receive the official allocation announcement from the Housing and Urban Development (HUD) within the next two weeks. She added that per Council's direction 80 percent will be used for community facilities and 20 percent will be used for CDBG program administration and planning.

Councilmember Campbell expressed that she would not be supporting the item due to the City not having oversight of the funds being given to the New Life Center and added that the CDBG funds should be kept within the Goodyear city limits. Ms. Panaitescu explained that she would be providing oversight of the funds and will be working closely with the New Life Center to make sure they comply with the federal guidelines for use of the funds.

MOTION BY Councilmember Patrick Bray, **SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2022-2242 APPROVING AND ADOPTING THE CITY'S FISCAL YEAR 2023 ANNUAL ACTION PLAN ("PLANNING DOCUMENTS") FOR THE CITY OF GOODYEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, AUTHORIZING THE CITY MANAGER TO TRANSMIT THESE PLANNING DOCUMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOLLOWING THE ALLOCATION ANNOUNCEMENT, AND TO PROVIDE ANY ADDITIONAL INFORMATION AS MAY BE REQUIRED BY HUD. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

NAY: **Councilmember Wally Campbell**

Passed

10. **JOB CREATION AGREEMENT FOR HB ENTERPRISES, LLC**

This item was taken out of order to be heard before Item 8.

Economic Development Director Lori Gary presented the job creation agreement for HB Enterprises LLC. Ms. Gary provided details about the company doing business as Potato Barn, and noted that it is a family-owned unique home furnishing store located west of the southwest corner of Estrella Parkway and McDowell Road and that the building is anticipated to be approximately 100,636 square feet.

Ms. Gary reviewed the proposed incentives noting that they are in alignment with the proposed job creation agreement and the resolution. She added that the total incentive package was $625,867.40. She further added that the company anticipates hiring a total of 45 employees and investing more than $15 million.

Ms. Gary explained that a third party was hired to perform an economic impact analysis which showed an estimated direct revenue of over $2.4 million in the next five years.

Council welcomed Potato Barn and thanked them for choosing the city of Goodyear.

MOTION BY Councilmember Patrick Bray, **SECONDED BY Councilmember Wally Campbell to ADOPT RESOLUTION NO. 2022-2243 AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO EXECUTE THE JOB CREATION AGREEMENT BETWEEN THE CITY OF GOODYEAR AND HB ENTERPRISES, LLC, AN ARIZONA CORPORATION PROVIDING FOR THE CITY MANAGER OR HER DESIGNEE TO EXECUTE THE JOB CREATION AGREEMENT. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Laura Kaino**, **Councilmember Patrick Bray**

Passed - Unanimously

INFORMATION ITEMS

Council expressed appreciation to the Goodyear Police and Fire Department for their efforts following last week's tragic accident. Council suggested additional mitigation efforts in school zones.

City Manager Julie Karins invited the public to the FY2023 Budget Open House on May 3, 2022 at the Goodyear Recreation Campus.

FUTURE MEETINGS

May 23, 2022	Regular Meeting	6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:34 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 May 2, 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

ITEM #: 2.
DATE: 05/23/2022
AI #:889

CITY COUNCIL ACTION REPORT

SUBJECT: RECOMMEND APPROVAL OF A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR CHUCK E CHEESE # 3222

STAFF PRESENTER(S): Darcie McCracken, City Clerk

OTHER PRESENTER(S):

Ryan Witner Anderson, agent/applicant, Chuck E. Cheese #3222

SUMMARY

The applicant is requesting recommendation of approval for a New Series 12 (Restaurant) liquor license.

Recommendation

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 189744, a request by Ryan Witner Anderson, agent/applicant for Chuck E Cheese # 3222, for a new Series 12 liquor license. Chuck E Cheese #3222 is located at 13371 W. McDowell Rd., Goodyear, AZ 85395 generally located at the 13300 block of West McDowell Road. (Darcie McCracken, City Clerk)

FISCAL IMPACT

The applicant paid the $635 application fee for the liquor license per the Goodyear Municipal User Fee Schedule. The business will also contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS

Mr. Anderson has applied for a new Series 12 liquor license for Chuck E Cheese #3222 which is currently open for business but is not selling alcohol. Chuck E Cheese #3222 is a corporate operated location and is not a franchised location.

The City Clerk's Office received the application from the DLLC on April 11, 2022. A public notice was posted on the property on April 14, 2022, to comply with Arizona Revised Statutes §4-201(b). The applicant paid the $635 application fee for the liquor license. No petitions or protests from qualified persons were received during the comment period.

The application was routed to the Police Department and the Development Services Department (Planning and Zoning, Code Compliance, and Building Safety), and any comments from these departments are listed below:

Department/Division	Comments
Police	None
Planning and Zoning	None
Code Compliance	None
Building Safety	None

STAFF ANALYSIS

A Series 12 license is for a restaurant and is non-transferrable. This on-sale retail privileges liquor license allows the holder to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment that derives at least forty percent (40%) of its gross revenue from the sale of food. The applicant has noted that other Chuck E. Cheese locations operating in Arizona generate usually greater than 95% food sales, and generally less than 5% in alcohol sales.

The DLLC requires license owners, agents and managers actively involved in the day-to-day operations of the business to complete a state-approved management training course prior to the issuance of a liquor license. The applicant has provided that a trained manager will be working at the site before they begin selling alcohol, and additional sub-managers and staff selling/serving alcohol will also receive liquor training.

Attachments

DLLC Local Governing Body Report

Liquor License Evaluation Map

Liquor License within One Mile Report

State of Arizona
Department of Liquor Licenses and Control

Created 04/11/2022 @ 09:16:31 AM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	CHUCK E CHEESE'S #3222		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	13371 W MCDOWELL ROAD GOODYEAR, AZ 85395 USA		
Mailing Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA		
Phone:	(623)535-0529		
Alt. Phone:	(480)304-8300		
Email:	PSINES@GAMLAW.COM		

AGENT

Name:	RYAN WITNER ANDERSON
Gender:	Male
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(480)304-8300
Alt. Phone:	
Email:	PSINES@GAMLAW.COM

OWNER

Name:	CEC ENTERTAINMENT (ARIZONA), LLC (FN)
Contact Name:	RYAN WITNER ANDERSON
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	23178746 State of Incorporation: DE
Incorporation Date:	02/04/2021
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(480)304-8300
Alt. Phone:	
Email:	PSINES@GAMLAW.COM

Officers / Stockholders

Name:	Title:	% Interest:
CEC ENTERTAINMENT HOLDINGS II LLC	Member	100.00
MARK DANIEL EASTHAM	Job #'s 189733 & 189739	
DAVID AARON DECK	VP/Asst Secretary	

CEC BRANDS LLC - VP/Asst Secretary
CEC ENTERTAINMENT (ARIZONA), LLC (FN) - VP/Asst Secretary

Name:	DAVID AARON DECK
Gender:	Male
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(972)258-8507
Alt. Phone:	
Email:	

CEC ENTERTAINMENT (ARIZONA), LLC (FN) - Job #'s 189733 & 189739

Name:	MARK DANIEL EASTHAM
Gender:	Male
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(602)931-2242
Alt. Phone:	
Email:	PSINES@GAMLAW.COM

CEC ENTERTAINMENT (ARIZONA), LLC (FN) - Member

Name:	CEC ENTERTAINMENT HOLDINGS II LLC
Contact Name:	RYAN WITNER ANDERSON
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	State of Incorporation:
Incorporation Date:	
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(480)304-8300
Alt. Phone:	
Email:	PSINES@GAMLAW.COM

CEC ENTERTAINMENT HOLDINGS II LLC - Member

Name:	CEC BRANDS LLC
Contact Name:	RYAN ANDERSON
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	State of Incorporation:
Incorporation Date:	
Correspondence Address:	5415 E HIGH STREET #200 C/O GUTTILLA MURPHY ANDERSON PHOENIX, AZ 85054 USA
Phone:	(480)304-8300
Alt. Phone:	
Email:	PSINES@GAMLAW.COM

APPLICATION INFORMATION

Application Number: 189744
Application Type: New Application
Created Date: ~~03/21/2022~~ 04-11-2022 SC

QUESTIONS & ANSWERS

012 Restaurant

1) Are you applying for an Interim Permit (INP)?
   No
2) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   Property owner
3) Is there a penalty if lease is not fulfilled?
   No
4) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
5) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   none
6) Is there a drive through window on the premises?
   No
7) Does the establishment have a patio?
   No
8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   No

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
DIAGRAM/FLOOR PLAN	#3222 diagram.pdf	03/21/2022
RECORDS REQUIRED FOR AUDIT	#3222 Audit form.pdf	03/21/2022
RESTAURANT OPERATION PLAN	#3222 RR Op plan.pdf	03/21/2022
MISCELLANEOUS	flow chart.pdf	03/21/2022
MENU	Menu.pdf	03/21/2022
MISCELLANEOUS	Transmittal letter.pdf	03/21/2022
QUESTIONNAIRE	Deck PQ #3222.pdf	03/21/2022
QUESTIONNAIRE	Eastham PQ #3222.pdf	03/21/2022
QUESTIONNAIRE	RWA PQ #3222.pdf	03/21/2022

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CEC Entertainment (Arizona),LLC
Organizational chart

CEC Brands, LLC
Note: members are investors only

VP/Asst Sec: David A. Deck

CEC Entertainment Holdings II, LLC
A Delaware LLC
100% Member: CEC Brands, LLC

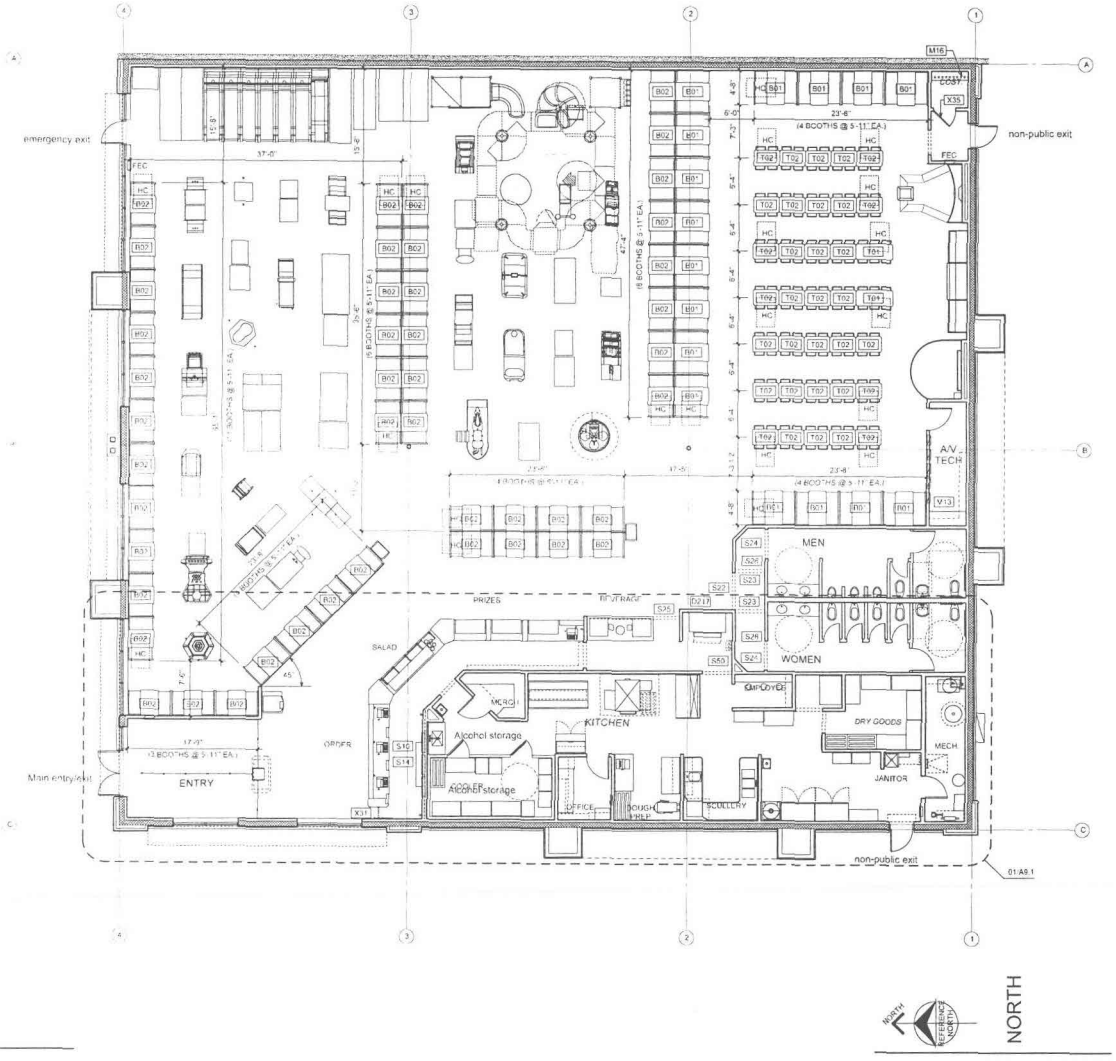
VP/Asst Sec: David A. Deck

CEC ENTERTAINMENT (Arizona), LLC [licensee]
A Delaware LLC
ACC #23178746 approved 2/4/2021
100% Member: CEC Entertainment Holdings II, LLC

VP/Asst Sec: David A. Deck

Chuck E Cheese's #3222
Approx 12,320 s.f.

(Entire premise licensed for alcohol storage, display, sales, and consumption)



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Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ, 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 189744

RESTAURANT OPERATION PLAN

1. Name of restaurant (Please print): Chuck E Cheese's #3222

2. List equipment below by Make, Model, and Capacity : **(PROVIDE THE FOLLOWING ITEMS ONLY, NO ATTACHMENTS)**

Grill	n/a
Oven	Large pizza oven
Freezer	2-door reach in
Refrigerator	Walk in standard cooler; salad cooler
Sink	3-compartment sink; vegetable sink; hand sinks
Dish Washing Facilities	Dishmachine and rinse sink
Food Preparation Counter (Dimensions)	custom two-sided pizza make tables, custom prep; custom dough table, custom 5'
Other	exhaust hoods; mixer; dough roller, ice machine, graters, compactors, warmers, coffee brewer

3. Attach a copy of your full menu **including prices**
(examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).

4. List the **seating capacity** for:

   a. Restaurant dining area of your premises: **(Do not include patio seating)** [426]

   b. Bar area of your premises: [+ 0]

   c. Total dining and bar seating capacity of your premises: [= 426]

5. What Type of dinnerware and utensils are utilized within your restaurant?

☐ Reusable ☑ Disposable ☐ Both

6. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☑ No

(**If yes, what percentage of the public floor space does this area cover?**) _____%

7. What percentage of your public premises is used primarily for restaurant dining?

(**Do not include kitchen, bar, hi-top tables, or game area.**) 70 %

Individuals requiring ADA accommodations call (602) 542-9027.

8. Does your restaurant contain any games, televisions, or any other entertainment? ☑ YES ☐ No
(If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

video skill games
skill games
televisions in the showroom
interactive TV
(all typical games found in a Chuck E
E Cheese's pizza restaurant

9. Do you have live entertainment or dancing? ☐ YES ☒ No
(If yes, what type and how often 8.5
example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	10-20 full/part time
Bartenders	
Hostesses	
Managers	1-5
Servers	10-20 full/part time
Other ( )	
Other ( )	
Other ( )	

I, Ryan Witner Anderson, Agent, hereby declare that I am the APPLICANT filing this application. I have read this application and the contents and all statements true, correct and complete.

X _____
(Signature of APPLICANT)

NOTARY

State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this 10th day of March 2022
Day Month Year

My Commission Expires on: CYNTHIA MARIE AMBROZIC
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 586888
MY COMMISSION EXPIRES
SEPTEMBER 15, 2024

Signature of Notary Public

Individuals requiring ADA accommodations call (602) 542-9027.

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

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CEC #3222

RECORDS REQUIRED FOR AUDIT
Applies to Series 11 (Hotel/Motel W/Restaurant) & Series 12 (Restaurant) Only

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH YOUR DLLC RECORDS

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
2. A list of ***all*** food and liquor vendors
3. The restaurant menu used during the audit period
4. A price list for alcoholic beverages during the audit period
5. Mark-up figures on food and alcoholic products during the audit period
6. A recent, ***accurate*** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
7. Monthly Inventory Figures - beginning and ending figures for food and liquor
8. Chart of accounts (copy)
9. Financial Statements-Income Statements-Balance Sheets
10. General Ledger
    - A. Sales Journals/Monthly Sales Schedules
        - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
        - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
        - 3) Dated Guest Checks
        - 4) Coupons/Specials/Discounts
        - 5) Any other evidence to support income from food and liquor sales
    - B. Cash Receipts/Disbursement Journals
        - 1) Daily Bank Deposit Slips
        - 2) Bank Statements and canceled checks
11. Tax Records
    - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
    - B. Income Tax Return - city, state and federal (copies)
    - C. Any supporting books, records, schedules or documents used in preparation of tax returns
12. Payroll Records
    - A. Copies of all reports required by the State and Federal Government
    - B. Employee Log (A.R.S. §4-119)
    - C. Employee time cards (actual document used to sign in and out each work day)
    - D. Payroll records for all employees showing hours worked each week and hourly wages

(464111)

Individuals requiring ADA accommodations please call (602)542-9027

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13. Off-site Catering Records (must be complete and separate from restaurant records)

A. All documents which support the income derived from the sale of food off the license premises.

B. All documents which support purchases made for food to be sold off the licensed premises.

C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

1."Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
2."Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises, regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

NOTARY

I, (Print Full Name) Ryan Witner Anderson, Agent, have read and understand all aspects of this statement

X (Signature) _____
Controlling Person / Agent

State of Arizona County of Maricopa
the foregoing instrument was acknowledged before me this

10th Day of March Month 2022 Year

My commission expires on: ~~MARICOPA COUNTY~~

CYNTHIA MARIE AMBROZIC
NOTARY PUBLIC - ARIZONA
COMMISSION # 586888
MY COMMISSION EXPIRES
SEPTEMBER 15, 2024

_____
Signature of NOTARY PUBLIC

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

CHUCK E. CHEESE'S



WINGS & MORE

WINGS Sauces: Buffalo • BBQ • Sweet Chili

Small	Family	Party	XL Party
Serves Approx. 2	Serves Approx. 4	Serves Approx. 6	Serves Approx. 8
$8.99	**$17.49**	**$25.99**	**$34.49**
(Cal. 490/serv.)	(Cal. 490/serv.)	(Cal. 490/serv.)	(Cal. 490/serv.)

Traditional Wings or Boneless

ADDITIONS

Sampler Platter
Wings, Breadsticks, Fries, Celery
Party Size $17.99 (Cal. 3200)
Family Size $9.99 (Cal. 1600)

Cheesy Bread $5.49
6 Sticks (Cal. 137/stick)

NEW Buffalo Cheesy Bread
$6.99 6 Sticks (Cal. 145/stick)

NEW Parmesan Breadsticks
$4.49 8 Sticks (Cal. 110/stick)

Large Fries $2.49 (Cal. 660)

DESSERTS



NEW Churros $2.99
4 Sticks (Cal. 105/stick)

Apple Pizza $2.99
6 Slices (Cal. 100/slice)

Cinnamon Breadsticks $2.99
6 Sticks (Cal. 136/stick)

SANDWICHES

All served with your choice of Fresh Fruit (Cal. 50), Carrot Slims (Cal. 30) or French Fries (Cal. 300).

BBQ Chicken Ciabatta
BBQ Chicken, Colby-Jack, Crispy Onions, Lettuce, Tomato & Lite Ranch $6.99 (Cal. 810-1110)

Italian Sub Ciabatta
Ham, Pepperoni, Mozzarella, Red Onion, Lettuce, Tomato, Balsamic Vinaigrette & Mayo $6.99 (Cal. 910-1210)

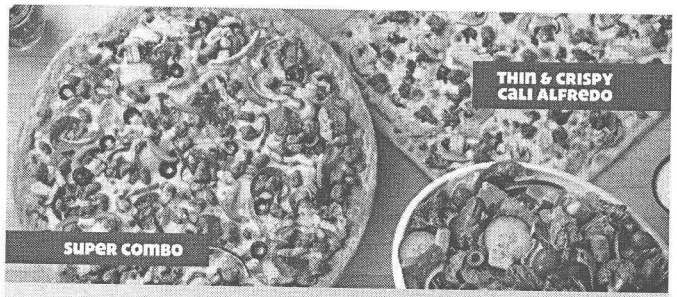
NEW Chicken Caesar Wrap
Chicken, Romaine, Caesar Dressing and Parmesan in a Whole Wheat Wrap $6.99 (Cal. 700-1000)

NEW Club Wrap
Ham, Chicken, Bacon, Colby-Jack, Lettuce, Tomato & Mayo in a Whole Wheat Wrap $6.99 (Cal. 760-1060)

KIDS Menu

Chicken Nuggets
$8.99 (Cal. 500)
Kids' Size $3.99 (Cal. 250)

NEW Pretzel Dog $3.99 (Cal. 400)



PIZZAS & SALAD

Make Any Individual, Large or Extra Large Pizza **Thin & Crispy.** (Cal. 85/slice | 130/slice | 130/slice)

Individual	Medium	Large	Extra Large
6 Slices **$5.99**	10 Slices **$9.99**	12 Slices **$12.99**	16 Slices **$15.99**
(Cal. 85/slice)	(Cal. 135/slice)	(Cal. 150/slice)	(Cal. 150/slice)
Add Topping .89¢	Add Topping $1.79	Add Topping $1.99	Add Topping $1.99

TOPPINGS (Cal. 1-20/slice | 1-30/slice | 1-45/slice | 1-45/slice)

Bacon	Canadian Bacon	Fresh Spinach	Mushrooms	Red Onions
Beef	Chicken	Green Peppers	Pepperoni	Sausage
Black Olives	Crispy Onions	Jalapeños	Pineapple	Tomatoes

SPECIALTY PIZZAS

Medium $12.99 | Large $16.99 | Extra Large $19.99

Super Combo
Pepperoni, Sausage, Beef, Black Olives, Mushrooms, Red Onions & Green Peppers
(Cal. 165/slice | 185/slice | 185/slice)

NEW BBQ Chicken
BBQ Sauce, Chicken, Crispy Onions & Green Peppers
(Cal. 190/slice | 210/slice | 210/slice)

Veggie
Black Olives, Mushrooms, Red Onions, Green Peppers & Tomatoes
(Cal. 145/slice | 165/slice | 165/slice)

Gluten-Free $5.99 (Cal. 370)

All-Meat Combo
Pepperoni, Sausage, Canadian Bacon, Beef & Bacon
(Cal. 170/slice | 200/slice | 200/slice)

NEW Cali Alfredo
Spinach, Alfredo Sauce, Sausage, Mushrooms & Chicken
(Cal. 180/slice | 210/slice | 210/slice)

SALAD BAR

$6.99 Per Person (Cal. 2-200).
Add Chicken for $1.79 (Cal. 120).

BEVERAGES



Regular Beer $2.99 (Cal. 145)
Large Beer $3.99 (Cal. 245)
Wine Copa Di Vino $4.99 (Cal. 155)

Soft Drinks • Iced Tea • Bottled Water • Milk
Apple Juice • Coffee (Cal. 0-170)



EAT & PLAY VALUES

1	2	3
30 Tokens	80 Tokens	80 Tokens
Large 1-Topping Pizza	Large 1-Topping Pizza	2 Large 1-Topping Pizzas
4 Soft Drinks	4 Soft Drinks	4 Soft Drinks
$29.99	**$39.99**	**$49.99**
(Cal. 195/slice Soft Drink 0-170)	(Cal. 195/slice Soft Drink 0-170)	(Cal. 195/slice Soft Drink 0-170)

4 15 Game Tokens
Medium 1-Topping Pizza, 2 Soft Drinks **$19.99**
(Cal. 165/slice | Soft Drink 0-170)

Upgrade any Large Pizza to a Extra Large (Cal. 195/slice) **for just $3. Substitute Milk** (Cal. 120) **or Apple Juice** (Cal. 80) **for kids' beverage.**

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

TOKEN PACKAGES

30 TOKENS	80 TOKENS	150 TOKENS
$10 (33¢ Each)	**$20** (25¢ Each)	**$30** (20¢ Each)

Menu pricing may vary by location and are subject to change.

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Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

FP current 10-29-2021

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 189744

1. Check the Appropriate Box →

☐ Controlling Person ☑ Agent ☐ Premises Manager (complete all questions except #12)

2. Name: Anderson (Last) Ryan (First) Witner (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: AZ

4. Place of birth: Pomona (City) CA (State) USA (COUNTRY (not county)) Height: 6'4" Weight: 230 Eyes: Blue Hair: Brown

5. Name of current/most recent spouse: Anderson (Last) Dina (First) Lambrou (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: 2001

7. Daytime telephone number: (480) 304-8300 E-mail address: psines@gamlaw.com

8. Business Name: Chuck E Cheese's #3222 Business Phone: 623 535 0529

9. Business Location Address: 13371 W McDowell Road (Street (do not use PO Box)) Goodyear (City) AZ (State) Maricopa (County) 85395 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
9/2001	CURRENT	Law Firm	Guttilla Murphy Anderson - 5415 E High St #200 - Phoenix, AZ 85054

(ATTACH ADDITIONAL SHEET IF NECESSARY)

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11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
7/2011	CURRENT	21823 N 37th Terrace - Phoenix, AZ 85050

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☑No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** Ryan Witner Anderson hereby declare that I am the (Agent)/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of Arizona County of Maricopa

My Commission Expires: _____ **The foregoing instrument was acknowledged before me this**

10th Day of March 2022
Day Month Year

CYNTHIA MARIE AMBROZIC
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 586888
MY COMMISSION EXPIRES
SEPTEMBER 15, 2024

Date

_____
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ **SIGNATURE:** _____

'22 3 25 Liq. Admin PM 1:55

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

FP current 10-29-2021

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 189744

1. **Check the Appropriate Box** →

☑ Controlling Person ☐ Agent ☐ Premises Manager (complete all questions except #12)

2. Name: DECK (Last) DAVID (First) AARON (Middle) Birth Date [redacted] (NOT a public record)

3. Social Security # [redacted] Driver License#: [redacted] State: TX

4. Place of birth: Rockledge (City) FL (State) USA (COUNTRY (not county)) Height: 6'0" Weight: 220 Eyes: Blue Hair: Blonde

5. Name of current/most recent spouse: Deck (Last) Katie (First) Marianne (Middle) Birth Date [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency: n/a

7. Daytime telephone number: (972) 258-8507 E-mail address: psines@gamlaw.com

8. Business Name: Chuck E Cheese's #3222 Business Phone: 623 / 535 / 0529

9. Business Location Address: 13371 W McDowell Road (Street (do not use PO Box)) Goodyear (City) AZ (State) Maricopa (County) 85395 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
7/1999	CURRENT	Attorney/Corp Secretary	Peter Piper, LLC - 1707 Market Pl Blvd #200 - Irving, TX 75063

(ATTACH ADDITIONAL SHEET IF NECESSARY)

'22 3 25 Liq Admin PM 1 55

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
6/2016	CURRENT	3720 Cameroon Lane - McKinney, TX 75071
7/2015	6/2016	313 Fisherman Trail - Melissa, TX 75454

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14.** ☐Yes ☑No

13. ~~Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years?~~ ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) David Aaron Deck hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of Texas County of Dallas

The foregoing instrument was acknowledged before me this

My Commission Expires on: 08/02/2025 (Date) 5th (Day) Day of October (Month), 2021 (Year)

Jayda S Moss
Notary Public, State of Texas
Comm. Expires 08/02/2025
Notary ID 13316849-0

Jayda S. Moss
Signature of Notary

~~The Licensee has authorized the person named on this questionnaire to act as manager for the above License.~~

~~PRINT NAME:~~ _____ ~~SIGNATURE:~~ _____

'22 3 25 Liqr.Admin PM 1:55

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

FP current 01-14-2022

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 189744

1. **Check the Appropriate Box** →

☐ Controlling Person ☐ Agent ☑ Premises Manager (complete all questions except #12)

2. Name: EASTHAM (Last) MARK (First) DANIEL (Middle) Birth Date [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: AZ

4. Place of birth: Chicago Heights (City) IL (State) USA (COUNTRY (not county)) Height: 5'11" Weight: 175 Eyes: Blue Hair: Brown

5. Name of current/most recent spouse: Eastham (Last) Jennifer (First) Lynn (Middle) Woodin Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: August 2004

7. Daytime telephone number: 602-931-2242 E-mail address: psines@gamlaw.com

8. Business Name: Chuck E Cheese's #3222 Business Phone: 623 535 0529

9. Business Location Address: 13371 W McDowell Road (Street (do not use PO Box)) Goodyear (City) AZ (State) Maricopa (County) 85395 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
2/2005	CURRENT	Director of Operations	Peter Piper Inc. - 4745 N. 7th Street, Phoenix, AZ 85014

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Individuals requiring ADA accommodations please call (602)542-2999
(464108)

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
3/2019	CURRENT	2383 N 160th Avenue - Goodyear, AZ 85395
10/2013	3/2019	19356 W Denton Street - Litchfield Park, AZ 85340

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. ~~As a Controlling Person or Agent, will you be physically present and operating the licensed premises?~~ ☐Yes ☐No
~~If you answered YES, then answer~~ **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☑Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Mark Daniel Eastham hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [signature]

State of Arizona County of Pima

The foregoing instrument was acknowledged before me this

My Commission Expires on: July 11, 2025

14th Day of October Month 2021 Year

LAURA MABETH MORENO
Notary Public - State of Arizona
PIMA COUNTY
Commission # 609771
Expires July 11, 2025

Laura Mabeth Moreno
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Ryan Witner Anderson, Agent SIGNATURE: [signature]

Individuals requiring ADA accommodations please call (602)542-2999

100323311

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

- ☐ On-sale
- ☐ Off-sale
- ■ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Mark Eastham
Full Name (please print)

Signature

10/23/2021
Training Completion Date

10/23/2024
Certificate Expiration Date
(three years from completion date)

Training Provider Information

ABC – Arizona Business Council for Alcohol Education
Company Name

8155 North 24th Avenue, Suite A; Phoenix, Arizona 85021
Mailing Address

(602) 285-1396
Daytime Contact Phone Number

I, Jesus Altamirano, certify that the above named individual did successfully complete Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).
Instructor Name (please print)

Instructor Signature

20 / 10 / 2021
Day / Mo / Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)
Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)
Bar (series 6)
Private Club (series 14)
Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

22 3 25 LiqAdmin PM 1:50

100323316

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Mark Eastham

Full Name (please print)

Signature

10/24/2021 — 912 — 10/24/2024

Training Completion Date — Certificate Expiration Date (three years from completion date)

Training Provider Information

ABC – Arizona Business Council for Alcohol Education

Company Name

8155 North 24th Avenue, Suite A; Phoenix, Arizona 85021

Mailing Address

(602) 285-1396

Daytime Contact Phone Number

I, Jesus Altamirano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature — 20 — 10 — 2021
Day / Mo / Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

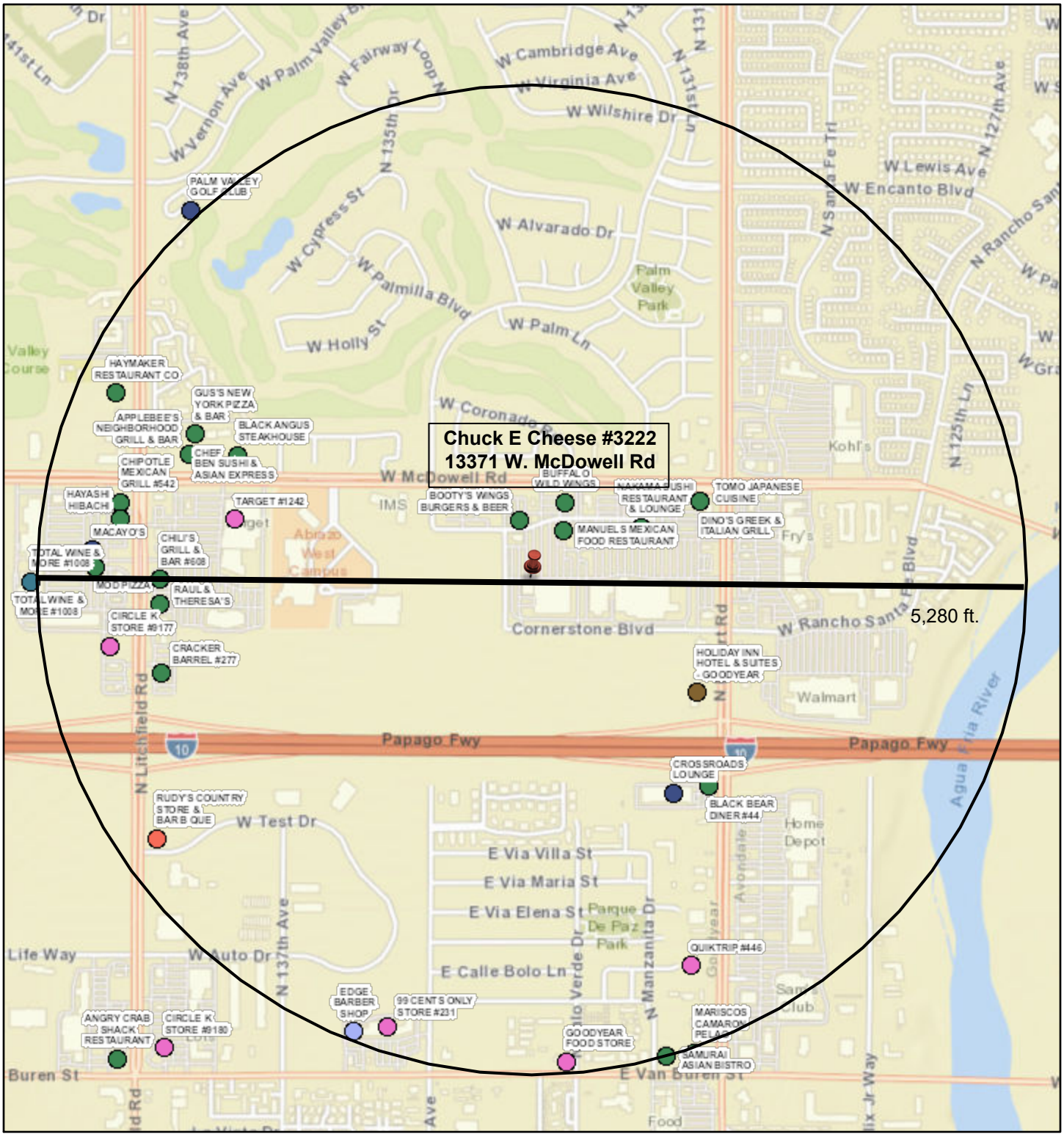
Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

'22 3 25 Liq Admin PM 1 55

Liquor License Evaluation - Chuck E Cheese #3222



4/15/2022 11:58:43 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

September 2021 Liquor License Locations

- BYOB
- Bar
- Beer & Wine Bar
- Beer and Wine Store
- Beer and Wine Store Sampling
- Government
- Hotel
- Liquor Store
- Liquor Store Sampling

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Goodyear

Clerk and Recorder
City of Goodyear

Liquor Licenses within One Mile – Chuck E Cheese #3222

Applicant Address 13371 W. McDowell Rd Goodyear, AZ 85395

Business Name	Address	Distance from Applicant Address	License Series
Liquor Establishments			
MANUELS MEXICAN FOOD RESTAURANT	13319 W MCDOWELL RD	702.56 ft	12
BOOTY'S WINGS BURGERS & BEER	13375 W MCDOWELL RD STE 101	714.82 ft	12
BUFFALO WILD WINGS	13311 W MCDOWELL RD	986.56 ft	12
NAKAMA SUSHI RESTAURANT & LOUNGE	13215 W MCDOWELL RD STE D-3	1,366.64 ft	12
DINO'S GREEK & ITALIAN GRILL	1550 N DYSART RD #B8	2,050.93 ft	12
TOMO JAPANESE CUISINE	1550 N DYSART RD #A7 A8 A9	2,050.93 ft	12
HOLIDAY INN HOTEL & SUITES - GOODYEAR	1188 N DYSART RD	2,118.71 ft	11
CROSSROADS LOUNGE	950 N DYSART RD	2,686.29 ft	6
BLACK BEAR DINER #44	980 DYSART RD	2,863.53 ft	12
TARGET #1242	1515 N LITCHFIELD RD	3,216.06 ft	10
BLACK ANGUS STEAKHOUSE	13766 W MCDOWELL RD	3,412.8 ft	12
APPLEBEE'S NEIGHBORHOOD GRILL & BAR	13832 W MCDOWELL RD	3,900.47 ft	12
GUS'S NEW YORK PIZZA & BAR	13824 W MCDOWELL RD #A100	3,926.11 ft	12
CHEF BEN SUSHI & ASIAN EXPRESS	13824 W MCDOWELL RD	3,926.11 ft	12
CHILI'S GRILL & BAR #608	1371 N LITCHFIELD RD	3,934.57 ft	12
RAUL & THERESA'S	1363 N LITCHFIELD RD	3,948.53 ft	12
CRACKER BARREL #277	1209 N LITCHFIELD RD	4,028.44 ft	12
QUIKTRIP #446	550 N DYSART RD	4,390.08 ft	10
HAYASHI HIBACHI	1480 N LITCHFIELD RD	4,424.82 ft	12
CHIPOTLE MEXICAN GRILL #542	1560 N LITCHFIELD RD	4,449.26 ft	12
CIRCLE K STORE #9177	1264 N LITCHFIELD RD	4,510 ft	10
MOD PIZZA	1380 N LITCHFIELD RD K3A	4,628.78 ft	12
MACAYO'S	1474 N LITCHFIELD RD	4,669.37 ft	6
RUDY'S COUNTRY STORE & BAR B QUE	845 N LITCHFIELD RD	4,798.07 ft	7
HAYMAKER RESTAURANT CO	1800 N LITCHFIELD RD	4,878.35 ft	12
99 CENTS ONLY STORE #231	13540 W VAN BUREN ST	4,929.55 ft	10
GOODYEAR FOOD STORE	13310 W VAN BUREN ST	5,082.79 ft	10
SAMURAI ASIAN BISTRO	330 N DYSART RD # 101	5,212.9 ft	12

Places of Worship			
RIVER CITY CHURCH	1781 N. CENTRAL AVE	2,408.44 ft	
IGLESIA CRISTIANA VIDA ETERNA	13390 W VAN BUREN ST	4,656.25 ft	

Series Legend:

Alternating Proprietorship (20)
Bar (6)
Beer & Wine Bar (7)
Beer & Wine Store (10)
Beer & Wine Store (10) with Sampling Privleges
Private Club (14)
Conveyance (8)
Craft Distiller (18)
Custom Crush (21)
Direct Shipment (17W)
Government (5)
Hotel (11)
Producer: In State (1)
Producer: Out of State (2)
Producer: Limited out of State (2L)
Producer: Out of State Winery (2W)
Producer: Out of State Microbrewery (2M)
Liquor Store (9)
Liquor Store (9) with Sampling Privleges
Microbrewery (3)
Restaurant (12)
Restaurant (12) with Growler Privileges
Special Event Contractor (SEC)
Wholesaler (4)
Winery (13)
Tasting Room (19)

ITEM #: 3.
DATE: 05/23/2022
AI #:912

CITY COUNCIL ACTION REPORT

SUBJECT: ARIZONA DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT COOPERATIVE AGREEMENT FOR WILDLAND FIRE DEPLOYMENTS

STAFF PRESENTER(S): Tim Wayne, Interim Fire Chief

SUMMARY

The Arizona Department of Forestry and Fire Management Cooperative Agreement will enable Goodyear Fire Department (GFD) to submit for reimbursement for costs associated with wildland deployments.

Recommendation

Authorize the City Manager or her designee to execute the Arizona Department of Forestry and Fire Management Cooperative Agreement. (Tim Wayne, Interim Fire Chief)

FISCAL IMPACT

Should GFD respond to a wildland deployment, the equipment and salary costs, which covers the deployed employee and most backfill costs will be reimbursed. These costs are submitted to the Arizona State Forester's Division for reimbursement at the rate listed in the Cooperative Rate agreement. In FY2021, GFD received a total of $303,781 in reimbursement fees for seventeen deployments.

BACKGROUND AND PREVIOUS ACTIONS

The GFD has participated in wildland fire deployments beginning in 2004 to present. GFD provides personnel and equipment resources to manage wildland fire incidents that typically occur in the western region of the United States. The GFD Wildland team has deployed to Colorado, Oregon, and California in recent years. The number of deployments varies greatly depending on the number occurrences and severity of the incidents. In the FY20-21 wildland season, GFD responded to 17 deployments.

STAFF ANALYSIS

The Arizona Department of Forestry and Fire Management's mission is to foster, maintain, and enhance collaboration with partners, stakeholders, and cooperators to proactively promote the health and safety of Arizona's forests, woodlands, deserts and watersheds; encourage fire-adapted communities; provide leadership and oversight of resources in wildfire response; and ensure fire safety in public buildings through the enforcement of the state fire code.

This agreement between Arizona Forestry and the City allows for utilization of State resources, if necessary, for wildland fires within the Goodyear city limits. The agreement also provides reimbursement associated with fire deployment for wildland activities outside of Goodyear to include costs associated with fire suppression activities including equipment and manpower. The annual reimbursement rates are established by the Annual Operating Plan for Cooperative Fire Rate Agreement. The agreement will continue for ten years from the effective date but may be terminated by either party within thirty days.

The GFD Wildland Deployment Team is critical part of the statewide network, consisting of local fire departments and fire districts, which provide emergency response services. The GFD Wildland Deployment Team supports the mission of the Department of Forestry and Fire Management. Staff recommends approval of this Agreement between the City and the Arizona State Forester.

Attachments

AZ Dept. Forestry and Fire Management Cooperative Agreement

Contract No. _FD-22-0184-ASF-A4S__

ARIZONA DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT
COOPERATIVE AGREEMENT

This Cooperative Agreement ("Agreement") is made by and between ___**City of Goodyear**_____ hereinafter referred to as the Cooperator, and the State Forester (collectively the "Parties"). This Agreement supersedes all previous Memorandums of Understanding and Cooperative Intergovernmental Agreements and will become effective upon the final signature.

WITNESSETH:

WHEREAS the Cooperator wishes to enter into a Cooperative Agreement with the State Forester for the protection of its forests and wildlands as authorized under A.R.S. Sections 37-1303, 37-1302(13), 9-240(B)(7)(a) and 48-805(B)(17) and; the protection of forest, wild and agricultural lands, and rural structures as provided for within the Cooperative Forestry Assistance Act, 16 U.S.C. Section 2106; and

WHEREAS it is in the best interest of the State of Arizona to have wildland fires detected and suppressed quickly before they become large and more difficult to control; and

WHEREAS the Cooperator represents that it is a duly constituted fire department, fire district, or political subdivision of the State authorized to provide fire protection within the boundaries of the map attached hereto and by reference made a part hereof (Appendix A); and

WHEREAS the Cooperator may have a limited number of units of firefighting equipment that can be made available to the State Forester for fire suppression work; and

WHEREAS the Cooperator may have the capability to respond and suppress fires under the jurisdiction of the State Forester on a more timely and effective basis than any other assets or resources in the state; and

WHEREAS the Cooperator can more adequately carry out this function if additional equipment and technical assistance is available; and

WHEREAS the State Forester may have a limited number of units of firefighting equipment that can be made available to fire associations, fire districts, and incorporated fire departments involved in fire suppression; and

WHEREAS it has been determined to be advantageous to the State Forester in the proper discharge of his responsibilities to make certain equipment available to the Cooperator;

NOW THEREFORE, the parties to this Agreement do hereby agree as follows:

A. THE STATE FORESTER AGREES:

1. To make available organizational assistance, technical training and other expertise as available on his staff;

2. To provide State Forester's and other wildland fire training resources and funding when deemed available by the State Forester;

3. To provide State resources and resources under State agreement to the Cooperator for wildland fire suppression, pre-suppression, and for unplanned all-risk emergencies within the Cooperator's boundary or service area when requested by the Cooperator and deemed available by the State

Forester. Per A.R.S. 37-1305H, the State Forester may require reimbursement for cost incurred for these requested resources. The State Forester will determine as soon as practical after each request, the need for reimbursement. This determination will be based upon one or more of the following factors; the type of request, resources furnished, jurisdiction, land ownership, threat, state or federal emergency declaration status, and the actual costs of those resources to the State.;

4. To pay and reimburse the Cooperator, out of State Forestry allocated funding, for fire suppression activities, equipment and manpower at the rates established per the Cooperative Fire Rate Agreement (FM104) on file with the State Forester; provided, however, that payment shall be made only for such activities on lands outside the Cooperator's established boundaries or service area when requested by the State Forester;

5. That the Cooperator may refuse to furnish manpower and equipment when requested by the State Forester if by so doing it would reduce the Cooperator's resources to a level where it could no longer maintain an adequate level of fire protection on lands within its boundary or service area;

6. To make available such firefighting and training equipment as can be obtained and is suitable for the use of the Cooperator in fire management work and wildland fire training;

7. That title to all accessories, tools, equipment, sirens, etc., which the Cooperator adds or attaches to state equipment provided by the State Forester will remain the property of the Cooperator and the Cooperator shall remove same prior to returning same equipment to the State Forester;

8. To pay and reimburse the Cooperator, out of State Forestry allocated funding, for instructors conducting approved fire training instruction, at the State Forester’s request and at the rate for instructors included in the Arizona State Forester’s Emergency Pay Plan plus travel expenses, if applicable, at the approved state rates;

9. That no reimbursement for loss, damage or destruction of equipment due to ordinary wear and tear will be made;

10. To provide necessary forms as needed by the Cooperator in executing his responsibilities under this Agreement;

11. To the extent possible, to assist the Cooperator in ordering and obtaining fire training material and equipment through the federal supply system (GSA, NWCG, & NIFC);

12. That the Cooperator may purchase wildland firefighting equipment and supplies through the State Forester's procurement system.

B. THE COOPERATOR AGREES:

1. To respond to and engage in fire suppression actions on all wildland fires on State and Private lands within the Cooperator’s boundary or service area as set forth in attached Appendix A at the Cooperator's expense;

2. To respond and engage in wildland fire suppression, pre-suppression, and for unplanned all-risk emergencies upon lands under the jurisdiction of the State Forester located outside the Cooperator's boundary or service area as set forth in attached Appendix A at such time and with equipment and manpower available as requested by the State Forester;

3. To maintain and make available for use at the request of the State Forester manpower and equipment subject to the provisions of the Cooperative Fire Rate Agreement (FM 104);

4. To accept direction and supervision by the State Forester or his duly authorized representatives

while engaged in suppression or other activities at the State Forester's request;

5. To submit a State Forester's Arizona Individual Wildland Fire Report (Wild-RPT-1) within 15 days, for each wildland fire that the Cooperator responds to outside their jurisdiction, on which they are the incident commander;

6. To provide the State Forester with a summary report on all known wildland fires inside their jurisdiction on a calendar year basis by February 1st of each year;

7. That if the Cooperator agrees to provide approved wildland firefighting training courses at the State Forester's request, the courses will meet the standards set by the National Wildfire Coordinating Group for the Wildland and Prescribed Fire Qualification System;

8. To provide to the State Forester, for approved training courses, a summary report on courses provided, number of students trained, and number of fire departments represented on a calendar year on a quarterly basis;

9. To participate to the extent possible in fire prevention activities within their boundary or service area as requested by the State Forester;

10. To submit claims for reimbursement to the State Forester within thirty (30) days after release of its manpower and/or equipment in the manner and form prescribed by the State Forester;

11. To submit claims for reimbursement to the State Forester within thirty (30) days after completion of authorized training courses in the manner and form prescribed by the State Forester;

12. To maintain wildland fire training qualifications as set forth by the State Forester;

13. To accept and use equipment obtained from the State Forester pursuant to this agreement ("Assigned Equipment");

14. To maintain the Assigned Equipment in operable condition and state of readiness, and promptly report any loss or damage of such equipment to the State Forester;

15. To obtain prior approval for any planned alterations of the Assigned Equipment from the State Forester;

16. To provide adequate shelter from the weather elements for the Assigned Equipment;

17. Upon request, to promptly provide the State Forester with a report of the condition of Assigned Equipment;

18. That the Assigned Equipment may not be sold, transferred, loaned or otherwise disposed of, or traded, but must be returned to the State Forester unless part of the Firefighter Program (FFP) through the Department of Defense and US Forest Service and the agreement there of;

19. To require any contractors or subcontractors of the Cooperator operating under this Agreement to maintain the following minimum insurance coverage.

***Insurance Requirements* for Any Contractors Used by a Party to the Agreement:**

The *insurance requirements* herein are minimum requirements and in no way limit the indemnity covenants contained in this Agreement. The State of Arizona in no way warrants that the minimum limits contained herein are sufficient to protect the Cooperator or its contractors or subcontractors from liabilities that might arise out of the performance of the work under this Agreement by the Cooperator, its agents, representatives, employees, contractors or subcontractors, and Cooperator and its contractors and

subcontractors are free to purchase additional insurance.

A. <u>MINIMUM SCOPE AND LIMITS OF INSURANCE</u>: Contractor shall provide coverage with limits of liability not less than those stated below. The term "Contractor" throughout this Section 19 refers only to a contactor or subcontractor of the Cooperator, if any. None of the obligations under this Section 19, other than the duty of the Cooperator to provide a Certificate of Insurance under Section 19.1 are applicable to the Cooperator.

1. <u>Commercial General Liability – Occurrence Form</u>
   Policy shall include bodily injury, property damage, personal and advertising injury and broad form contractual liability.

   - General Aggregate $2,000,000
   - Products – Completed Operations Aggregate $1,000,000
   - Personal and Advertising Injury $1,000,000
   - Damage to Rented Premises $ 50,000
   - Each Occurrence $1,000,000

   a. The policy shall be endorsed **<u>(Blanket Endorsements are not acceptable)</u>** to include the following additional insured language: **"The State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor."** Such additional insured shall be covered to the full limits of liability purchased by the Contractor, even if those limits of liability are in excess of those required by this Contract.

   b. Policy shall contain a waiver of subrogation endorsement **<u>(Blanket Endorsements are not acceptable)</u>** in favor of the **"State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees"** for losses arising from work performed by or on behalf of the Contractor.

2. **Business Automobile Liability**
   Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Contract.

   - Combined Single Limit (CSL) $1,000,000

   a. The policy shall be endorsed **<u>(Blanket Endorsements are not acceptable)</u>** to include the following additional insured language: **"The State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor, involving automobiles owned, leased, hired or borrowed by the Contractor"**. Such additional insured shall be covered to the full limits of liability purchased by the Contractor, even if those limits of liability are in excess of those required by this Contract.

   <u>b.</u> Policy shall contain a waiver of subrogation endorsement **<u>(Blanket Endorsements are not acceptable)</u>** in favor of the **"State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees"** for losses arising from work performed by or on behalf of the Contractor.

   c. Policy shall contain a severability of interest provision.

3. Worker's Compensation and Employers' Liability

- Workers' Compensation — Statutory
- Employers' Liability

Each Accident	$1,000,000
Disease – Each Employee	$1,000,000
Disease – Policy Limit	$1,000,000

a. Policy shall contain a waiver of subrogation endorsement **(Blanket Endorsements are not acceptable)** in favor of the **"State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees"** for losses arising from work performed by or on behalf of the Contractor.

b. This requirement shall not apply to: Separately, EACH contractor or subcontractor exempt under A.R.S. § 23-901, AND when such contractor or subcontractor executes the appropriate waiver (Sole Proprietor/Independent Contractor) form.

B. ADDITIONAL INSURANCE REQUIREMENTS: The policies are to contain, or be endorsed **(Blanket Endorsements are not acceptable)** to contain, the following provisions:

1. The Contractor's policies shall stipulate that the insurance afforded the Contractor shall be primary insurance and that any insurance carried by the Department, its agents, officials, employees or the State of Arizona shall be excess and not contributory insurance, as provided by A.R.S § 41-621 (E).

2. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage provided by the Contractor shall not be limited to the liability assumed under the indemnification provisions of its Contract with the other governmental entity(ies) party to the IGA.

C. **NOTICE OF CANCELLATION**: With the exception of (10) day notice of cancellation for non-payment of premium, any changes material to compliance with this contract in the insurance policies above shall require (30) days written notice to the State of Arizona. Such notice shall be sent directly to the Department and shall be sent by certified mail, return receipt requested.

D. **ACCEPTABILITY OF INSURERS**: Contractors insurance shall be placed with companies licensed in the State of Arizona. Insurers shall have an "A.M. Best" rating of not less than A- VII or duly authorized to transact Workers' Compensation insurance in the State of Arizona. The State of Arizona in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

E. VERIFICATION OF COVERAGE: Contractor shall furnish the State of Arizona with certificates of insurance (ACORD form or equivalent approved by the State of Arizona) as required by this Contract. The certificates for each insurance policy are to be signed by an authorized representative.

All certificates and endorsements (**Blanket Endorsements are not acceptable**) are to be received and approved by the State of Arizona before work commences. Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of contract.

All certificates required by this Contract shall be sent directly to the Department. The State of Arizona project/contract number and project description are to be noted on the certificate of insurance. The State of Arizona reserves the right to require complete, certified copies of all insurance policies required by this Contract at any time.

F. **SUBCONTRACTORS**: Contractor's certificate(s) shall include all subcontractors as insureds under its policies or Contractor shall furnish to the State of Arizona separate certificates for each subcontractor. All coverages for subcontractors shall be subject to the minimum requirements identified above.

G. **APPROVAL**: Any modification or variation from the *insurance requirements* of this Section 19 must have prior approval from the State of Arizona Department of Administration, Risk Management Division, whose decision shall be final. Such action will not require a formal contract amendment, but may be made by administrative action.

H. **EXCEPTIONS**: In the event the Cooperator, Contractor or sub-contractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a Certificate of Self-Insurance or other Certificate of Insurance to the State Forester's Office as the Agent of the State of Arizona. If the contractor or sub-contractor(s) is/are a State of Arizona agency, board, commission, or university then none of the above shall apply.

20. INDEMNIFICATION:

Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers.

In addition, if and only if the Cooperator uses contractors or subcontractors, which decision the Cooperator may make in its sole and absolute discretion, the Cooperator shall cause its contractor(s) and subcontractors, if any, to defend, indemnify, and hold harmless the State of Arizona, any jurisdiction or agency issuing any permits for any work arising out of this Agreement, and their respective directors, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, reasonable attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the Cooperator's contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims to the extent arising from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable.

IT IS MUTUALLY AGREED:

1. That every obligation of either Party under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation; if funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by either Party at the end of the period for which funds are available. No liability shall accrue to either Party in the event this provision is exercised, and neither Party shall be obligated or liable for any future payments for any damages as a result of termination under this paragraph.

2. That the Cooperator will be hired and reimbursed, for suppression or other activities, as set forth in the "Cooperative Fire Rate Agreement" (FM104) as agreed to and attached as exhibit "B". This Cooperative Fire Rate will be part of the general Cooperative Agreement and attached at a later date and prior to hiring.

3. The equipment issued by the State Forester will be painted and identified and marked in a manner that will indicate the cooperation between the Cooperator and the State Forester, unless the equipment was acquired through the Firefighter Program and the title has been passed to the cooperator;

4. If the equipment is not used as provided by this agreement, the State Forester may remove said equipment upon written notification.

5. **Amendments**: This agreement may be modified only by a written amendment signed by both parties. However, if mutually agreed, the parties may enter into specific supplemental, written agreements, subject to appropriate approvals, to accomplish the goals of this agreement and to carry out its terms and conditions.

6. **Dispute Resolution**: In the event of a dispute, the parties agree to arbitrate the dispute to the extent required by A.R.S. Section 12-1518.

7. **Inspection and Audit of Records**: Pursuant to A.R.S. Sections 35-214 and -215, to the extent that they apply, the Cooperator shall retain all books, accounts, reports, files and other records ("Records") relating to this agreement for a period of five years after completion of the contract. All records shall be subject to inspection and audit by the State Forester at all reasonable times. Upon request, the Cooperator shall produce the original of any and all such records at the offices of the State Forester.

8. **Cancellation for Conflict of Interest**: Pursuant to A.R.S. Section 38-511, the either Party to the Agreement may, within three years after its execution, cancel this contract, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the State is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to this contract in any capacity, or a consultant to any other party to this contract with respect to the subject matter of the contract. The cancellation shall be effective when written notice from the Governor is received by all other parties to the contract of the cancellation, unless the notice specifies a later time.

9. **Nondiscrimination**: The parties agree to comply with Arizona Governor's Executive Order 2009-09 -"Prohibition of Discrimination in Contracts Non-Discrimination in Employment by Government Cooperators and Subcontractors, Superseding Executive Order 99-4 and Amending Executive Order 75-5."

10. **Third-Party Antitrust Violations**: The Cooperator assigns to the State any claim for overcharges resulting from antitrust violations to the extent that such violations concern materials or services supplied by third parties to the Cooperator toward fulfillment of this Agreement.

11. **Notices**: All notices required by this agreement shall be in writing delivered to the person and addresses specified below or to such other persons or addresses as either party may designate to the other party by written notice.

State Forester:	Cooperator:
Office of the State Forester	City of Goodyear
Arizona Dept. of Forestry & Fire Mgt.	190 N. Litchfield Rd.
1110 West Washington, Suite 500	Goodyear, AZ 85338
Phoenix, AZ 85007	623-932-2300
602-771-1400	
602-771-1421 fax	

12. **Immigration Compliance**: Cooperator warrants its compliance with all federal immigration laws and regulations that relate to their employees and its compliance with section 23-214, subsection A, and the compliance of any of its contractors or subcontractors. A breach of this warranty shall be deemed a material breach of the contract that is subject to penalties up to and including termination of the contract. The State retains the legal right to inspect the papers of any Cooperator, contractor or subcontractor employee who works on the contract to ensure that the Cooperator, contractor or subcontractor is complying with the warranty.

13. **Workers' Compensation:** For purposes of workers' compensation, an employee of a Party to this Agreement, who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of another Party pursuant to this Agreement, is deemed to be an employee of both the Party who is the primary employer and the Party under whose jurisdiction or control or within whose jurisdictional boundaries they are then working, as provided in A.R.S. §23-1022(D). The primary employer of such employee shall be solely liable for payment of workers' compensation benefits for the purpose of this section. Each Party herein shall comply with the provisions of A.R.S. §23-1022(E) by posting the notice required.

14. **Term:** This Agreement will continue (10) ten years from the effective date, unless terminated by either party by (30) thirty days written notice to the other.

15. **Compliance with Laws:** The Parties hereto shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.

In WITNESS WHEREOF the parties by and through their duly qualified acting officials have hereunto set their hands.

COOPERATOR:

_____
(Print Name)

_____
Signature

_____
Title

_____
Date

STATE FORESTER:

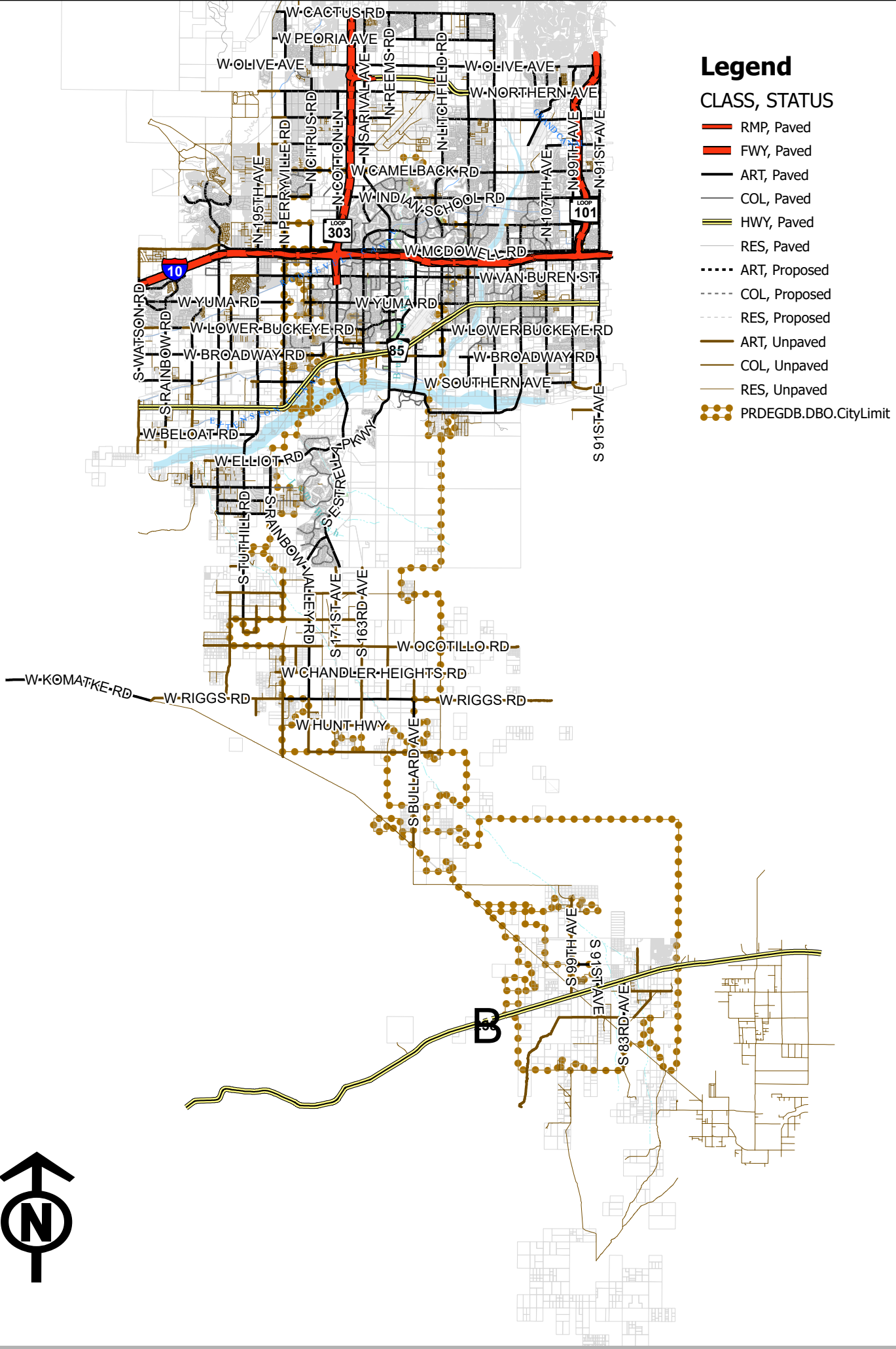
_David Tenney_____
Print Name

_____
Signature

State Forester

Title

Date



Legend

CLASS, STATUS

- RMP, Paved
- FWY, Paved
- ART, Paved
- COL, Paved
- HWY, Paved
- RES, Paved
- ART, Proposed
- COL, Proposed
- RES, Proposed
- ART, Unpaved
- COL, Unpaved
- RES, Unpaved
- PRDEGDB.DBO.CityLimit

CITY OF GOODYEAR

Arizona Department of Forestry and Fire Management
Annual Operating Plan (AOP) for Cooperative Fire Rate Agreement
Effective Date 2/1/2022

This Cooperative Fire Rate Agreement (CFRA) is entered into pursuant to the Governmental Agreement (GA) currently in effect between the State Forester and the Cooperator. The following terms and provisions apply, but in the event of a conflict between this Rate Agreement and the GA, the GA shall prevail.

Expenses incurred under this Agreement follows the most recent version of the Interagency Incident Business Management Handbook (Yellow Book). Cooperators under this Agreement are treated as Cooperators under the Yellow Book. In the event of a conflict between the Yellow Book, this Rate Agreement, and/or the GA, the GA shall prevail, followed by this Rate Agreement.

Resources assigned under this Agreement remain employees or property of the Cooperator however, while under assignment pursuant to this agreement, the State retains authority and direction over those resources. At any time, the Cooperator may choose to withdraw a resource from assignment, understanding that they will be subject to section 3, sub-section M of these provisions. Additionally, the resources shall remain covered by the Cooperator's workers' compensation and insurance while on assignment for the State. Accepting assignment under this agreement conveys acceptance of this AOP document.

Changes for 2022

- Changed General Provisions to Annual Operating Plan (AOP) throughout document.
- 2b: Minimum Staffing vi Type 6 Engine revised to include *2 Staffing only allowable for Smoke Check dispatched by AIDC
- 3(b)(d): Deleted Mileage rate
- 3(e): Added Staff utilized from another cooperator must be billed by the cooperator holding the equipment.
- 3(i): Changed vehicle to equipment
- 4(a): Added There may be changes to the reimbursement section once the Fire Billing System (FBS) is fully in place.
- 4(d): Added Cooperators borrowing personnel from another Cooperator must note the personnel and department name on the invoice.
- 4(b)f.ii: Removed Cooperator must receive authorization from the incident's incident Commander or Finance Section Chief, replaced with Cooperators must receive authorization from a supervisor.
- 4(b)f.ii: Removed began after 1900 hours, replaced with is 2 hours or less.
- 4(f): Removed A copy of the pay schedule with grade ranges shall accompany CFRA. Removed as per Section 4, Sub-section h
- 4(g): Deleted above the top step of, replaced with highest hourly rate
- 4(h): Added per defined workweek.
- 4(j): Added clean and accurate.
- 5(c): Added Personal items will not be reimbursed.

1. **Safety**:

(a) Resources assigned under this Agreement must follow National Wildland Coordinating Group (NWCG) standards. This includes training, qualifications, and the expectation that resources assigned will be expected to operate unsupported for the first 24 hours of an assignment. Failure to follow these standards may result in resources being removed from the fire line, sent home prior to the end of the assignment, and/or refusal to dispatch such resources to other incidents until the deficiencies are remedied.

(b) The Cooperator must comply with all applicable rules and regulations covered by the Arizona Industrial Commission Occupational Safety Codes, Title 23, Chapter 2, Article 10.

(c) Current NWCG Qualification standards apply. During initial response actions, minimum firefighter qualifications are completion of NWCG FFT2 qualifications. Individuals that are training at or above, or are qualified at or above single resource boss or unit leader level, must have been approved by the State Qualifications Committee.

(d) Cooperator personnel must be a minimum of: 18 years of age and in adequate physical condition to meet the NWCG Standard 310-1 designated work capacity test physical requirements for the position for which they were ordered and complete the annual refresher. Fire department personnel will carry a current, approved Incident Qualification Card showing the position for which they were ordered.

(e) In concordance with Federal incident driving guidelines, the State discourages any travel taking place between the hours of 2200 and 0500 unless there are extenuating circumstances to justify travel between these hours. These circumstances are situations where life and/or property are imminently threatened, or the incident is occurring within the resource's general response area and minimal travel distance is required to reach the incident. Ultimately, the responsibility for preventing and managing fatigue rests with the supervisor and resources involved.

(f) The Cooperator may be reimbursed only for equipment listed in IROC. Vehicles will be reimbursed at the rates set in the current AOP Appendix A: Acceptable Rates for CFRAs. Equipment may be designated to be paid an hourly rate, daily rate, or an all- inclusive rate on the CFRA. The all-inclusive rate will be at the tier rate as determined by DFFM. An all-inclusive rate is described in Section 3 Sub-section E of this document.

2. **Equipment Requirements:**

(a) Personal Protective Equipment: Cooperators must supply and utilize the following minimum required personal protective equipment:

a. Wildfire Incidents – According to NFPA 1977
b. Structure Fire Incidents – According to NFPA 1971
c. HAZMAT Incidents – According to NFPA 1991, 1994, and 1992
d. Technical Rescue Incidents – According to NFPA 1951
e. Medical Incidents – According to NFPA 1999
f. ARFF Incidents – According to NFPA 1976
g. Non-Operations Functions – According to NFPA 1975

(b) Condition of Equipment: Equipment furnished under this Agreement will be equipped to the standards listed in AOP Appendix C: Required Equipment. Equipment determined at the time of check in or inspection to be not in safe and operative condition or not compliant with Appendix C, may be rejected by the incident. No reimbursement will be made for rejected equipment.

a. Standard Staffing: Staffing for equipment is determined by capacity of the equipment and the number of personnel needed to effectively operate the equipment. Arizona Department of Forestry and Fire Management (DFFM) expects equipment to be staffed to the capacity allowed by the equipment. AOP Appendix B: Equipment Capability Guide, lists the staffing for each type of equipment based on NWCG and/or FEMA standards. DFFM recognizes that not all cooperators may be able to staff at maximum levels. Minimum staffing levels will be NWCG/FEMA minimum staffing. DFFM will allow Cooperators to staff their equipment to the maximum staffing numbers described in Section 2, Sub-section (B) b. **Chase trucks to allow for maximum staffing levels ARE NOT automatically authorized**. Chase trucks must be authorized on the resource order to be reimbursed.

b. Minimum Staffing for Wildfire Incidents:

Type	In-State	Out of State
i. Type 1 Engine:	3-4	4
ii. Type 2 Engine:	3-4	4-5
iii. Type 3 Engine:	3-5	4-5
iv. Type 4 Engine:	3-4	3-4
v. Type 5 Engine:	3-4	3-4
vi. Type 6 Engine:	*2, 3-4	3-4
vii. Type 7 Engine:	2-3	3
viii. Type 1 SPT Tender:	1-2	1-2
ix. Type 2 SPT Tender:	1-2	1-2
x. Type 3 SPT Tender:	1-2	1-2
xi. Type 1 TAC Tender:	2	2
xii. Type 2 TAC Tender:	2	2

*Staffing only allowable for Smoke Check dispatched by AIDC

c. Vehicle Operating Supplies: Operating supplies are to be provided by the Cooperator, the Yellow Book defines this as “wet”. Though all operating supplies are to be furnished by the Cooperator, the State may, at its option, elect to furnish such supplies when necessary to keep the equipment operating. The cost of such supplies will be deducted from reimbursement to the Cooperator. Operating supplies may include but are not limited to fuel, oil, filters, lube/oil changes. This does not apply to rental vehicles when approved on the Resource Order.

d. Communications Equipment: It is required that Cooperators that respond to State incidents be able to communicate on DFFM frequencies. Frequency lists are available to cooperators on agreement with DFFM. Cooperators that will respond to extended attack requests within Arizona and outside of the state are required to equip their resources with VHF capable radios that meet P25 standards. The National Interagency Fire Center (NIFC) Communications Division has provided a list of approved P25 capable communications equipment that can be found at https://www.nifc.gov/NIICD/docs/approved_radios.pdf. The exception to this is on Initial Attack.

(c) Additional Equipment: Cooperator will be reimbursed for additional equipment when such equipment is ordered on the resource order and listed on the Cooperator's CFRA.

(d) Medical Equipment and Resources: Cooperators with medical equipment and resources should reference the Southwest Mobilization Guide Chapter 40 – Page 78. Primary direction will come from the Cooperator's policies/guidelines and the Cooperator's Base Hospital. Cooperators should be aware that these specialized resources may be utilized in rugged and remote terrain, and should equip their resources accordingly.

The resource order must specify whether ordering an ALS or BLS ambulance, or an ALS or BLS Kit. It is highly recommended that field going medical equipment be under 45lbs, stored in a fire line capable pack, and/or in such a way that allows for transport in a helicopter.

All medical personnel must be NWCG certified and complete the annual wildland refresher.

When the ambulance is mobilized to transport a patient, the hourly rate is dropped to $0.00 and the ambulance reverts to their normal DHS billing procedures for the medical incident.

When ordering ambulances, consideration should be made for providing adequate work/rest ratios.

3. **Timekeeping:**

(a) Time will be recorded in military time and to the nearest quarter hour.

(b) The hourly or daily rate is intended to reimburse the Cooperator for the costs of operating the equipment, including the costs of fuel and maintenance. Equipment does not take a meal break, and time will not be deducted for breaks when equipment is reimbursed with an hourly rate.

(c) The hourly/daily rate is not intended to include the cost of personnel used to operate the equipment. Cooperator may seek reimbursement for the costs of assigned personnel, pursuant to this agreement.

(d) Daily Rate Equipment: Daily Work Rates should be documented in column 16-17 of FM 104. Agency vehicles, included on a resource order, will be reimbursed for the duration of the assignment. Reimbursement will be made on the basis of calendar days for vehicles and equipment included on resource orders. For fractional days at the beginning and end of the invoiced time, Cooperator will be reimbursed for 50% of the daily rate for periods of less than 8 hours, and the full daily rate for periods of more than 8 hours. AOP Appendix A rate sheets will be utilized to set these rates.

(e) All-Inclusive Rates: If agreed to by DFFM and the Cooperator and included on the CFRA, the Cooperator may charge an all-inclusive rate that would include the costs of equipment, personnel and backfill (as applicable). Cooperator agrees that the billing method included in the CFRA is binding for the years it is applicable and must be used unless the CFRA is amended. All-inclusive rates are daily rates and will be reimbursed as specified in section 3, sub-section (d). Staff utilized from another cooperator must be billed by the cooperator holding the equipment.

(f) Personally Owned Vehicles (POVs): POVs not signed up on the CFRA will not be reimbursed when used to transport personnel to an incident with the exception that POVs used to transport to and from airports will be reimbursed for mileage only at the current state mileage rate. POVs used must carry the state minimum insurance, and Cooperator certifies that the vehicle is adequately insured when it submits a claim for reimbursement for these vehicles. POVs listed on a CFRA Equipment Inventory List, will be compensated the daily rate only when utilized for line assignments.

(g) Airport Travel: Travel to and from airports in relation to an incident assignment is reimbursable. POVs and agency vehicles on a Cooperator's CFRA, left at the airport for the duration of the assignment will be reimbursed for the cost of long-term parking and mileage (State travel policy, Topic 50, Section 95, Title 3) Airport Parking. No hourly/daily rate will be paid for POVs or AOV left in airport parking.

(h) Time Eligible for Reimbursement: The Cooperator may seek reimbursement for personnel and equipment furnished under this Agreement starting at the time the resource leaves its Home Unit/Duty Station, and ending when that resource returns to its Home Unit/Duty Station, unless an allowance for refurbishment and/or rest and recuperation (R & R) applies.

a. Home Unit Definition: The Home Unit for equipment and personnel is the place where that equipment or personnel is normally stationed. For personnel who do not have a normal place they are stationed, the Home Unit shall be the Cooperator's station located closest to their place of residence.

b. Duty Station Definition: The Duty Station for equipment and personnel is the place where that equipment or personnel is authorized by the cooperator to respond to/from to incidents.

(i) Refurbishment/Rehabilitation: Refurbishment/rehabilitation (rehab) will be allowed but will be restricted to the time it takes to bring the resource back to fire readiness. Cooperators will only be reimbursed for one (1) hour of rehab time for engines, water tenders, and ambulances, and two (2) hours of rehab time for crews. Equipment rates will not be paid for rehab time. Equipment types not listed above are not eligible for rehab time.

(j) Rest and Recuperation (R & R): The Cooperator will be reimbursed for personnel R & R after return home from a fourteen-day (14) assignment, exclusive of travel, under the following conditions:

a. Cooperating agencies must comply with NWCG Standards as laid out in the Incident Business Management Handbook (Yellow Book).

b. Assignment Definition: An assignment is defined as the time period (days) between the first full operational period at the first incident or reporting location on the original resource order and commencement of return travel to the home unit. To determine the first operational period, if an employee has more work hours in a shift than travel hours that would be the first workday for that employee.

(k) R & R In Place: For R & R that occurs in place on an incident, the Cooperator will be reimbursed personnel costs, meals and hotel costs, if any, and the daily/ hourly equipment rate. Cooperating personnel will only be reimbursed for 8 hours of time on non-duty days during R&R in place. Cooperators will be reimbursed for 24 hours of personnel time on their duty days during R&R in place, backfill if needed will be reimbursed for actual backfill hours. Costs of previously rented and authorized rental vehicles will also be covered.

(l) Excessive Work Hours: Work shifts exceeding sixteen hours after the first shift of the incident will not be paid unless accompanied by a written justification on the CTR or other incident documentation completed by the incident commander or immediate incident supervisor. All excessive hours must be mitigated by adequate rest as soon as possible.
In the absence of more restrictive agency policy, these guidelines will be followed during mobilization and demobilization as well. Individual agency driving policies shall be consulted for all other non-incident driving.

(m) If the Cooperator withdraws equipment prior to being released by the incident, the Cooperator shall bear all costs of returning equipment to the Home Unit, unless prior written approval is obtained from an authorized DFFM representative, and such approval is submitted with the invoice.

(n) Personnel assigned to inoperable equipment are limited to 8 hours of compensation per shift unless otherwise dictated by home unit shift schedule.

4. Reimbursements:

(a) There may be changes to the reimbursement section once the Fire Billing System (FBS) is fully in place.

(b) Invoices: The Cooperator must submit an invoice to the State to receive reimbursement for expenses incurred pursuant to this Agreement. Invoices must be submitted electronically on the form FM122 provided by the State, including the provided work calculator sheet and the Invoice must be signed by an authorized Cooperator's representative. Invoices must be submitted clean and accurate to the State within the 60 days of return to the home unit. Invoices received outside this timeframe will be refused. Separate invoices must be completed for each incident or change in financial code. Invoices must contain the following information and attachments:

a. DFFM Invoice Forms: Invoices must be submitted electronically to financialadmin@dffm.az.gov on the State Invoice Form (FM122) provided by the State. This must include the work calculator worksheet provided with FM122 as well as all necessary documentation described below. DFFM requests the Invoice to be sent in PDF format, do not submit the Excel Workbook.

b. Unique invoice number: Three letter fire district code and incident number. Cooperator must assign the invoice a unique invoice number. Cooperator must include Cooperator's three letter ID and the financial code.

c. Time information: Fire Time Reports (OF288) and/or Emergency Equipment Use Invoices (OF286) must be submitted along with the Cooperator's Invoice. Any hours submitted for reimbursement not documented on an OF288 or OF286 must be supported by legible scanned Crew Time Reports (CTR) and/or Emergency Equipment Shift Tickets (Shift Ticket). CTRs and Shift Tickets must be signed by an immediate Incident supervisor. When completing a CTR or Shift Ticket, personnel must annotate hours they are in travel status in the remarks of those documents.

d. Billing: Cooperators borrowing personnel from another Cooperator must note the personnel and department name on the invoice.

e. Resource orders: Cooperators must include a copy of the resource order(s) showing all equipment and personnel for which the Cooperator seeks reimbursement. The Cooperator will ensure that the resource order shows all of the above information. It is the cooperator's responsibility to provide personnel information to ADC at the time of dispatch utilizing the Arizona Wildland Fire Equipment Mobilization Plan Appendix F: Resource Information Form.

f. Meals and Lodging information: Cooperators must utilize the "Meal and Lodging Claim Form" included in the Invoice workbook to submit these types of expenses. Cooperator must keep meal receipts but these should not be submitted. Lodging receipts must be submitted. Stated meal and lodging reimbursement rates are for maximum reimbursement for actual costs incurred and are not per-diem rates. See additional information below:

    i. Meals: Cooperators are expected to be self-sufficient during initial attack. Cooperators will not be reimbursed for meals incurred during the first 12 hours of assignment, whether in travel status or on an incident. After the first 12 hours, meals may be reimbursed if the request complies with applicable portions of the State travel policy (Topic 50, Section 95). If the incident is not providing meals, Cooperators will be reimbursed for the cost of meals at the Special Meal Rates for Firefighters approved by the AZ State Comptroller, so long as they have written justification from the incident. If meals are on individual receipts the Cooperator will be reimbursed for the actual cost of the meal or the maximum allowable amount, whichever is less; if meals for multiple crew members are on the same receipt, the Cooperator will be reimbursed for the actual cost of the meal or maximum allowable amount times the number of crew members, whichever is less.

ii. Lodging: Any approved lodging (in-state or out-of-state) shall be reimbursed according to current published GSA rates (pre-tax) and only for actual costs incurred up to the stated maximum rate plus applicable taxes and fees for that geographic area. Utilizing lodging above the stated maximum is at the Cooperator's own risk as the overage shall not be reimbursed by DFFM, no exceptions. DFFM recommends sharing rooms to mitigate higher rates; if this occurs, please indicate the persons who stayed in each room. For any reimbursement of lodging, an itemized receipt with the names of the occupants of the room must be submitted with the invoice. Cooperators must receive authorization from a supervisor for reimbursement of lodging when adequate camp facilities are not available.

Cooperators will not be reimbursed for lodging on the first day of travel if travel time is 2 hours or less

g. Supply purchases: Itemized receipt(s) and resource order form(s) with Supply Numbers (S-Number) for authorized supply purchases are required and reimbursements are subject to state review.

(c) Rental Vehicles: The Cooperator may seek reimbursement for rental vehicles, when listed on the Resource Order. For in-state vehicle use, the Cooperator will not be reimbursed for additional insurance purchased. The Cooperator will be reimbursed for the costs of the rental vehicle and CDW insurance if the incident or travel is out of state. Please note that at all times resources ordered under this Agreement remain the employees of the Cooperator, and the Cooperator's insurance coverage is responsible. For this reason, the Cooperator may wish to obtain additional rental vehicle insurance coverage, even though this coverage will not be reimbursed by the State. Rental vehicles should be commensurate with position requested on resource order. 4x4 and high clearance vehicles are appropriate for fire line positions. SUVs above the full size class must be approved by the incident or DFFM unless no other vehicles are available due to activity in the area.

(d) Transportation of Equipment: When apparatus is being transported not under its own power (lowboy trailered), Cooperator may seek reimbursement for the costs of transportation and for the hourly/daily rate for that equipment while it is being moved. Cooperator must provide a copy of the transporter's log showing what hours the vehicle was underway. This type of incident related transport must be approved by the incident prior to travel. Cooperator will not be reimbursed additional amounts for trailers used to transport equipment that normally must be moved by trailer (i.e. ATVs and UTVs).

(e) Crew Swaps: Equipment is assigned with the understanding that it may be on assignment for fourteen (14) days. Cooperator will not be reimbursed for travel related to a staffing swap that is required before the completion of fourteen days unless prior approval by a DFFM representative is obtained. If reimbursement for the swap is approved, appropriate vehicles used for crew swaps will be compensated at the daily/hourly rate for that vehicle so long as that vehicle receives a resource order for the transport.

(f) Career Personnel Rates: Cooperator shall charge personnel wages including eligible overtime and employer related expenses, in accordance with each department's attached pay schedules. Cooperators must use the attached Appendix D: Personnel Pay Rates Spreadsheet. Cooperators will be reimbursed for personnel costs based on the pay schedule submitted with the Cooperator's CFRA. Amendments to the pay schedule will only be authorized twice annually. The first is due between January 1st and April 1st each calendar year, and the second is due at a time of the Cooperator's choosing. Newly hired personnel and employee promotions are the only exceptions as their rates can be submitted as an amendment. Employees shall not receive any wildland incentive for response out of district; thus, employee rates shall not differ from the pay rate the employee receives in district for similar emergency services and responses.

(g) Backfill: Non-budgeted costs accrued as a result of backfill of assigned personnel or those personnel on R & R as a result of assignment are potentially reimbursable. Reimbursable costs are those costs incurred when a backfilling employee's pay rate exceeds the base rate of the individual on assignment. The backfill amount is calculated by subtracting the assigned employee's regular pay rate from the backfilling employee's overtime pay rate. DFFM will reimburse the difference in the two rates up to the rate of the top highest hourly rank of the individual on assignment. Backfill costs above the rank of the individual on assignment will not be reimbursable.

(h) Supplemental Fire Department Resource Position Pay Rate Matrix: Cooperator will charge the State for volunteer and supplemental fire personnel at the current rates outlined in the matrix for the position for which they were ordered. Supplemental Fire employees are defined per NWCG Memo #004-2009. The pay period is defined as a seven-day work week beginning the first day of the incident, e.g., Tuesday through Monday. Overtime will be paid for hours in excess of 40 hours per defined work week.

(i) Employer Related Expenses (ERE): Employer Related Expenses covered for time while on the assignment will be as follows:

a. Workers Compensation

b. Unemployment Insurance

c. FICA Taxes

d. Retirement

e. Long-term Disability

(j) Administrative Fees: The Cooperator will be reimbursed for reasonable administrative costs incurred preparing clean and accurate invoices. If there are issues with the invoice and it is returned to the Cooperator for a revision, hours incurred to revise the invoice will not be reimbursed. The Cooperator may not seek reimbursement for overtime pay incurred to prepare wildland invoices. Cooperators must submit documentation with the invoice, showing the hours spent preparing the invoice; DFFM recommends using a CTR for this documentation. This documentation of hours must be signed by an authorized supervisor. Single invoices returned for a third time will void payment of administration fees.

5. **Equipment Damage:**

(a) Repairs: Repairs to equipment shall be made and paid for by the Cooperator. The State may, at its option, elect to make such repairs when necessary to keep the equipment operating.The cost of such repairs will be deducted from reimbursement to the Cooperator.

(b) Loss, Damage or Destruction: Equipment furnished under this agreement may be operated and subjected to extreme environmental and/or strenuous operating conditions which could include but is not limited to unimproved roads, steep, rocky, hilly terrain, dust, heat, and smoky conditions. As a result, by entering into this agreement, the Cooperator agrees that what is considered wear and tear under this Agreement is in excess of what the equipment is subjected to under normal operations and is reflected in the rates paid for the equipment. No reimbursement will be made for loss, damage or destruction when (a) it is due to normal wear and tear, or (b) negligence of the Cooperator or the Cooperator's agents which caused or contributed to the loss, damage or destruction, or (c) damages caused by equipment defects unless such defects are caused by negligence of the State or its employees. Vehicular damage claims, not directly related to incident activity, particularly prior to check-in or after demobilization, should be submitted through the owning agency's insurance prior to submission to the state. Loss, damage, or destruction claims will be evaluated on a case by case basis and evaluated for extraordinary circumstances outside of normal conditions. Hourly/daily rates for equipment will not be reimbursed when such equipment is inoperable due to damage, loss, destruction, or lack of qualified personnel.

(c) Claims: Claims for reimbursement for damage, loss, or destruction of equipment should be submitted separately from the invoice (FM122). Claims documentation must include an S-number, copies of any paperwork submitted to the fire to obtain the S-number, a written description on a General Message Form (ICS 213), of how the loss, damage or destruction occurred (who, what, when, where and why), and a copy of the paid receipt for repairs. In the case of vehicular damage, loss, or destruction, the Cooperator must provide the documentation from the owning agency's insurance company with the claim. The written description must be signed by incident supervisor and the Incident Business Advisor (IBA). In the absence of an IBA, the signature of the Finance Section Chief or designee is required. Personal items will not be reimbursed. All claims for loss, damage or destruction is at the discretion of the State, even if an S-number has been issued by the incident.

6. **Anything not specifically covered in this AOP will be handled on a case-by-case basis.**

7. **Other Items:**

(a) Disputes: In the event of a dispute, the parties agree to arbitrate the dispute to the extent required by A.R.S. § 12-1518.
(b) Termination: The State may cancel this agreement without penalty or further obligation pursuant to A.R.S. § 38-511.
(c) Failure to adhere to these provisions may result in the Cooperator forfeiting all rights to reimbursement.
(d) Audit: Within a 5-year period of invoice submittal, the state at its discretion may request a review of fire invoicing documentation.
(e) The Parties agree to comply with all applicable Federal or State laws relating to equal opportunity and non-discrimination.
(f) Pursuant to A.R.S. § 35-214, the Cooperator shall retain all data, books and other records relating to this contract for a period of five years after completion of the contract. All records shall be subject to inspection and audit by the State at reasonable times. Upon request, the Cooperator shall produce the original of any or all such records.
(g) This agreement shall be subject to available funding, and nothing in this agreement shall bind the State to expenditures in excess of funds appropriated and allotted for the purposes outlined in this agreement.
(h) The Cooperator assigns to the State any claim for overcharges resulting from antitrust violations to the extent that such violations concern materials or services supplies by third parties to the Cooperator toward fulfillment of this contract.

AZ FORESTRY AND FIRE MANAGEMENT
FIRE RATE AGREEMENT

Agreement # AZ-GDY-2022
Term: 4/1/2022 - 4/1/2024

Contact
Goodyear FD 190 North Litchfield Road Goodyear , AZ 85338 Business Phone: 623-932-2300 FAX # : 623-882-7305 / 623-882-7114 After Hours Phone: 623-692-4524

Workers Compensation		
Triage Now	Jessica	1-844-282-7823

Representative	
Anthony Martin	623-776-6630

District Fire Warden	
Paul Luizzi	623-606-0598

Contact
Arizona Department of Forestry and Fire Management 1110 W. Washington St. Suite 100 Phoenix, AZ 85007

Home Unit Office (Owner)
A4S - Central District Office 3700 E. 16th Avenue Apache Junction, Arizona 85119 Business Phone: 602-619-4298

Local Dispatch (Provider)
Arizona Interagency Dispatch Center

Equipment work rates listed below are based on all operating supplies being furnished by Cooperator (WET).

Kind	Type	Description	Rate	Dev Rate	Rate per Staff	Rate per Mile	Max Daily Rate	Staffing (min/max)	Inspection Exp Date
Emergency Medical Equipment	ALS KIT	ALS 2022 ALS ALS Standard Staffing: 0	$215.00 /Day	-	$0.00	-	$0.00	1/0	
Emergency Medical Equipment	BLS KIT	BLS 2022 BLS BLS Standard Staffing: 0	$150.00 /Day	-	$0.00	-	$0.00	1/0	
Engines	TYPE 1 ENGINE	1071 2018 Pierce Pierce 4P1BAAGF4JA019031 G013JS Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	1100 2020 Pierce Pierce AP1BAAFFXLA021757 HDA4B4A Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	1102 2020 Pierce 4P1BAAFF1LA021758 HPA1B3A Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	1178 2021 Pierce 4P1BAAFF4MA023568 BSA0YG Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	695 2014 1K9AF4285EN058636 G-975GR Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	696 2014 1K9AF4287EN058637 G-976GR Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	713 2015 1K9AF4286FN058825 G-526HA Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	

Kind	Type	Description	Rate	Dev Rate	Rate per Staff	Rate per Mile	Max Daily Rate	Staffing (min/max)	Inspection Exp Date
Engines	TYPE 1 ENGINE	993 2018 Spartan Smeal 4S7CT2D95JC083934 G-872JF Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	994 2018 Spartan Smeal 4S7CT2D97JC083935 G-873JE Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 1 ENGINE	995 2018 Spartan Smeal 4S7CT2D99JC083936 G-871JE Standard Staffing: 0	$139.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 3 ENGINE	542 2008 Pierce Pierce 1HTWEAZR57J506384 G889FF Standard Staffing: 0	$126.00 /Hour	-	$0.00	-	$0.00	3/5	
Engines	TYPE 6 ENGINE	908 2016 Ford F-550 1FD0W5HT1GEC61866 G-872HN Standard Staffing: 0 Features: 4X4	$85.00 /Hour	-	$0.00	-	$0.00	3/4	
Engines	TYPE 6 ENGINE	989 2018 Ford F-550 1FD0W5HTJEC65662 G-504HX Standard Staffing: 0 Features: 4X4	$85.00 /Hour	-	$0.00	-	$0.00	3/4	
Light Duty Vehicles	1 TON PICKUP	918M 2000 Ford 1 T 1FTSW31FXYEA69174 918MGNT Standard Staffing: 0 Size: Size.1T - 1 T Features: 4X4	$190.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1017 2019 Chevrolet 1/2 T 1GCUYAEF7KZ297652 G-660JL Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1077 2019 Chevrolet 1500 2GCRCNEC4K1172456 G010JS Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1130 2021 Chevrolet 1500 1GCRWAEH1MZ202499 4GA0XC Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1131 2021 Chevrolet 1500 1GCRWAEH3MZ202598 46A2WC Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1132 2021 Chevrolet 1500 1GCRWAEH7MZ203575 4PA9XC Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1136 2021 Chevrolet 1.5 T 1GCPWAEH8MZ183702 GJA76C Standard Staffing: 0 Size: Size.1500 - 1500	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	1137 2021 Chevrolet 1.5 T 1GCPWAEH3MZ185518 VYA9FA Standard Staffing: 0 Size: Size.1500 - 1500	$130.00 /Day	-	$0.00	-	$0.00	1/0	

Kind	Type	Description	Rate	Dev Rate	Rate per Staff	Rate per Mile	Max Daily Rate	Staffing (min/max)	Inspection Exp Date
Light Duty Vehicles	1/2 TON PICKUP	369 2006 Chevrolet 1500 1GCEC19VX6Z235351 G112EN Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	744 2015 Chevrolet 1500 1GCRCPEC6FZ286287 G-321HH Standard Staffing: 0 Size: Size.1500 - 1500	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON PICKUP	745 2015 Chevrolet 1500 1GCRCPEC0FZ286141 G-322HH Standard Staffing: 0 Size: Size.1500 - 1500	$130.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON SUV	1248 2023 Chevrolet Tahoe 1GNSCLED6MR336869 P7A2JD Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$135.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	1/2 TON SUV	692 2013 Chevrolet 1500 1GNSK2E02DR332845 CH57621 Standard Staffing: 0 Size: Size.1/2T - 1/2 T	$135.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	1024 2019 Ford 3/4 T 1FT7W2BT8KEE89317 G664JL Standard Staffing: 0 Size: Size.3/4T - 3/4 T	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	1133 2021 Chevrolet 2500 1GC4WLE72MF130422 274342B Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	1134 2021 Chevrolet 2500 1GC4YLE77MF180727 DXA5RD Standard Staffing: 0 Size: Size.2500 - 2500 Features: 4X4	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	1135 2021 Chevrolet 2500 1GC4YLE72MF180845 BMA7ZD Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	426 2007 GMC 2500 1GTHC23UUX7F119153 G377EW Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	551 2008 Chevrolet 2500 1GCHK23668F195751 G737FM Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	661 2012 Chevrolet 2500 1GB0CVCG9CF117028 G-815CG Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	662 2012 Chevrolet 2500 1GC2CVCG3CZ123698 G-542GE Standard Staffing: 0 Size: Size.2500 - 2500	$170.00 /Day	-	$0.00	-	$0.00	1/0	

Kind	Type	Description	Rate	Dev Rate	Rate per Staff	Rate per Mile	Max Daily Rate	Staffing (min/max)	Inspection Exp Date
Light Duty Vehicles	3/4 TON PICKUP	72E 2019 1FT7W2BT6KEE74704 GRA72E Standard Staffing: 0 Features: 4X4	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	3/4 TON PICKUP	750 2015 Chevrolet 2500 1GC2CUEG7FZ5311651 G-335HH Standard Staffing: 0 Size: Size.3/4T - 3/4 T	$170.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	7 PASSENGER VAN	1078 2019 Dodge 2C4RDGBG1KR780775 G012JS Standard Staffing: 0	$111.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	ATV REGULAR	406 2006 4XARD50AX6D746191 3561SA Standard Staffing: 0 Features: 4X4	$75.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	COMPACT SUV	412 2006 Chevrolet 1GNDS13S362321520 G275EW Standard Staffing: 0	$125.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	COMPACT SUV	650 2011 2G1WD5EM6B1178986 G083GC Standard Staffing: 0	$125.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	COMPACT SUV	762 2016 Chevrolet 2G1WA5E34G1124982 G937HH Standard Staffing: 0	$125.00 /Day	-	$0.00	-	$0.00	1/0	
Light Duty Vehicles	COMPACT SUV	990 2018 Chevrolet 2G11X5S39J9169406 G506HX Standard Staffing: 0	$125.00 /Day	-	$0.00	-	$0.00	1/0	
Medium Duty Vehicles	TRUCK - 1 1/2 TON	555 2007 1GBJC346X7E591712 G-912FF Standard Staffing: 0	$174.00 /Day	-	$0.00	-	$0.00	1/0	
Medium Duty Vehicles	TRUCK - 1 1/2 TON	653 2011 1GB5CZCL2BZ349770 G-894GD Standard Staffing: 0 Size: Size.1T - 1 T	$174.00 /Day	-	$0.00	-	$0.00	1/0	

Cooperator will adhere to terms set forth on the General Provisions and Instructions form.

No special provisions

Cooperators create a user account, agreeing to program terms and conditions. Cooperators select equipment and positions to complete the form. Review and approval by the State is indicated by the signature.

Amendment #90

ITEM #: 4.
DATE: 05/23/2022
AI #:904

CITY COUNCIL ACTION REPORT

SUBJECT: MINOR LAND DIVISION OF GOODYEAR SITE 12

STAFF PRESENTER(S): Stephen Scinto, Deputy Director of Engineering

SUMMARY

A minor land division combining approximately 5.743 acres into 1 lot on property zoned PFD (Public Facilities District) located South of W. Lower Buckeye Road and West of S. 173rd Avenue.

Recommendation

Approve the Minor Land Division for Goodyear Site 12 combining approximately 5.743 acres into 1 lot on property zoned PDF (Public Facilities District) located South of W. Lower Buckeye Road and West of S. 173rd Avenue. (Steve Scinto, Deputy Director of Development Engineering)

STIPULATIONS

Prior to recordation of the Minor Land Division, a permanent Drainage Easement for private, existing storm sewer shall be submitted in a form acceptable and approved by the City Attorney or his designee. The easement shall be recorded by the City upon execution and the recording information shall be provided on the Minor Land Division prior to its recording.

Any technical corrections to the Minor Land Division required by the City Engineer shall be made prior to the recordation of the Minor Land Division.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The city acquired 3.257 acres of property on December 19, 1990 (MCR 1991 008611), which has been used for the operation of certain city water utility facilities. To accommodate the installation of additional water utility facilities, the city acquired an additional 2.486 acres of property in September 2017 (MCR 2017 0662232). (collectively the 3.257 acres and eh 2.486 acres is referred to as the “Property”) The Property was rezoned on July 9, 2018, Ordinance No. 2018-1394. The site plan for COG Water Campus No. 12 Expansion was administratively approved on November 16, 2018. The proposed minor land division will consolidate the two parcels acquired by the city into one lot.

STAFF ANALYSIS

A minor land division does not typically require approval from the City Council. However, this minor land division incorporates declarations for easements, and therefore requires Council approval. The minor land division is consistent with the technical requirements of the city’s subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development and declaring required rights-of-way and easements.

Attachments

Minor Land Division for Goodyear Site 12

Aerial Map

MINOR LAND DIVISION
"GOODYEAR SITE 12"

A REPLAT OF TRACT "F" OF EL CIDRO PHASE 1 PARCEL 3 RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS AND A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS STATEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF GOODYEAR SITE 12, A MINOR LAND DIVISION, THAT CERTAIN PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS MINOR LAND DIVISION AS AND FOR SAID MINOR LAND DIVISION FOR GOODYEAR SITE 12 AND HEREBY DECLARED THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES DIMENSION OF THE LOT, EASEMENTS AND RIGHT OF WAY CONSTITUTING SAME AND THAT EACH LOT, EASEMENT AND RIGHT OF WAY SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID MINOR LAND DIVISION.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DECLARES EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN THE LOT AS SHOWN ON SAID MINOR LAND DIVISION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER AND PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEARS OWNERSHIP OF THE UNDERLYING FEE PROPERTY INTEREST.

THE CITY OF GOODYEAR, A MUNICIPAL CORPORATION

BY: _____.

ITS MAYOR: _____. DATE: _____.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____, DAY OF _____, 2022. BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY:

_____. _____, 2022
NOTARY PUBLIC: MY COMMISSION EXPIRES:

LOT 1 LEGAL DESCRIPTION

A PARCEL OF LAND AS CONVEYED TO CITY OF GOODYEAR, BY DEED OF RECORD IN INSTRUMENT NUMBER 1991-0008611, MARICOPA COUNTY RECORDS (MCR) AND INSTRUMENT 2017-0662232 (MCR), LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE REDUNDANTLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, (2" MARICOPA COUNTY ALUMINUM CAP IN PAVEMENT) FROM WHICH POINT THE NORTHEAST CORNER THEREOF (MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE), BEARS S89°45'34"E 2646.09 FEET;

THENCE S89°45'34"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1323.05 FEET;

THENCE S00°11'58"W A DISTANCE OF 215.03 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S89°48'02"E;

THENCE 266.60 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS 540.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'12" AND A CHORD BEARING S13°56'38"E;

THENCE S28°05'14"E A DISTANCE OF 712.04 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

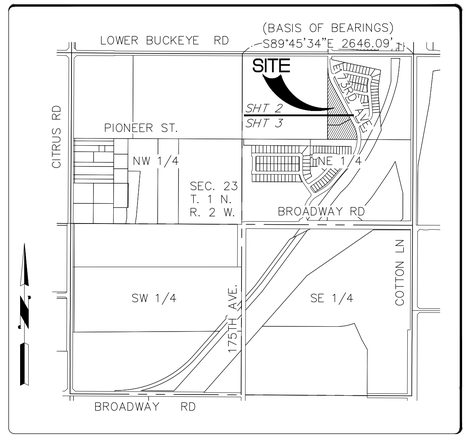
THENCE 233.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 28°29'08" AND A CHORD BEARING S13°50'42"E;

THENCE N89°44'24"W A DISTANCE OF 458.03 FEET;

THENCE N00°11'58"E A DISTANCE OF 1106.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.7430 ACRES OF LAND (250,166.99 S.F.), MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S89°45'34"E FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN AS SHOWN ON THE FINAL PLAT FOR EL CIDRO – PHASE 1 PARCEL 3, RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS.



VICINITY MAP

NTS

PARENT PARCEL LEGAL DESCRIPTIONS

WARRANTY DEED INSTRUMENT NO. 1991-0008611:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE N89°45'21"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1323.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE S00°12'13"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 215.03 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING TANGENT CURVE OF 540.00 FOOT RADIUS CONCAVE NORTHEASTERLY;

THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'12", A DISTANCE OF 266.60 FEET;

THENCE S28°04'58"E, 608.72 FEET;

THENCE S61°55'02"W, 194.23 FEET;

THENCE, N89°47'47"W, 181.90 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE N00°12'13"E, ALONG SAID WEST LINE, 883.97 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.257 ACRES, MORE OR LESS

AND;

TRACT "F" OF EL CIDRO PHASE 1, PARCEL E, RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS.

LEGEND

= SECTION CORNER, MONUMENT NOTED
= QUARTER CORNER, MONUMENT NOTED
● = SET 1/2" REBAR WITH CAP STAMPED RPA PLS 57280 UNLESS NOTED OTHERWISE
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
MCR = MARICOPA COUNTY RECORDS
= EASEMENT (TYPE SHOWN)
= BOUNDARY LINE
= LOT, PARCEL & TRACT LINE
= CENTERLINE

OWNER

CITY OF GOODYEAR
190 N. LITCHFIELD PARK RD.
GOODYEAR, ARIZONA 85338

PREPARED BY

RITOCH-POWELL & ASSOCIATES
5727 NORTH 7TH STREET
PHOENIX, ARIZONA 85014
SUITE 120
PHONE: 602-263-1177
FAX: 602-277-6286
CONTACTS: MARK R. SANDWICK, PLS
PHIL KAMINSKY

CERTIFICATE OF LAND SURVEYOR

I, MARK R. SANDWICK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2022 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

_____.
PROFESSIONAL LAND SURVEYOR

2/4/2022
DATE

REGISTERED LAND SURVEYOR 57280 MARK R. SANDWICK Date Signed 2/4/22 ARIZONA, U.S.A.

NOTES

1.) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.

2.) STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES LESS THAN 6 FEET ABOVE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.

3.) NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED WITHIN PUE EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, ASPHALT OR CONCRETE PAVING, GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY CONSTRUCTION, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION HOWEVER, DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION, THE CITY OF GOODYEAR WILL USE REASONABLE CARE AND CONSIDERATION OF EXISTING LANDSCAPING. IT IS FURTHER UNDERSTOOD THAT ALL PERSONS OTHER THAN THE CITY OF GOODYEAR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION.

4.) THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS OR PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

5.) THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH THEIR USE.

6.) THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. EACH LOT PURCHASER SHALL SIGN A SEPARATE STATEMENT ACKNOWLEDGING RECEIPT OF THIS DISCLOSURE.

7.) LOT 1 WILL NOT BE A PART OF AN HOMEOWNERS ASSOCIATION.

BASIS OF BEARINGS

FOR THIS PROJECT IS S89°45'34"E FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN AS SHOWN ON THE FINAL PLAT FOR EL CIDRO – PHASE 1 PARCEL 3, RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS.

APPROVALS

THIS MINOR LAND DIVISION HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL AND ALL CITY ENGINEERING REQUIREMENTS.

BY: _____
SUMEET MOHAN, CITY ENGINEER DATE

THIS MINOR LAND DIVISION HAS BEEN REVIEWED AND FOUND TO MEET ALL CITY REQUIREMENTS, CONFORMS TO GOOD PLANNING POLICIES, AND ALL NEW LOTS CREATED ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE DIVIDED

BY: _____
CHRISTOPHER BAKER, DEVELOPMENT SERVICES DEPARTMENT DIRECTOR DATE

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA ON THIS _____, DAY OF _____, 2022.

BY: _____. _____.
GEORGIA LORD, MAYOR DATE

ATTEST: _____. _____.
DARCIE MCCRACKEN, CITY CLERK DATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

BY: _____. _____.
SUMEET MOHAN, CITY ENGINEER DATE

SHEET INDEX

SHEET 1 .....COVER SHEET
SHEET 2 .....FINAL PLAT
SHEET 3 .....FINAL PLAT

AREA

ORIGINAL TANK SITE PER 91-0008611 = 3.257 AC
TRACT F OF BK. 1331, PG. 48 MCR = 2.486 AC
TOTAL= 5.7430 ACRES
NEW LOT 1 AREA = 250,166.99 SQ.FT.
(5.7430 ACRES)

OWNER/ MAINTENANCE

LOT 1 OWNER – CITY OF GOODYEAR

LOT 1 MAINTENANCE – CITY OF GOODYEAR

RITOCH-POWELL & Associates
602-263-1177
WWW.RPAENG.COM

NO.	BY	DATE	REVISION	APPR.	DATE
.					
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GOODYEAR SITE 12

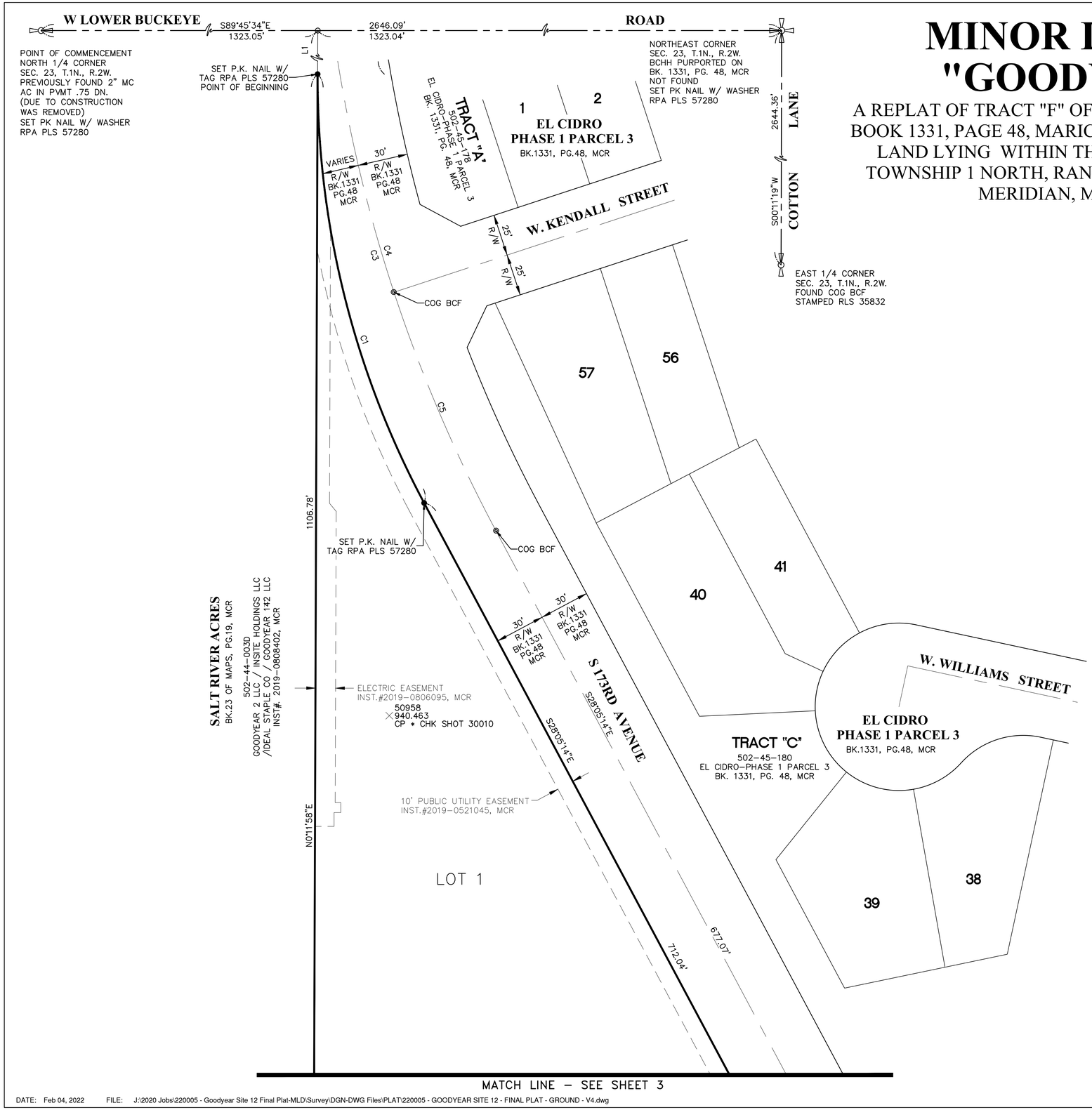
MINOR LAND DIVISION

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	PHK	TAR	SRVY1	1 OF	3
DATE: 2/4/22	DATE: 2/4/22	DATE: 2/4/22			

DATE: Feb 04, 2022 FILE: J:\2020 Jobs\220005 - Goodyear Site 12 Final Plat-MLD\Survey\DGN-DWG Files\PLAT\220005 - GOODYEAR SITE 12 - FINAL PLAT - GROUND - V4.dwg

MINOR LAND DIVISION
"GOODYEAR SITE 12"

A REPLAT OF TRACT "F" OF EL CIDRO PHASE 1 PARCEL 3 RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS AND A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



TABLES

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	28°17'12"	540.00'	266.60'	263.90'	S13°56'38"E
C2	28°29'08"	470.00'	233.67'	231.27'	S13°50'42"E
C3	28°17'12"	900.00'	444.33'	439.83'	S13°56'38"E
C4	18°24'07"	900.00'	289.06'	287.82'	S09°00'06"E
C5	09°53'05"	900.00'	155.27'	155.08'	S23°08'41"E
C6	28°28'38"	500.00'	248.51'	245.96'	S13°50'55"E
C7	03°38'01"	500.00'	31.37'	31.70'	S26°16'14"E
C8	24°50'37"	500.00'	216.80'	215.11'	S12°01'55"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°11'58"W	215.03'
L2	N89°44'24"W	30.00'

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP STAMPED RPA PLS 57280 UNLESS NOTED OTHERWISE

N

0 15' 30' 60'

SCALE: 1" = 30'

RITOCH-POWELL & Associates
602-263-1177
WWW.RPAENG.COM

NO.	BY	DATE	REVISION	APPR.	DATE
.					
.					
.					

REGISTERED LAND SURVEYOR
57280
MARK R. SANDWICK
Date Signed 2/4/22
ARIZONA, U.S.A.

GOODYEAR SITE 12

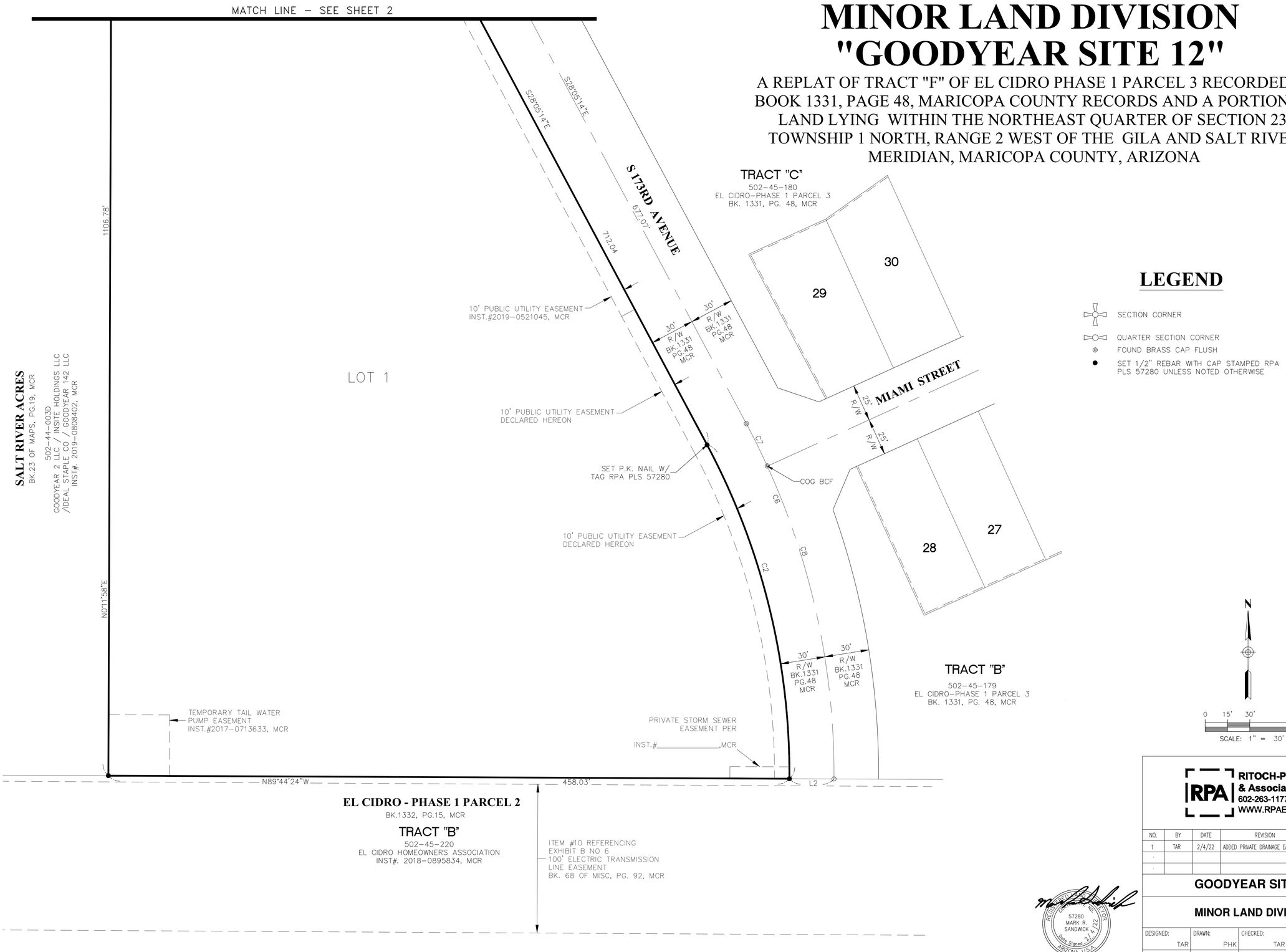
MINOR LAND DIVISION

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	PHK	TAR	SRVY1	2 OF	3
DATE: 2/4/22	DATE: 2/4/22	DATE: 2/4/22			

DATE: Feb 04, 2022 FILE: J:\2020 Jobs\220005 - Goodyear Site 12 Final Plat-MLD\Survey\DGN-DWG Files\PLAT\220005 - GOODYEAR SITE 12 - FINAL PLAT - GROUND - V4.dwg

MINOR LAND DIVISION
"GOODYEAR SITE 12"

A REPLAT OF TRACT "F" OF EL CIDRO PHASE 1 PARCEL 3 RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS AND A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP STAMPED RPA PLS 57280 UNLESS NOTED OTHERWISE

N

0 15' 30' 60'

SCALE: 1" = 30'

RITOCH-POWELL & Associates
602-263-1177
WWW.RPAENG.COM

NO.	BY	DATE	REVISION	APPR.	DATE
1	TAR	2/4/22	ADDED PRIVATE DRAINAGE EASEMENT	TAR	2/4/22

GOODYEAR SITE 12

MINOR LAND DIVISION

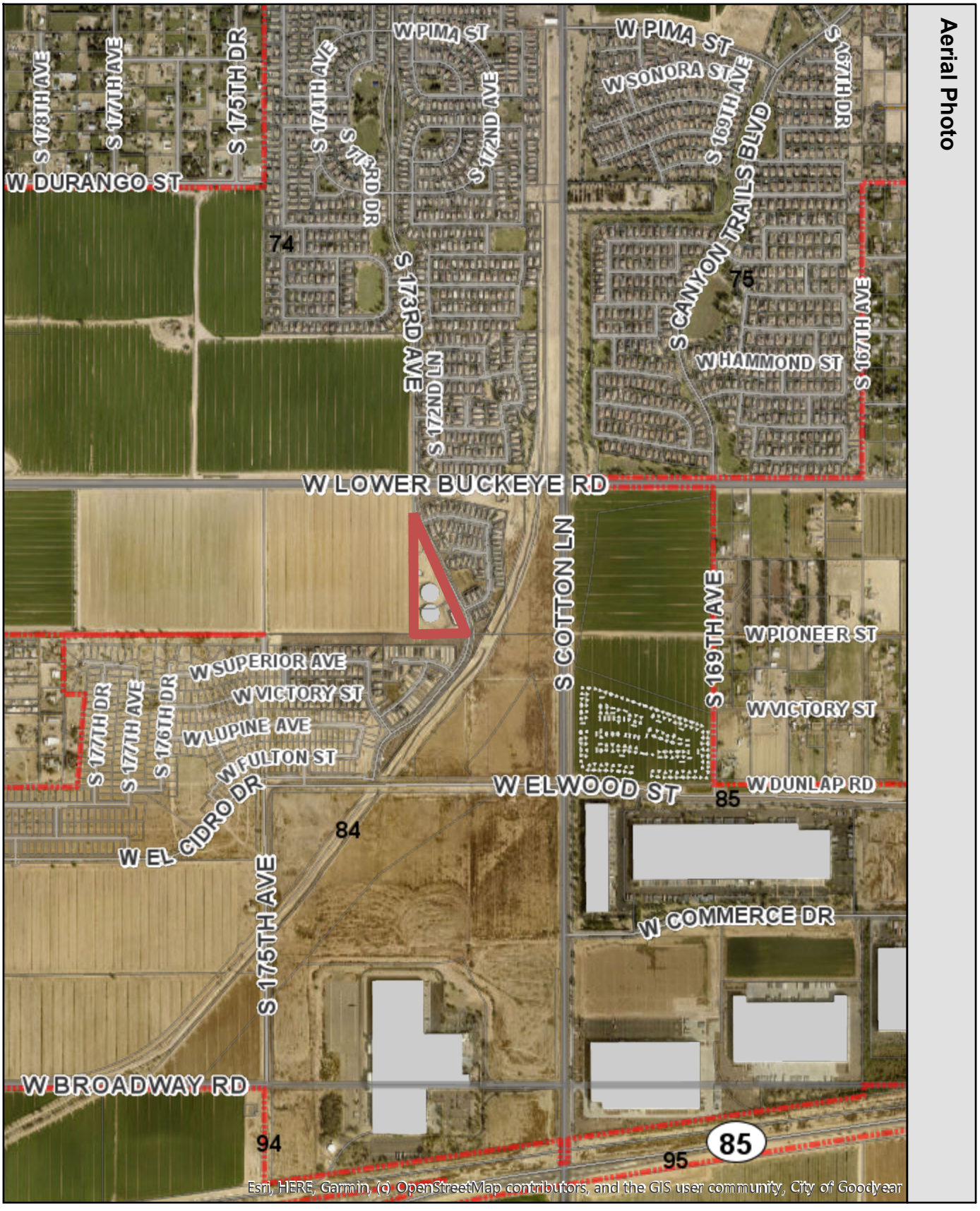
DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	PHK	TAR	SRVY1	3 OF	3
DATE: 2/4/22	DATE: 2/4/22	DATE: 2/4/22			

REGISTERED LAND SURVEYOR 57280 MARK R. SANDWICK Date Signed 2/4/22 ARIZONA, U.S.A.

DATE: Feb 04, 2022 FILE: J:\2020 Jobs\220005 - Goodyear Site 12 Final Plat-MLD\Survey\DGN-DWG Files\PLAT\220005 - GOODYEAR SITE 12 - FINAL PLAT - GROUND - V4.dwg

Name of Map: City of Goodyear

Description: Water Site 12



ITEM #: 5.
DATE: 05/23/2022
AI #:925

CITY COUNCIL ACTION REPORT

SUBJECT: ISSUANCE OF A PERMANENT DRAINAGE EASEMENT AGREEMENT TO THE EL CIDRO HOMEOWNERS ASSOCIATION

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Permanent Drainage Easement Agreement as required for an existing drainage pipe and manhole cover which handles storm water and tail water flows associated with the El Cidro development.

Recommendation

Approve the issuance of a Permanent Drainage Easement Agreement to the El Cidro Homeowners Association, an Arizona non-profit corporation. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the city in fiscal year 2022 or future years related to the issuance of this easement.

BACKGROUND AND PREVIOUS ACTIONS

The city is the owner of Water Site 12, which is located within the El Cidro development at the southwest corner of Lower Buckeye Road and 173rd Avenue. The developer for the El Cidro project constructed the storm water and tail water improvements required in this area per the applicable development regulations. A portion of these improvements, including a short length of pipe and a manhole cover, were placed on the southeasterly edge of the city's Water Site 12 property.

STAFF ANALYSIS

The storm water and tail water improvements were constructed consistent with the plans submitted and approved by city staff. The proposed Permanent Drainage Easement Agreement is required for the continued operation and maintenance of this portion of the storm water and tail water improvements by the El Cidro Homeowners Association, an Arizona non-profit corporation.

Attachments

Drainage Easement Agreement

When recorded mail to:
City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A) (2)

PERMANENT DRAINAGE EASEMENT AGREEMENT

This Permanent Drainage Easement Agreement is entered into as of _____, 2022, by and between City of Goodyear, an Arizona municipal corporation ("City") and El Cidro Homeowners Association, an Arizona non-profit corporation ("HOA").

RECITALS

A. The development known as El Cidro encompassed, or encompassed one time prior to dedications and condemnations by governmental entities, more than 600 acres generally located between Cotton Lane and Citrus Road and between Lower Buckeye and MC85.

B. City, is the owner of certain real property within El Cidro, including that real property described as Tract F of the Final Plat for El Cidro-Phase 1 Parcel 3, recorded at Book 1331, Page 48 of the Maricopa County Recorder's Office ("City Property")

C. The development of El Cidro requires the construction of improvements to handle storm water and tail water flows within El Cidro and from properties to the north of El Cidro.

D. The City approved grading and drainage plans to handle storm water and tail water flows associated with the development of a portion of El Cidro, (City HTE number 17-3191), which plans are on file with the City of Goodyear (the "El Cidro Tail Water Plans").

E. The El Cidro Tail Water Plans called for the installation of drainage improvements, including the installation of a drainage pipe and manhole cover, within a portion of the City Property described in Exhibit "A," a copy of this is attached hereto and incorporated herein by this reference (the "Easement Area").

F. The drainage improvements that were to be constructed within the City Property pursuant to the approved El Cidro Tail Water Plans have been completed.

G. Pursuant to applicable Development Regulations, property owners are required to construct and maintain improvements needed to manage storm water and tailwater flows.

H. The El Cidro Homeowners Association is responsible for the maintenance of the private infrastructure improvements constructed within El Cidro, including drainage improvements required to convey and dispose of storm water and tail water flows.

I. This Permanent Drainage Easement Agreement is being entered into to provide for the continued use of the Easement Area for the receipt, conveyance, and disposal of storm water and tail water flows and for the maintenance, repair and replacement of drainage improvements constructed within the Easement Area pursuant to the Approved Plans, as defined below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and the HOA agree as follows:

1. DEFINITIONS. Terms not defined elsewhere in this Permanent Drainage Easement Agreement shall have the following meanings:

a. Agreement means this Permanent Drainage Easement Agreement by and between the City of Goodyear, an Arizona municipal corporation and the El Cidro Homeowners Association, an Arizona non-profit corporation, as may be amended in writing and executed by the Parties.

b. Approved Plans means the El Cidro Tail Water Plans (City HTE number 17-3191), as approved by the City Engineer or his designee, a copy of which is on file with the City of Goodyear, and which is referred to and incorporated herein by this reference .

c. El Cidro Drainage Improvements means the improvements identified in the Approved Plans that have been constructed within the Easement Area, including but not limited to, retention/detention areas, catch basins, scuppers, drainage pipes, headwalls and all other drainage improvements identified in the Approved Plans that, will accept, convey and dispose of storm water and tail water flows identified in the Approved Plans.

d. HOA's Maintenance Obligations means all of the obligations set forth in section 4.

e. Parties means the City of Goodyear, an Arizona municipal corporation and El Cidro Homeowners Association, an Arizona non-profit corporation and their respective successors and assigns.

2. GRANT OF EASEMENT. City of Goodyear, an Arizona municipal corporation, as the fee owner of the City Property and Easement Area grants and conveys to the El Cidro Homeowners Association, an Arizona non-profit corporation, a permanent non-exclusive easement on, over, across and under the Easement Area for the purposes described in this Agreement and subject to the terms of this Agreement.

3. EASEMENT USES. The easement granted herein is granted for the following purposes: (i) the receipt, acceptance, retention, diversion, conveyance and disposal of the storm water flows generated on and within the Property and storm water and tail water flows generated outside the boundaries of the Property, including from streets within and adjacent to the Property,

as reflected in the Approved Plans; and (ii) for the maintenance, repair, replacement and operation of the El Cidro Drainage Improvements and for access to the Easement Area as needed to perform such work. The HOA shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges for the purposes herein described.

4. HOA'S MAINTENANCE OBLIGATIONS. HOA shall be responsible for the maintenance, repair and replacement of all El Cidro Drainage Improvements, including keeping underground pipes free of all obstructions and debris. HOA shall maintain the El Cidro Drainage Improvements in good condition and in accordance with the Approved Plans. HOA shall maintain, inspect, repair and replace the El Cidro Drainage Improvements as necessary to: maintain their storm/tail water carrying and storage capacity; prevent erosion; and prevent any refuse, debris, sediment, vegetation, or other obstruction from accumulating in the El Cidro Drainage Improvements, including in underground pipes.

5. CITY'S MAINTENANCE RIGHTS. The City is not obligated to perform any of HOA's Maintenance Obligations, but, if in the opinion of the City Engineer, the City's Director of Public Works, and/or their respective designees, HOA has failed to adequately perform any or all of HOA's Maintenance Obligations, the City may undertake all or part of HOA's Maintenance Obligations at HOA's expense. If the City undertakes all or part of HOA's Maintenance Obligations, HOA shall reimburse the City for the costs the City incurred in doing so within thirty days of HOA's receipt of an invoice from the City.

6. INDEMNIFICATION. HOA shall, to the fullest extent permitted by law, indemnify, defend, save, and hold harmless the City of Goodyear and its elected officials, directors, officers, employees, agents and representatives (hereinafter referred to as "Indemnitees") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation, and litigation hereinafter referred to as "Claims") for bodily injury, personal injury (including death), and loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the El Cidro Drainage Improvements not being maintained in good condition and in accordance with the Approved Plans, HOA's failure to perform HOA's Maintenance Obligations, and by the negligent or willful acts or omissions of HOA and its owners, officers, directors, agents, employees, agents, representatives, contractors or subcontractors in the performance of HOA's Maintenance Obligations. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of HOA to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitees, be indemnified by HOA from and against any and all claims. It is agreed that HOA will be responsible for primary loss investigation, defense, and judgment costs where this indemnification is applicable. HOA agrees, to the fullest extent permitted by law, to waive all rights of subrogation against the Indemnitees for Claims subject to indemnification hereunder.

7. EASEMENT EFFECTIVE DATE. The easement granted herein shall commence on the date this Agreement is recorded in the official records of Maricopa County, Arizona.

8. COVENANT RUNS WITH THE LAND. This Agreement constitutes a covenant that runs with land for the benefit of the HOA and its successors and assigns and is binding upon the City and all successors and assigns in interest or title to all or part of the Easement Area.

IN WITNESS WHEREOF, each of the Parties has caused this instrument to be executed in the manner appropriate for each.

El Cidro Homeowners Association,
an Arizona non-profit corporation

By: Joranna Ortega Date: 04/18/2022

Its: president

State of Arizona)
) ss.
County of Maricopa)

On this 18th day of April, 20 22, personally appeared before me, Joranna Ortega, as President of El Cidro Homeowners Association, an Arizona non-profit corporation, who acknowledges before me that he executed the foregoing Permanent Drainage Easement Agreement.

Notary Seal:

ANNETTE THOMPSON
Notary Public, State of Arizona
Pinal County
My Commission Expires
May 04, 2022

Annette Thompson
Notary Public

Signatures, Acknowledgements and Exhibit Continued on Following Pages

City of Goodyear,
an Arizona municipal corporation

By: _____

Name: _____ Date: _____

Its: _____

State of Arizona)
) ss.
County of Maricopa)

The foregoing Permanent Drainage Easement Agreement was acknowledged before me this _____ day of _____, 20___ by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said City of Goodyear.

Notary Seal:

_____
Notary Public

Exhibit on Following Pages

Exhibit "A"

Legal Description of Easement Area

EXHIBIT A

LEGAL DESCRIPTION

A DRAINAGE EASEMENT OVER A PORTION OF TRACT F AS SHOWN OF THE FINAL PLAT OF EL CIDRO–PHASE 1 PARCEL 3 RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS (MCR) AND CONVEYED TO THE CITY OF GOODYEAR, ARIZONA BY DEED OF RECORD IN INSTRUMENT NUMBER 2017–0262232, MCR AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 (FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 23 (CALCULATED) BEARS S89°45'34"E A DISTANCE 2646.09 FEET;

THENCE S89°45'34"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1781.98 FEET;

THENCE S0°14'26"W A DISTANCE OF 1313.97 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF 173RD AVENUE BEING THE POINT OF BEGINNING AND THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S89°25'21"W;

THENCE 8.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID WEST RIGHT–OF–WAY LINE, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 0°58'31" AND A CHORD BEARING S0°05'24"E TO THE SOUTHEAST CORNER OF SAID TRACT F;

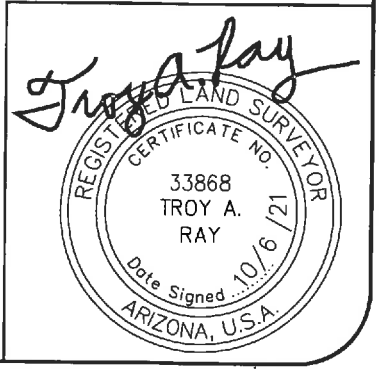
THENCE N89°44'24"W, ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 40.05 FEET;

THENCE N00°15'36"E, ACROSS SAID TRACT F, A DISTANCE OF 8.00 FEET;

THENCE S89°44'24"E, CONTINUING ACROSS SAID TRACT F ALONG A LINE 8.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE THEREOF, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 320.29 SQUARE FEET (0.0074 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°45'34"E FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST AS SHOWN ON THE FINAL PLAT OF EL CIDRO–PHASE 1 PARCEL 3 RECORDED IN BOOK 1331, PAGE 48, MARICOPA COUNTY RECORDS.

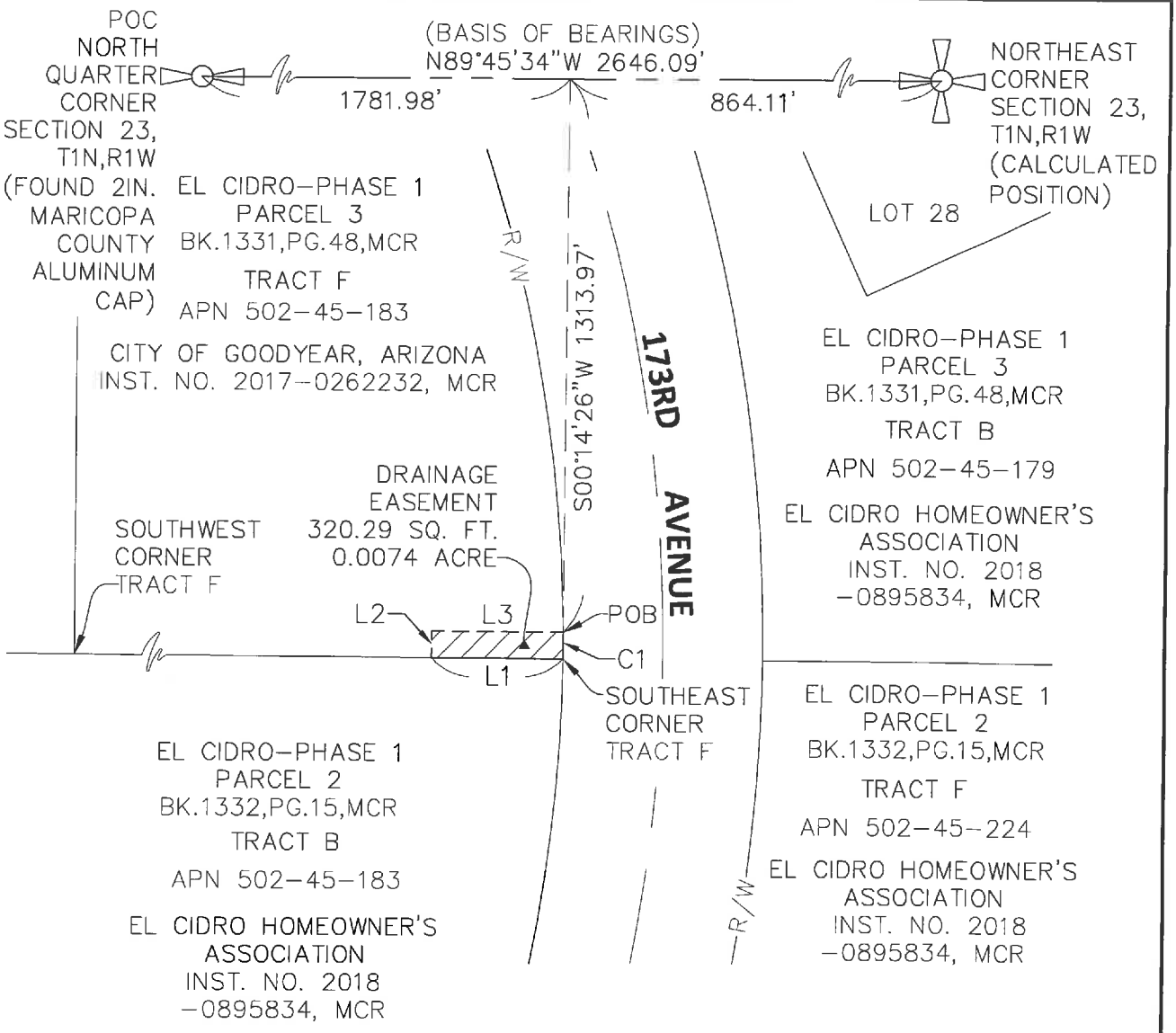


TRACT F - EL CIDRO - PHASE 1 PARCEL 3 - DRAINAGE EASEMENT

Preparing Firm: RITOCH-POWELL & ASSOCIATES, INC.
Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004
Phone: 602-263-1177 Fax: 602-277-6286

EXHIBIT A

SKETCH



SCALE: 1"=50'
NE 1/4 SEC 23 T. 1 N. R. 2 W.

** SEE SHEET 3 FOR LINE AND CURVE TABLES **

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33868
TROY A. RAY
Date Signed 10/6/21
ARIZONA, U.S.A.

TRACT F - EL CIDRO - PHASE 1 PARCEL 3 - DRAINAGE EASEMENT

Preparing Firm: RITOCH-POWELL & ASSOCIATES, INC.
Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004
Phone: 602-263-1177 Fax: 602-277-6286

EXHIBIT A

LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°44'24"W	40.05'
L2	N0°15'36"E	8.00'
L3	S89°44'24"E	40.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	0°58'31"	470.00'	8.00'	S00°05'24"E

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33868
TROY A.
RAY
Date Signed 10/6/21
ARIZONA, U.S.A.

TRACT F - EL CIDRO - PHASE 1 PARCEL 3 - DRAINAGE EASEMENT

Preparing Firm: RITOCH-POWELL & ASSOCIATES, INC.
Address: 1001 N. CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004
Phone: 602-263-1177 Fax: 602-277-6286

TRACT F – EL CIDRO – PHASE 1 PARCEL 3 – DRAINAGE EASEMENT

END NORTH: 879935.5320' EAST: 543552.7666'

SEGMENT #1 : CURVE

LENGTH: 8.00' RADIUS: 470.00'
DELTA: 0°58'31" TANGENT: 4.00'
CHORD: 8.00' COURSE: S0° 05' 24"E
COURSE IN: S89° 25' 21"W COURSE OUT: S89° 36' 08"E
RP NORTH: 879930.7949' EAST: 543082.7905'
END NORTH: 879927.5320' EAST: 543552.7792'

SEGMENT #2 : LINE

COURSE: N89° 44' 24"W LENGTH: 40.05'
NORTH: 879927.7138' EAST: 543512.7296'

SEGMENT #3 : LINE

COURSE: N0° 15' 36"E LENGTH: 8.00'
NORTH: 879935.7137' EAST: 543512.7659'

SEGMENT #4 : LINE

COURSE: S89° 44' 24"E LENGTH: 40.00'
NORTH: 879935.5322' EAST: 543552.7655'

PERIMETER: 96.05'
AREA: 320.29 SQ. FT. (0.0074 ACRE)
ERROR CLOSURE: 0.0011'
COURSE: N82° 13' 21"W
ERROR NORTH: 0.00015'
EAST: -0.00113'

PRECISION 1: 87,318.18

Troy A. Ray

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33868
TROY A.
RAY
Date Signed 10/6/21
ARIZONA, U.S.A.

ITEM #: 6.
DATE: 05/23/2022
AI #:860

CITY COUNCIL ACTION REPORT

SUBJECT: AMENDMENT ONE OF THE AGREEMENT WITH BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT (BWCDD) FOR REPAIR AND IMPROVEMENTS TO THE BULLARD WASH OUTFALL (PROJECT #60073), AND RELATED BUDGET TRANSFER

STAFF PRESENTER(S): Barbara Chappell, Deputy Public Works Director

SUMMARY

The proposed Amendment to the Agreement with Buckeye Water Conservation and Drainage District (BWCDD) will allow for repairs of areas adjacent to the canal for an amount not to exceed $449,344 and related budget transfer.

Recommendation

Approve the Amendment to the Agreement with the Buckeye Water Conservation and Drainage District for repairs and improvements to the Bullard Wash Outfall and the expenditure of funds not to exceed $449,344 and related budget transfer to meet the terms of the Agreement. (Barbara Chappell, Deputy Public Works Director)

FISCAL IMPACT

The project was approved in the FY2022 Capital Improvement Plan with a total project budget of $1,800,000. The original Agreement was for $1,360,756 and this request is for the remaining available budget in the Bullard Wash Outfall Repairs CIP Project (60073) and a budget transfer in the amount of $10,100 from CIP Reserves, for a total expenditure approval of $1,810,100.

BACKGROUND AND PREVIOUS ACTIONS

In April 1998, the city entered into an Intergovernmental Agreement (IGA) with the Maricopa County Flood Control District to share in the cost of construction of the Bullard Wash Outfall. The IGA further assigned the responsibility to inspect and maintain the completed project to the city.

The concrete structure that allows stormwater flows from Bullard Wash to cross over the BWCDD canal seems to have questionable design that restricts the water flow in the canal, and this Bullard Wash concrete structure has been undermined by erosion of the canal's earthen banks possibly caused by the design of the concrete structure and/or caused by past flooding events.

On October 4, 2021, Council approved the Agreement with the Buckeye Water Conservation

and Drainage District for repairs and improvements to the Bullard Wash Outfall and the expenditure of funds in the amount of $1,360,756.

STAFF ANALYSIS

During the construction of the project, water flowed into the structure which began to wash away the area we had just repaired. In order to prevent future undermining of the structure, a plan to remove the mortared rip rap and replace with a concrete slab has been proposed and can be accomplished with the remaining project funds. It is anticipated that all work associated with this project will be complete by June 30, 2023.

Attachments

Bullard Wash Crossing Rehabilitation Project Plans

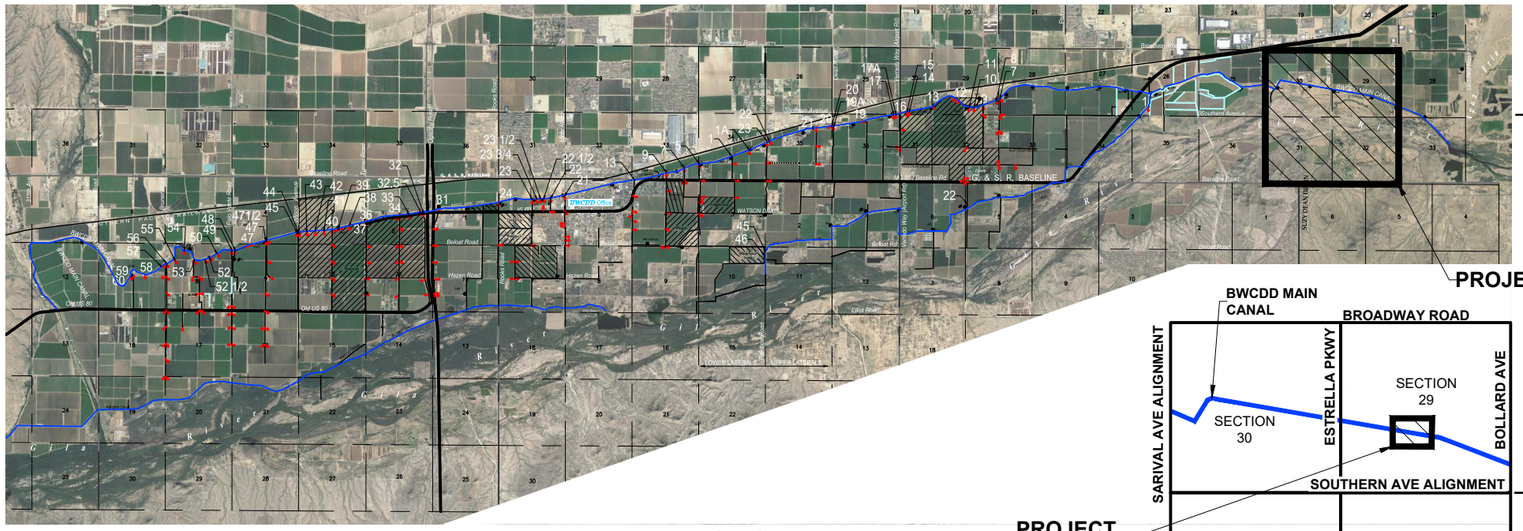
Amendment to the Agreement

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
BULLARD WASH CROSSING REHABILITATION
PROJECT PLANS
GOODYEAR, ARIZONA

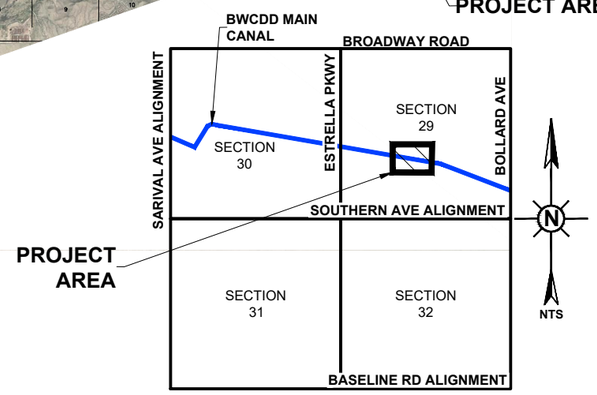
100% SUBMITTAL
MARCH 2022

GROUTED RIPRAP REHABILITATION

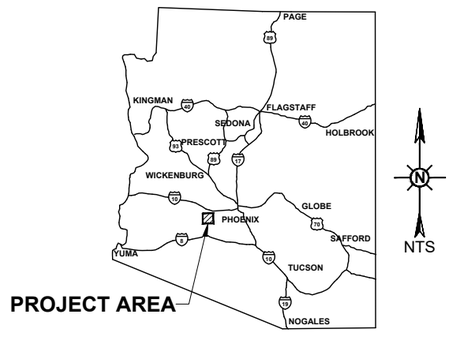
GCE PROJECT No.: BWC-2118



DISTRICT MAP
GOODYEAR, ARIZONA



LOCATION MAP
GOODYEAR, ARIZONA
T1N, R1W



STATE MAP
ARIZONA

APPROVED BY:

DATE:

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
GENERAL MANAGER - NOEL CARTER
APPROVAL EXPIRES ONE YEAR FROM DATE ABOVE

DATE:

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DBA PROJECT No.: XXXXX

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.
GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION
100% SUBMITTAL
03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

COVER AND LOCATION MAPS

G-1

Z:\GCE Projects\BWC-2118\dwg\01_BWC-2118_G.dwg jonesb 03/03/22 - 7:32pm

REUSE OF DOCUMENT: THESE PLANS & SPECIFICATIONS, AND THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GCE, INC., AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND CONSENT OF GCE, INC. ©

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT (BWCDD) GENERAL NOTES

1. WHERE DEDICATED EASEMENT IS NOT NOTED ON PROJECT PLANS, THE DISTRICT STILL MAINTAIN PRESCRIPTIVE RIGHTS TO OPERATE AND MAINTAIN IRRIGATION FACILITIES FOR THE PURPOSE OF IRRIGATION CONVEYANCE AND DELIVERY.

2. ALL CONSTRUCTION SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) SPECIFICATIONS AND STANDARD DETAILS AND LATEST REVISIONS UNLESS NOTED OTHERWISE ON PLANS.

3. CONTACT, NOTIFICATION AND COORDINATION WITH BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT (BWCDD) SHALL BE MADE WITH BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT'S ADMINISTRATION OFFICE AT (623) 386-2196.

4. ALL SHOP DRAWINGS WILL REQUIRE BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT'S APPROVAL BEFORE CONSTRUCTION CAN BEGIN.

5. ALL IRRIGATION STRUCTURES SHALL BE MONOLITHIC CAST-IN-PLACE REINFORCED CONCRETE UNLESS OTHERWISE APPROVED BY ENGINEER OR AS SHOWN ON PLANS AND SHALL HAVE A WALL THICKNESS OF EIGHT INCHES UNLESS NOTED OTHERWISE.

6. ALL COMPACTION AND BACKFILL SHALL CONFORM TO THE MAG STANDARD SPECIFICATIONS, DETAILS, AND LATEST REVISIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL GRADE ADJUSTMENTS OF ALL IRRIGATION STRUCTURES AND MANHOLES TO THE SATISFACTION OF BWCDD.

8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BWCDD PERMITS, RIGHTS-OF-ENTRY, **NOTICES TO PROCEED**, AND APPROVALS PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY BWCDD IN WRITING AT LEAST 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.

10. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH BWCDD FOR THE "DRY-UP" OF EXISTING IRRIGATION FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. IT WILL BE BWCDD'S SOLE DETERMINATION OF THE TIME AND DURATION OF THIS "DRY-UP" PERIOD.

11. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH BWCDD FOR THE REMOVAL OF EXISTING IRRIGATION FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH BWCDD FOR THE INSPECTION OF ALL CONSTRUCTION WORK. **NOTICE MUST BE GIVEN TO BWCDD OR BWCDD'S AGENT A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ANY WORK REQUIRING FIELD OBSERVATION/INSPECTION OR APPROVALS TO PROCEED**.

13. ALL CONSTRUCTION WORK IS SUBJECT TO BWCDD'S INSPECTION AND APPROVAL. CONSTRUCTION WORK COMPLETED WITHOUT INSPECTION BY BWCDD SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

14. AS-BUILT PLANS AND CERTIFICATIONS SHALL BE PROVIDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO BWCDD BY THE CONTRACTOR PERFORMING THE INSTALLATION OF BWCDD FACILITIES. AS-BUILT PLANS SHALL FEATURE BOTH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION FOR ANY **NEW** UTILITIES INSTALLED WITHIN THE BWCDD EASEMENT. **BWCDD DOES NOT REQUIRE THE AS-BUILT DRAWINGS TO REFLECT THE AS-BUILT INVERT OF EXISTING UTILITIES THAT CROSS BWCDD'S FACILITIES, HOWEVER, THE 3' MINIMUM CLEARANCE SEPARATION BETWEEN THE EXISTING UTILITY AND BWCDD'S FACILITY WILL NEED TO BE AS-BUILT**. FINAL AS-BUILTS ARE TO BE PROVIDED TO BWCDD IN ALL OF THE FOLLOWING FORMS: ORIGINAL MYLAR SET (1), COPIES OF MYLAR SET (2), DISC WITH COPY OF SCANNED MYLAR SET (1), AND 11x17 COPIES OF MYLAR SET (3).

15. AS-BUILT PLANS OF BWCDD'S FACILITIES SHALL BE REFLECTED ON THE CORRESPONDING AS-BUILT PAVING AND WATER IMPROVEMENT PLANS WHERE APPLICABLE.

16. IF A CONFLICT IN NOTES ON THIS DESIGN PLAN IS IDENTIFIED, THE BWCDD GENERAL NOTES SHALL SUPERSEDE ANY OTHER NOTES.

17. CONTRACTOR SHALL PURCHASE AND INSTALL BWCDD'S CUSTOM DETECTABLE UNDERGROUND WARNING TAPE AT THE SPECIFIED DEPTH FOR ALL LENGTHS OF BURIED BWCDD FACILITIES. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE PRESCO (PART # D6105B1549), REEF INDUSTRIES TERRA TAPE, OR SETON CUSTOM UNDERGROUND WARNING TAPES, THE COLOR BLUE, 6" WIDE AND READ AS FOLLOWS; CAUTION BWCDD IRRIGATION FACILITIES BURIED BELOW CONTACT BWCDD AT 623-386-2196. CONTACT BWCDD FOR ORDERING AND INSTALLATION INFORMATION.

18. **CONTRACTOR SHALL BE REQUIRED TO HYDRO TEST ALL NEW BWCDD FACILITIES ACCORDING TO BWCDD STANDARD TESTING REQUIREMENTS AND SPECIFICATIONS**.

19. EXISTING UTILITIES AS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH THE AVAILABLE RECORDS AT THE TIME OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UTILITIES 14 DAYS PRIOR TO CONSTRUCTION OR REMOVALS OF EXISTING FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR DIFFERENCES. CONTACT ARIZONA BLUE STAKE CENTER TWO WORKING DAYS PRIOR TO CONSTRUCTION AT (800) 782-5348 OR (602) 263-1100 TO LOCATE AND FLAG UNDERGROUND FACILITIES.

20. CONTRACTOR SHALL PURCHASE AND ARRANGE FOR DELIVERY OF ALL STAFF GAUGES, STEEL STEPS, STAFF GAUGE EXTENSIONS, AND OTHER MATERIALS IDENTIFIED FOR INSTALLATION BY BWCDD. CONTRACTOR SHALL CONTACT BWCDD PRIOR TO DELIVERY BY CALLING (623) 386-2196.

21. ITEMS DESIGNATED FOR SALVAGE SHALL BE DELIVERED TO BWCDD DISTRICT OFFICE LOCATED AT 205 EAST ROOSEVELT AVENUE; BUCKEYE, ARIZONA 85326. CONTACT BWCDD AT 623-386-2196 TO COORDINATE DELIVERY.

22. WHERE CROSSING UNDER EXISTING BWCDD OPEN CHANNELS, THE BWCDD PREFERRED METHOD OF NEW UTILITY INSTALLATION IS BORE AND JACK, WHERE INSTALLATION IS PERFORMED USING OPEN CUT METHOD, COMPLETE REPLACEMENT OF THE DITCH TO DISTRICT STANDARD IS REQUIRED. ALL CROSSINGS WILL REQUIRE AN ENCROACHMENT PERMIT AND INSPECTION BY BWCDD.

23. WHERE NEW UTILITIES CROSS UNDER EXISTING BWCDD IRRIGATION PIPES, AND WHERE MECHANICAL COMPACTION OF THE BACKFILL IS NOT ACHIEVABLE, ONE SACK SLURRY BACKFILL SHALL BE REQUIRED TO THE SPRINGLINE OF THE EXISTING BWCDD PIPE, AS DIRECTED BY THE BWCDD INSPECTOR.

24. WHERE SAW CUTTING INTO AN EXISTING PANEL FOR HAND-PLACED TRANSITION, CONTRACTOR SHALL REPLACE A MINIMUM OF 10' OF LINING OR TO THE NEXT CLEAN JOINT, MAXIMUM 20'.

25. ALL BWCDD FACILITIES SHALL REMAIN IN SERVICE THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING DRY-UP PERIODS APPROVED BY BWCDD.

26. MAINTAIN A MINIMUM OF 3' OF CLEARANCE BETWEEN EXISTING BWCDD FACILITIES AND ANY PROPOSED UTILITIES UNLESS OTHERWISE SHOWN.

27. THE CONTRACTOR SHALL MAINTAIN IRRIGATION DELIVERIES TO ALL EXISTING AND ACTIVE IRRIGATION SYSTEMS DURING CONSTRUCTION UNLESS AUTHORIZED BY THE OWNER TO DISCONTINUE THESE DELIVERIES.

28. LOCATIONS FOR FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROL SHOULD BE CONSIDERED ONLY APPROXIMATE PER THE BEST AVAILABLE INFORMATION.

29. UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING ITEMS INCLUDING BUT NOT LIMITED TO, GROUNDWATER WELLS, TREES, OTHER LANDSCAPING, SIGNS, FENCES, ETC. SHALL BE PROTECTED BY THE CONTRACTOR; AND IF SUCH ITEMS ARE DAMAGED, CONTRACTOR SHALL REPLACE THE ITEMS AT NO COST TO BWCDD TO THE SAME OR BETTER CONDITION THAN THEY WERE BEFORE.

30. WHERE FACILITIES ARE CALLED OUT TO REMAIN IN PLACE THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT FACILITIES DURING CONSTRUCTION. FACILITIES SHOULD NOT BE DISTURBED UNLESS IT IS SHOWN ON THE DRAWINGS THAT THE CONTRACTOR IS TO MAKE IMPROVEMENTS.

31. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

32. PROTECTING OF EXISTING INSTALLATIONS:

    A. IN PERFORMING WORK IN THE VICINITY OF EXISTING INSTALLATIONS, THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS TO SAFEGUARD EXISTING INSTALLATION WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF CONDUIT, PIPE, CABLE, GROUND MAT, AND OTHER BURIED INFRASTRUCTURE ITEMS PRIOR TO PERFORMING ANY EXCAVATIONS NEARING THE EXISTING INSTALLATIONS AND SHALL USE PROPER METHODS FOR PROTECTION DURING EXCAVATION, INSTALLATION, AND BACKFILLING OPERATIONS. THE CONTRACTOR SHALL PROTECT ADJACENT INSTALLATIONS WHEN INSTALLING EQUIPMENT AND MATERIALS.

    B. ALL PROTECTIVE MEASURES AND INSTALLATIONS SHALL BE ARRANGED SO AS TO PERMIT OPERATION OF THE EXISTING EQUIPMENT AND FACILITIES BY THE OWNER WHILE WORK UNDER THIS CONTRACT IS IN PROGRESS. THE CONTRACTOR SHALL REMOVE ALL PROTECTIVE MEASURES AND INSTALLATIONS PROVIDED BY HIM/HER AFTER THEY HAVE SERVED THEIR PURPOSE. THE MATERIALS FURNISHED BY THE CONTRACTOR TO PROVIDE PROTECTION SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.

    C. THE CONTRACTOR SHALL BE RESPONSIBLE, FOR REPAIR, AT HIS/HER OWN EXPENSE, ANY DAMAGES TO EXISTING INSTALLATIONS DUE TO THE CONTRACTOR'S OPERATIONS OR HIS FAILURE TO PROVIDE PROPER PROTECTION; AND IN THE OPINION OF BWCDD, ANY SUCH DAMAGES INCURRED MAY BE REPAIRED BY THE OWNER, AND THE CONTRACTOR WILL BE BACK CHARGED FOR THE REPAIR COSTS TO SAID EXISTING INSTALLATIONS THEREOF.

SHEET INDEX

DWG ID	SHEET NO.	DESCRIPTION
G-1	1	COVER AND LOCATION MAPS
G-2	2	DISTRICT NOTES AND SHEET INDEX
G-3	3	DISTRICT AND CONSTRUCTION NOTES
G-4	4	STRUCTURAL NOTES
G-5	5	ABBREVIATIONS, DRAWING DETAIL DESIGNATIONS, AND LEGEND
G-6	6	KEY PLAN, SURVEY CONTROL, AND QUANTITIES
G-7	7	GEOMETRIC LAYOUT AND COORDINATE TABLE
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ARIZONA811 BLUE STAKE, INC.

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GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.
GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
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NOT FOR CONSTRUCTION 100% SUBMITTAL 03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Conservation & Drainage District Est. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

DISTRICT NOTES AND SHEET INDEX

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CITY OF GOODYEAR CONSTRUCTION NOTES

(APPLICABLE ONLY WITHIN CITY OF GOODYEAR RIGHT-OF-WAY)

GENERAL

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY EDS&PM, CITY STANDARD DETAILS, AND CURRENT MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.

E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF 1-YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-882-7979). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)

J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.

K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.

L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.

M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48-HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.

N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.

O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/ OR IMPRISONMENT.

P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408).

Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, ADEQ GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.

R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (602-506-0666), 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. 36-779.07, NOTICE OF BUILDING AGENCIES.)

S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

T. ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS.

CONSTRUCTION NOTES

GENERAL

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS THAT ARE REQUIRED BY ALL LEVELS OF REGULATORY AGENCIES PRIOR TO CONSTRUCTION.

2. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE DISTRICT AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

3. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE TRAFFIC CONTROL PLANS FROM GOVERNING AUTHORITIES AND ENFORCE THE APPROVED TRAFFIC CONTROL PLAN DURING THE ENTIRE PERIOD OF CONSTRUCTION.

4. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE DISTRICT AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

5. AN APPROVED SET OF PLANS SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS. DEVIATION FROM THE PLANS SHALL NOT BE ALLOWED WITHOUT THE DISTRICT'S APPROVAL.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ROADWAY DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD- AND DUST-FREE CONDITION AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL TESTING THE BACKFILL MATERIAL FROM THE BORROW SITE. PRIOR TO SOIL RELOCATION, THE UNITED STATES BUREAU OF RECLAMATION (USBR) SHALL APPROVE THE ENVIRONMENTAL SITE ASSESSMENT AND THE SOIL TEST REPORT. THE TESTING RESULTS SHALL COME FROM A STATE OF ARIZONA CERTIFIED LABORATORY.

PIPING AND GATES

1. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH MAG STANDARD SPECIFICATIONS SECTION 200.

2. THE CONTRACTOR SHALL UNCOVER ALL EXISTING IRRIGATION LINES BEING TIED INTO, TO VERIFY THEIR LOCATION. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, PIPELINES, ETC.) AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL ELIMINATE ALL CONFLICTS PRIOR TO THE START OF CONSTRUCTION.

3. TRENCH EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH MAG STANDARD SPECIFICATION SECTION 601, AND TRENCH DETAILS AS SHOWN ON THE DRAWINGS.

4. ALL REINFORCED CONCRETE PIPES SHALL BE CLASS V UNLESS OTHERWISE INDICATED ON THE PLANS AND SHALL CONFORM TO MAG STANDARD SPECIFICATIONS SECTION 735. RUBBER GASKETS FOR CONCRETE PIPE SHALL CONFORM TO MAG STANDARD SPECIFICATIONS SECTION 765.

5. DISPOSAL AND STOCKPILING OF EXCESS MATERIAL WITHIN THE PROJECT AREA SHALL BE DONE AT THE DIRECTION OF THE DISTRICT.

6. ALL MATERIAL DESIGNATED FOR SALVAGE SHALL BE TRANSPORTED TO THE DISTRICT EQUIPMENT YARD OR TO THE SPECIFIED LOCATION AS DIRECTED BY THE DISTRICT DURING EXECUTION OF THE WORK.

7. ALL FABRICATED SLIDE GATES SHALL BE FLATBACK TYPE, SELF-CONTAINED, FLUSH BOTTOM SEAL, THREE SIDED "J" SEAL AND 316 STAINLESS STEEL STEM, RAILS AND YOKE, SUITABLE FOR HEADWALL MOUNTING. LIFT NUTS SHALL BE BRONZE. THE GATE SHALL BE FURNISHED WITH SIDE CRANK HANDLE AND STEM COVER LIFTING EQUIPMENT WITH 3:1 MINIMUM SEALED GEAR RATIO AND 2 INCH SQUARE OPERATING NUT PER HYDROGATE CPS4 OR APPROVED EQUAL. ALL GATES SHALL BE FACTORY COATED PER MANUFACTURER'S RECOMMENDATION. THE GATES SHALL CONFORM TO HYDROGATE FABRICATED SELF-CONTAINED SLIDE GATE, FRESNO SERIES 8200 OR AN APPROVED EQUAL.

8. ALL CANAL GATES SHALL BE FLATBACK TYPE, WITH GALVANIZED STEEL RAILS AND YOKE, SUITABLE FOR HEADWALL MOUNTING. LIFT NUTS SHALL BE BRONZE. THE GATE SHALL BE FURNISHED WITH A HANDWHEEL OPERATOR. ALL GATES SHALL BE FACTORY COATED PER MANUFACTURER'S RECOMMENDATION. THE GATES SHALL CONFORM TO FRESNO SERIES 6400 MODEL 20-10C SLIDE GATE OR AN APPROVED EQUAL.

PAINTING AND COATING

1. EXPOSED METALS: INCLUDING PIPE, FITTINGS, VALVES, STRAP ANCHORS, VALVE AND PIPE SUPPORTS, AND SIMILAR ITEMS NOT OTHERWISE COVERED, SHALL BE PAINTED AS FOLLOWS:

   A. EXPOSED DUCTILE IRON SURFACES THAT HAVE BEEN COATED WITH COALTAR VARNISH SHALL BE GIVEN TWO (2) COATS OF TNEMEC N69 HI-BUILD EXPOLINE II PRIMER (SAFETY YELLOW) APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF FOUR (4) TO SIX (6) MILS. FOLLOWED BY ONE (1) TOPCOAT OF TNEMEC 1075 ENDURA-SHIELD II APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF TWO (2) TO FIVE (5) MILS.

   B. EXPOSED GALVANIZED STEEL SURFACES SHALL BE SOLVENT WASHED FOLLOWED BY TWO (2) COATS OF TNEMEC N69 HI-BUILD EXPOLINE II PRIMER (SAFETY YELLOW) APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF FOUR (4) TO SIX (6) MILS. FOLLOWED BY ONE (1) TOPCOAT OF TNEMEC 1075 ENDURA-SHIELD II APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF TWO (2) TO FIVE (5) MILS.

   C. BARE FERROUS METAL SURFACES SHALL BE GIVEN TWO (2) COATS OF TNEMEC N69 HI-BUILD EXPOLINE II PRIMER (SAFETY YELLOW) APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF FOUR (4) TO SIX (6) MILS. FOLLOWED BY ONE (1) TOPCOAT OF TNEMEC 1075 ENDURA-SHIELD II APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF TWO (2) TO FIVE (5) MILS.

2. NON EXPOSED METALS:

   A. BEFORE BACKFILLING, ALL COUPLINGS, BOLTS, NUTS, ANCHOR BOLTS AND RODS, AND ALL NON-EXPOSED STEEL SHALL RECEIVE ONE (1) BRUSH COAT OF TNEMEC 46H-413 HI-BUILD TNEME-TAR COAL TAR EPOXY APPLIED AT A RATE THAT WILL PROVIDE A MINIMUM DRY FILM THICKNESS OF NOT LESS THAN TWENTY (20) MILS. THE COATING SHALL BE WITHOUT FLAW WHEN COVERED WITH BACKFILL.

   B. IN ADDITION TO COATING AS REQUIRED UNDER 2.A ABOVE, ALL BURIED DUCTILE IRON PIPE SHALL BE WRAPPED WITH POLYWRAP CONFORMING TO MAG STANDARD SPECIFICATIONS SECTION 610.5.

   C. PERMATEX ANTI-SEIZE LUBRICANT, LOCTITE HEAVY-DUTY ANTI-SEIZE LUBRICANT, OR SAF-T-EZE REGULAR GRADE ANTI-SEIZE SHALL BE APPLIED TO ALL MANHOLE BOLT THREADS PRIOR TO SECURING LIDS PER MANUFACTURER SPECIFICATIONS.

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DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
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BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

DISTRICT AND CONSTRUCTION NOTES

G-3

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STRUCTURAL NOTES

GENERAL:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST ADOPTED EDITION (INCLUDING REVISIONS) OF THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" SPONSORED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.), AND AS ADDITIONALLY REQUIRED BY THE PROJECT PLANS AND SPECIAL PROVISIONS.

2. FEATURES OF STRUCTURE CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. DIMENSIONS OF AND DIMENSIONS WHICH LOCATE EXISTING FEATURES SHALL BE VERIFIED BEFORE COMMENCING WORK.

4. WHERE DIMENSIONS ARE SHOWN FOR EXISTING STRUCTURES THEY ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL CONTROLLING DIMENSIONS PRIOR TO ORDERING OR FABRICATING ANY MATERIAL. ANY VARIATIONS BETWEEN EXISTING DIMENSIONS AND ELEVATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER.

5. NO STRUCTURAL MEMBERS SHALL BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE ENGINEER PRIOR TO CONSTRUCTION.

6. FOR ABBREVIATIONS NOT LISTED, SEE "ABBREVIATIONS FOR USE ON DRAWINGS AND TEXT", PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC. (ANSI).

7. CONSTRUCTION, SHORING AND BRACING OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 347 "GUIDE TO FORMWORK FOR CONCRETE". THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FORMWORK AND SHORING.

8. DESIGN LOADS:
   WALKWAYS AND PLATFORMS = 150 PSF

CONCRETE:

1. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE, ALL CAST-IN-PLACE STRUCTURAL CONCRETE SHALL BE CLASS AA (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI) CONFORMING TO SECTIONS 725 AND 726 OF THE M.A.G. STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 150, FORTA-FERRO ECONO-NET, OR NYCON MULTIMESH WITH A DOSAGE RATE OF 1.5 LBS PER CUBIC YARD), WATER REDUCING ADMIXTURE (WRA), AIR ENTRAINMENT, AND FLYASH AT 15% OF CEMENTITIOUS CONTENT. FLYASH FACTOR SHALL BE 1.2 POUNDS OF FLYASH FOR EVERY POUND OF CEMENT DEDUCTED.

2. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE, ALL CAST-IN-PLACE CONCRETE LINING SHALL BE CLASS A (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI) CONFORMING TO SECTIONS 725 AND 726 OF THE M.A.G STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 650, FORTA-FERRO, OR NYCON XL WITH A DOSAGE RATE OF 3.0 LBS PER CUBIC YARD). ALL CONCRETE AGGREGATE SHALL BE NO GREATER THAT 3/4" DIAMETER.

3. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ALL SHOTCRETE LINING SHALL BE CLASS A (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI) CONFORMING TO SECTIONS 725 AND 726 OF THE M.A.G STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 650, FORTA-FERRO, OR NYCON XL WITH A DOSAGE RATE OF 3.0 LBS PER CUBIC YARD). ALL CONCRETE AGGREGATE SHALL BE NO GREATER THAT 3/8" DIAMETER. SHOTCRETE MAY BE SALT RIVER PROJECT (SRP) STOCK CODE NUMBER 0000234 WITH 3 POUNDS PER CUBIC YARD FIBROUS ADMIXTURE. MINIMUM SHOTCRETE SLOPE THICKNESS SHALL BE 3 INCHES ON THE MAINLINE CANAL SIDE SLOPES, 4 INCHES FOR BOTTOM, AND 4 INCHES ON TRANSITIONS.

4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60. FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CRSI MSP-1 "MANUAL OF STANDARD PRACTICE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

   UNLESS OTHERWISE NOTED ALL REINFORCING BAR SPLICES SHALL BE:

	#3	#4	#5	#6	#7	#8	#9
TOP BAR*	1'-4"	1'-8"	2'-0"	2'-5"	3'-6"	4'-0"	4'-11"
OTHER BAR	1'-4"	1'-4"	1'-7"	1'-11"	2'-9"	3'-1"	3'-10"

   * TOP BARS SHALL BE DEFINED AS ANY HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BAR IN ANY SINGLE POUR. HORIZONTAL WALL BARS ARE CONSIDERED TOP BARS.

5. MINIMUM CLEARANCE FOR REINFORCEMENT BARS, UNLESS SHOWN OTHERWISE, SHALL BE AS FOLLOWS:

   3" WHERE CONCRETE IS PLACED AGAINST EARTH
   2" WHERE CONCRETE IS PLACED AGAINST FORMS
   1" WHERE CONCRETE IS PLACED AGAINST PIPE

6. ALL EMBEDDED ITEMS SHALL BE POSITIVELY SECURED IN PLACE BEFORE PLACING CONCRETE. ALL EMBEDDED BOLTS SHALL BE STAINLESS STEEL.

7. ROUGHEN AND CLEAN ALL CONSTRUCTION JOINTS IN WALLS AND SLABS AS SPECIFIED PRIOR TO PLACING ADJACENT CONCRETE.

8. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" TYPICAL, TO 6" BELOW FINISHED GRADE UNLESS SHOWN OTHERWISE.

9. STRUCTURAL POURS SHALL BE PLACED AT (4') MAXIMUM VERTICAL LIFTS VIBRATED THROUGH AND THROUGH AS SPECIFIED PER M.A.G. SECTION 505.

10. ALL ANCHOR BOLTS SHALL BE STAINLESS STEEL DRILLED ADHESIVE ANCHORS HILTI HY-200 MAX, FASTENAL ANCHORING SYSTEMS, OR STRONGTIE SET HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE.

STRUCTURAL STEEL AND STEEL FABRICATIONS:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 UNLESS SHOWN OTHERWISE. SQUARE OR RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A-500 GRADE B. STEEL PIPE SHALL CONFORM TO ASTM A-501; OR A53 TYPES E OR S, GRADE B

2. ALL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS CONFORMING TO ASTM A325-N UNLESS OTHERWISE SHOWN. BOLTS INDICATED AS MACHINE BOLTS (MB) SHALL CONFORM TO ASTM A307 FOR CARBON STEEL, A193 FOR STAINLESS STEEL AND A153 FOR GALVANIZED STEEL. ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE STAINLESS STEEL CONFORMING TO ASTM A193.

3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, CURRENT EDITION.

4. ALL WELDS SHALL BE PERFORMED BY AWS CERTIFIED WELDERS AND SHALL CONFORM TO AWS D1.1, LATEST EDITION. SUBMIT COPY OF ALL CERTIFICATIONS TO THE ENGINEER. ALL BUTT WELDS ARE FULL PENETRATION UNLESS INDICATED OTHERWISE. WELD FILLER METAL SHALL BE AWS A5.1 OR A5.5 E70XX ELECTRODES.

5. ALL WELDS FOUND DEFECTIVE SHALL BE REPAIRED (OR REPLACED) AND RETESTED FOR ADEQUACY AT THE CONTRACTOR'S EXPENSE.

6. AT ALL FIELD WELDS WHERE PLATES AND ANGLES ARE EMBEDDED IN CONCRETE, LOW HEAT AND INTERMITTENT WELDS SHALL BE UTILIZED TO AVOID SPALLING OR CRACKING THE EXISTING CONCRETE.

7. HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND STEEL FABRICATIONS AFTER FABRICATION IS COMPLETED. GALVANIZING SHALL CONFORM TO ASTM A123. GALVANIZE COMPONENTS OF BOLTED ASSEMBLIES SEPARATELY BEFORE ASSEMBLY.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	RC	REINFORCED CONCRETE
AHR	ANCHOR	FDN	FOUNDATION	REINF	REINFORCE
AL	ALUMINUM	FG	FINISHED GRADE	RST	REINFORCING STEEL
ALTN	ALTERNATE	FTG	FOOTING		
APVD	APPROVED			SIM	SIMILIAR
BOT	BOTTOM	GALV	GALVANIZE	SPECS	SPECIFICATIONS
BF	BOTTOM FACE	GVL	*HOT DIP* GRAVEL	SQ	SQUARE
BM	BEAM			STD	STANDARD
BRG	BEARING	HAS.	HEADED ANCHOR STUD	STIF	STIFFENER
C TO C	CENTER TO CENTER	HDR	HEADER	STL	STEEL
CJ	CONSTRUCTION JOINT	HORIZ	HORIZONTAL	STR	STRAIGHT
℄, CL	CENTER LINE			STRUCT	STRUCTURES
CLR	CLEARANCE	I.F.	INSIDE FACE	SYMM	SYMMETRICAL
COL	COLUMN			T&B	TOP AND BOTTOM
CONC	CONCRETE	LNTL	LINTEL	TC	TOP OF CONCRETE
CONN	CONNECTION	LONG.	LONGITUDINAL	TF	TOP FACE
CONT	CONTINUOUS	MAX	MAXIMUM	THK	THICK
CTR	CENTER	MB	MACHINE BOLTS	TRANSV	TRANSVERSE
DBA	DEFORMED BAR ANCHOR	MIN	MINIMUM	TST	TOP OF STEEL
DIA	DIAMETER	NIC	NOT IN CONTRACT	TW	TOP OF WALL
DIR	DIRECTION	NTS	NOT TO SCALE	TYP	TYPICAL
DWG	DRAWING	OC	ON CENTER	VERT	VERTICAL
EA	EACH	O.F.	OUTSIDE FACE	WS	WATERSTOP OR WATER SURFACE
EF	EACH FACE	O TO O	OUT TO OUT	WWF	WELDED WIRE FABRIC
EL	ELEVATION	OPNG	OPENING		
EQL SP	EQUALLY SPACED	PJF	PREMOLDED JOINT FILLER		
EW	EACH WAY	PLYWD	PLYWOOD		
EXP JT	EXPANSION JOINT	PRCST	PRECAST		
EXST	EXISTING	P	PILASTER		

NOTES

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DRAWN BY:	A. SOTO
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(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

STRUCTURAL NOTES

G-4

Z:\GCE Projects\BWC-2118\dwg\01_BWC-2118_G.dwg|jonesb 03/03/22 - 7:33pm

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ABBREVIATIONS:

@	AT
AB	AGGREGATE BASE
ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
AG	AGRICULTURAL
AL	ALUMINUM
APPROX	APPROXIMATE, APPROXIMATELY
APVD	APPROVED
AVE	AVENUE
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BRASS CAP
BEG	BEGIN, BEGINNING
BLDG	BUILDING
BM	BENCHMARK
BOTT	BOTTOM
BW	BARBED WIRE
BWCDD	BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
C/L	CHAIN LINK
CONC	CONCRETE
CAP	CAPACITY OR CENTRAL ARIZONA PROJECT
CFS	CUBIC FEET PER SECOND
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR, CLEARANCE
CLSM	CONTROL LOW STRENGTH MATERIAL
CMP	CORRUGATED METAL PIPE
COR	CORNER
CP	CONTROL POINTS
C TO C	CENTER TO CENTER
CTR	CENTER
CU	CUBIC
CU FT	CUBIC FOOT
CU IN.	CUBIC INCH
CU YD	CUBIC YARD
CULV	CULVERT
CV	CHECK VALVE
CWS	CHECKED WATER SURFACE
D/W	DRIVEWAY
D	DEPTH
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DG	DOWN GUY
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
DWG, DWGS	DRAWING, DRAWINGS
DWS	DESIGN WATER SURFACE
E	EAST, ELECTRIC
EA	EACH
EF	EACH FACE
EX GR	EXISTING GRADE
EL, ELEC	ELECTRIC, ELECTRICAL, ELEVATION
ELEV	ELEVATION
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQL	EQUAL
ESMT	EASEMENT
EW	EACH WAY
EX	EXISTING
EXP JT	EXPANSION JOINT
FAB	FABRICATION
FD	FOUND
FIN GR	FINISH GRADE
FLEX	FLEXIBLE
F.O.	FIBER OPTIC
FT	FOOT, FEET
FTG	FOOTING
G	GAS
GALV	GALVANIZED
GB	GRAB BAR, GRADE BREAK
GND	GROUND
GPM	GALLONS PER MINUTE
GRTG	GRATING
GT, GTR	GUTTER
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HGL	HYDRAULIC GRADE LINE
HGT	HEIGHT
HORIZ	HORIZONTAL
HW	HIGH WATER
HWY	HIGHWAY
I.D.	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
IN.	INCH
INV.	INVERT
IRR	IRRIGATION, IRRIGATION VALVE
JT	JOINT
L	LENGTH
LAT	LATERAL
LF	LINEAR FEET
LN	LANE
LS	LAND SURVEYOR
M	MEASURED
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MATL	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MTL	METAL
N/A	NOT APPLICABLE
N/C	NOT IN CONTRACT
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NE	NORTHEAST
NO.	NUMBER
NOM	NOMINAL
NORM	NORMAL
NP	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
NW	NORTHWEST
NWS	NORMAL WATER SURFACE
O/H	OVERHEAD
O&M	OPERATION & MAINTENANCE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG	OPENING
PI	POINT OF INTERSECTION
PIE	PERMANENT IRRIGATION EASEMENT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE
POE	POINT OF ENDING
POT	POINT OF TANGENT
PP	POWER POLE
PRCST	PRECAST
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	FLOW RATE (CFS)
QTY	QUANTITY
R/W	RIGHT OF WAY
RAD	RADIUS
RB	REBAR
RC	REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REINF	REINFORCE, REINFORCED, REINFORCING
REQD	REQUIRED
RR	RAILROAD
S	SEWER, SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SEC	SECTION
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FOOT
SQ IN.	SQUARE INCH
SST, SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE
SUSP	SUSPEND
SW	SOUTHWEST
SYMM	SYMMETRICAL
T	TANGENT, TOWNSHIP, TREAD
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TOP OF CONCRETE, TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TOL	TOP OF LINING
TOP	TOP OF PIPE
TRANS	TRANSITION
TST, TOS	TOP OF STEEL, TOP OF STRUCTURE
TYP	TYPICAL
U/G	UNDERGROUND
UBC	UNIFORM BUILDING CODE
UNK	UNKNOWN
UNO	UNLESS NOTED OTHERWISE
USBR	UNITED STATES BUREAU OF RECLAMATION
VC	VERTICAL CURVE
VERT	VERTICAL
W/	WITH
W	WATER, WEST
WB	WESTBOUND
WM	WATER METER
WS	WATER STOP, WATER SURFACE
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE
X	ELECTRICAL TRANSFORMER
YD	YARD
YR	YEAR

NOTE:

FOR ABBREVIATIONS NOT LISTED IN THIS STANDARD LIST, SEE "ABBREVIATIONS FOR USE ON DRAWINGS AND TEXT", PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)

LEGEND

NEW SLOPES (CONCRETE)

NEW SLOPES (EARTHEN)

EX SLOPES (CONCRETE)

EX SLOPES (EARTHEN)

NEW ASPHALT PAVEMENT

EX ASPHALT PAVEMENT

FUTURE CONC - CLIENT FILES (HATCH OPTIONAL)

NEW IRRIGATION PIPE

EX IRRIGATION PIPE

NEW/EX DOWN GUY

POWER POLE

TRAFFIC LIGHT

STREET LIGHT

LIGHT POST

FIRE HYDRANT

WATER VALVE

STREET SIGNS

BARRICADE

EX TREE, PALM OR SHRUB

NEW SPOT ELEVATION — EL. 1422.23

EX SPOT ELEVATION — EL 1452.22

CONSTRUCTION NOTE — 55

SALVAGE NOTE — 55

REMOVAL NOTE — 55

PROJECT BENCHMARK

TEMP BENCH MARK

SECTION CORNER — TSS 04|03 09|10 R8E

DEMOLISH AND REMOVAL HATCH

DIRT HATCH

CONCRETE HATCH

ROCK RIPRAP (AS NOTED)

PROPERTY

ESMT/PIE

DRAINAGE ESMT

TEMP CONST ESMT

SECTION LINE

RIGHT OF WAY

NEW WATER LINE

EX WATER LINE

NEW GAS LINE

EX GAS LINE

NEW STORM DRAIN

EX STORM DRAIN

NEW SEWER LINE

EX SEWER LINE

NEW RECLAIMED WATER LINE

EX RECLAIMED WATER LINE

GRADE EX

EX RECLAIMED WATER LINE

NEW/EX FENCE

NEW/EX CHAIN LINK

NEW/EX IRON POST FENCE

GRADING - DAYLIGHT

GRADING - CUT

DRAWING DESIGNATION

S-2

DISCIPLINE (SEE TABLE) — DRAWING NUMBER

LETTER	DISCIPLINE
D	DETAILS
G	GENERAL
P	PLAN & PROFILE
S	STRUCTURAL
SP	SITE PLAN

SCREENING

SCREENED ELEMENTS ON AREA MAPPING REPRESENT EXISTING FACILITIES OR ELEVATIONS.

SCREENED BACKGROUNDS ON OTHER DRAWINGS CAN REPRESENT EXISTING FACILITIES OR FACILITIES TO BE CONSTRUCTED UNDER THIS CONTRACT, WHICH, IF DRAWN IN SOLID LINES, WOULD OBSCURE THE PARTICULAR DETAILS BEING SHOWN. CONSULT THE ENGINEER IF SCREENING OF ANY ELEMENT IS NOT SELF-EXPLANATORY.

SECTION AND DETAIL STANDARDS

DETAIL (NUMERAL) DESIGNATION ON DRAWING WHERE DETAIL IS TAKEN — 1 / S-1

SECTION (LETTER) DESIGNATION ON DRAWING WHERE SECTION IS TAKEN. ARROW INDICATES DIRECTION OF SECTION — B / S-1

SHEET NUMBER (OR LINE IF TAKEN AND SHOWN ON SAME DRAWING OR BOTH) ON DRAWING WHERE SECTION OR DETAIL IS SHOWN.

SITE PLAN / STANDARD DETAIL DESIGNATION

SEE "SECTION AND DETAIL IDENTIFICATION SYSTEM" FOR DEFINITIONS — 1 / SP-1 OR 000

STANDARD DETAIL DESIGNATION (NUMERAL)

FACILITIES WITHIN OUTLINED AREA SHOWN ON SITE PLAN OR ADDITIONAL SHEET

STANDARD DETAIL AS SHOWN 000 ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS OCCURING ON THE PROJECT, WHETHER OR NOT THEY ARE KEYED IN EACH LOCATION. CONSULT THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.

GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION 100% SUBMITTAL 03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Conservation & Drainage District EST. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

CONSTRUCTION NOTES

G-5

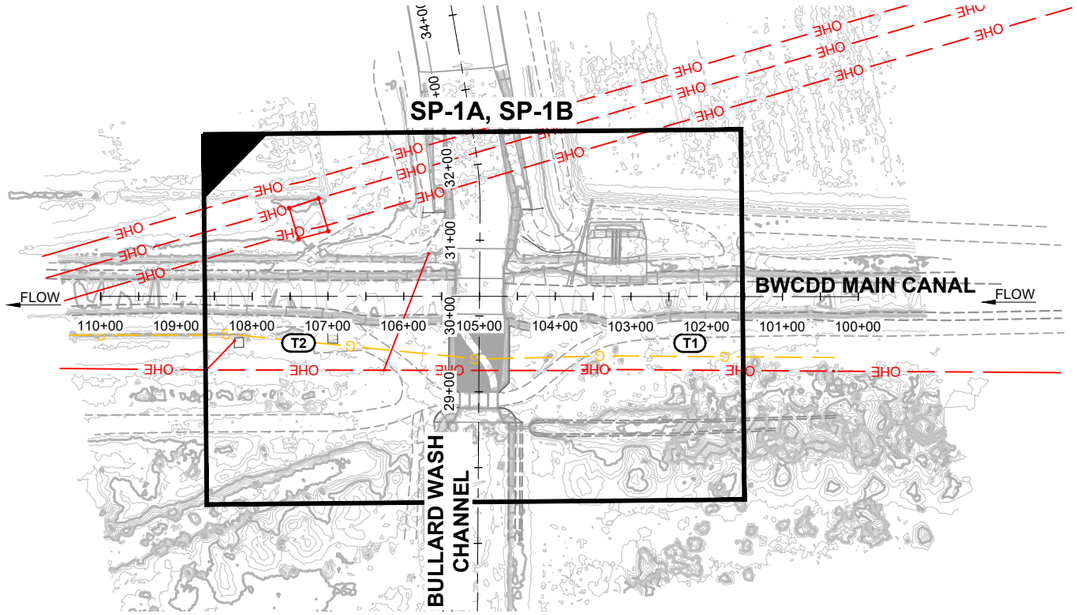
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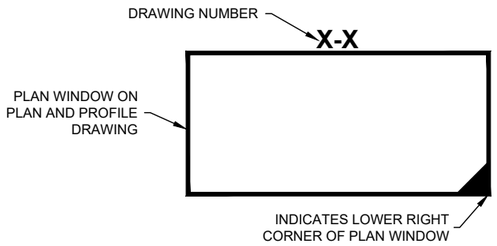
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GCE PROJECT No.: BWC-2118

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KEY PLAN





NOTE:

SOURCE OF BORROW MATERIAL SHALL BE APPROVED BY THE DISTRICT. EARTHWORK QUANTITIES ARE APPROXIMATE FOR BORROW MATERIAL CALCULATIONS.

SURVEY CONTROL

SURVEY CONTROL

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	44682.6920'	44739.9290'	913.18'	NW COR SEC 29, BM 269 BCHH
2	44717.3210'	49963.9300'	922.00'	NE COR SEC 29, BM 270 BCHH
3	49956.7100'	44729.4020'	952.11'	NW COR SEC 20, BM 250 BCHH
4	42036.6710'	44748.2390'	907.97'	W QTR COR SEC 29
5	42057.8990'	49983.0370'	919.85'	E QTR COR SEC 29

QUANTITIES

CONSTRUCTION QUANTITIES

ITEM	QUANTITIES	UNIT
SHOTCRETE (3" SIDES, 4" INVERT)	13,187	SQFT
12' RAMP	85	LF
6" THICK ABC	15,469	SQ FT
2' CURB WITH HANDRAIL	231	LF
METAL WALKWAY AND HANDRAIL	61	LF
OVERCHUTE HANDRAIL (EAST SIDE)	61	LF
12' WIDE RAMP (6" THICK)	85	LF
DRAINAGE SWALE (6" THICK)	2690	SQ FT
12' GATES	3	EA

DEMOLITION QUANTITIES

ITEM	QUANTITIES	UNIT
EX SPILLWAY STRUCTURE SLOPED CONCRETE	678	SQ FT

EARTHWORK

CUT	FACTOR	FILL	FACTOR	NET
927.39 CU YD	1.0	2975.34 CU YD	1.3	2047.95 CU YD

NOTES:

1. ALL QUANTITIES ARE APPROXIMATE FOR BIDDING PURPOSES ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

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205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

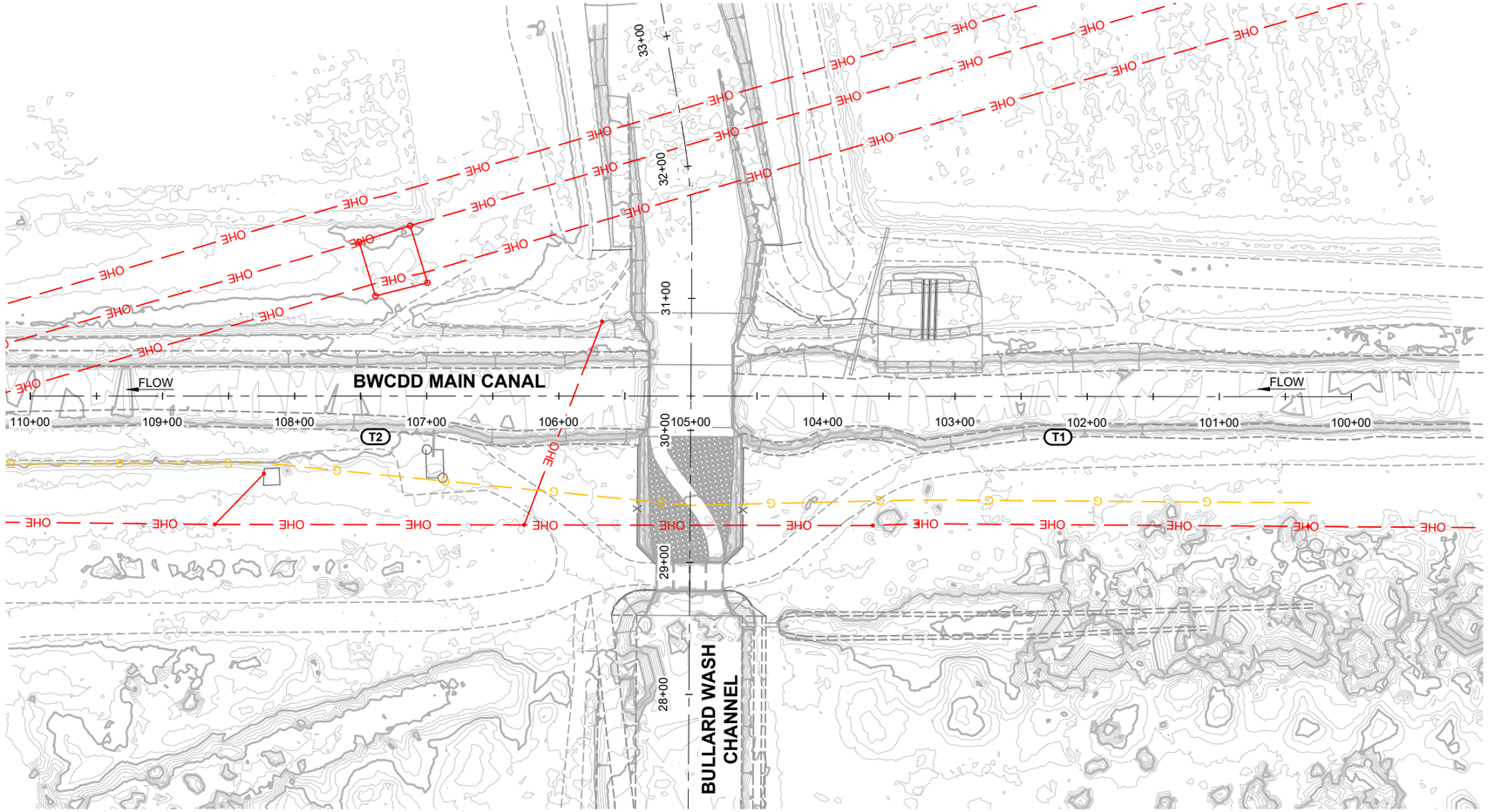
GOODYEAR, ARIZONA

KEY PLAN, SURVEY CONTROL, AND QUANTITIES

G-6

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TANGENT COORDINATE TABLE

TANGENT #	START STA	BEARING	DISTANCE	END STA	START POINT (N, E)	END POINT (N, E)
T1	100+00.00	N80°29'28"W	500.00'	105+00.00	(41306.34,46750.41)	(41388.94,46257.28)
T2	105+00.00	N80°33'07"W	500.18'	110+00.18	(41388.94,46257.28)	(41471.05,45763.89)

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BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

GEOMETRIC ALIGNMENT AND COORDINATE TABLE

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NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF GOOD YEAR FOR LIMITS, CLEARING METHODS, AND DISPOSAL OF VEGETATION.

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Buckeye Water BWCDD Conservation & Drainage District EST. 1922

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205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

BULLARD WASH CHANNEL CLEARING LIMITS

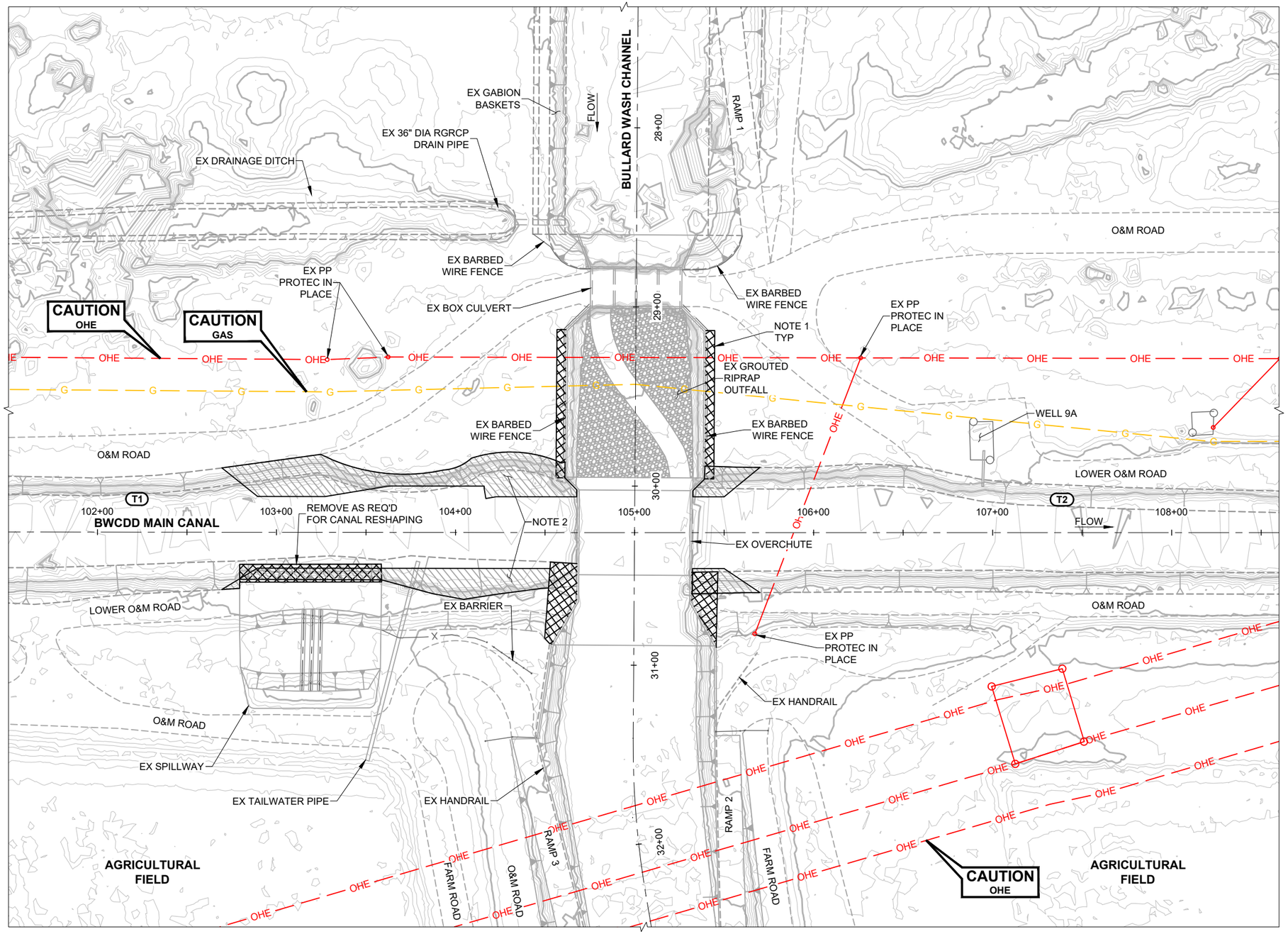
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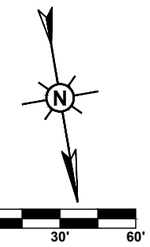
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NOTES:

1. SCARIFY 6 INCHES MINIMUM, MOISTURE CONDITION, AND COMPACT TO 95%. USE DETAILS ON DC-4, CANAL SUB-EXCAVATION AND STRUCTURE FOUNDATION STABILIZATION, FOR UNSUITABLE SUBGRADES.
2. SOIL BORROW LOCATION TO BE DETERMINED.

GCE PROJECT No.: BWC-2118

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BULLARD WASH CROSSING REHABLITATION

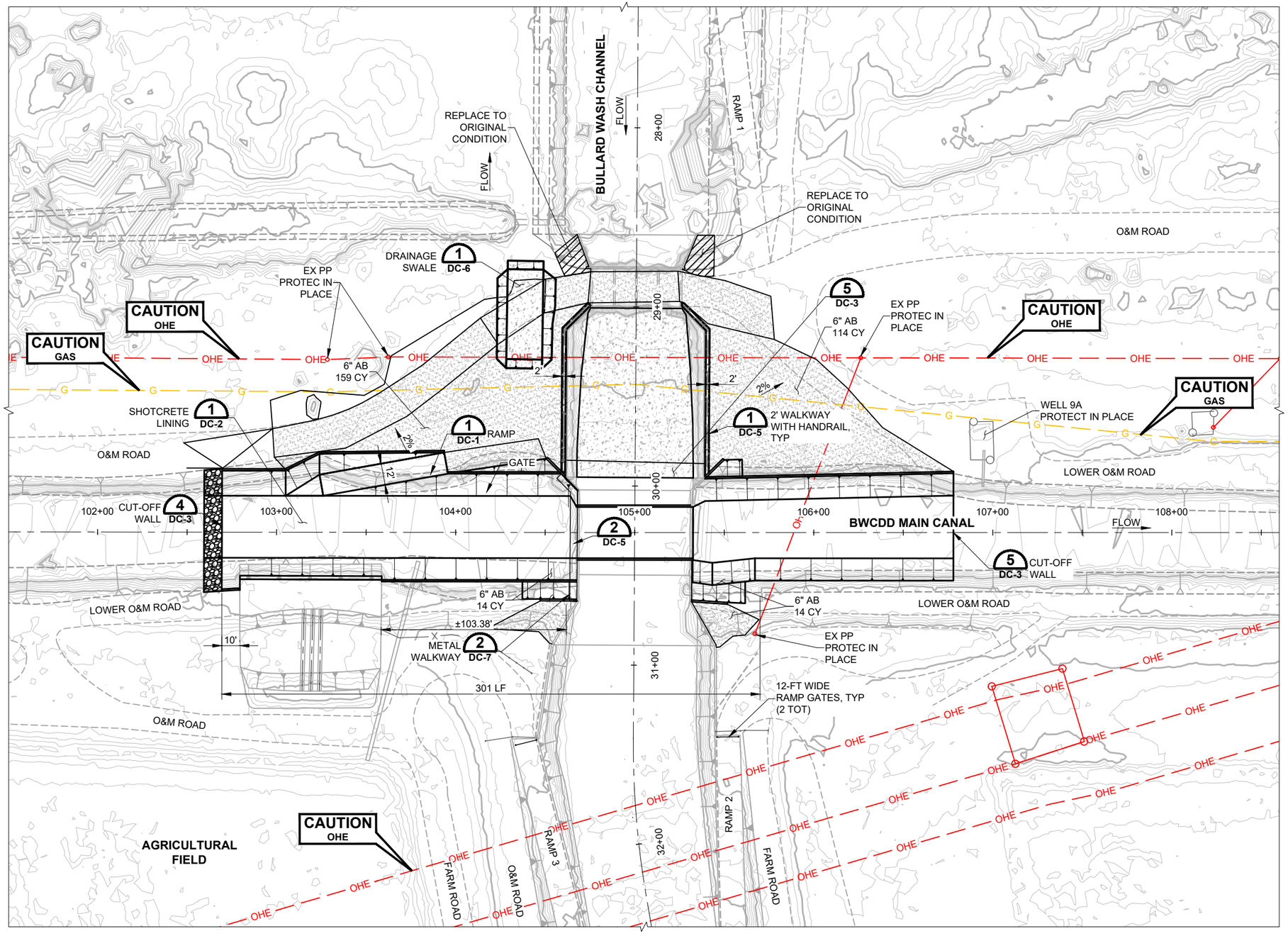
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REMOVAL EXISTING BULLARD WASH CROSSING BWCDD MAIN CANAL

SP-1A

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ENTIRE SHEET 1

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Buckeye Water BWCDD Conservation & Drainage District Est. 1922

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205 EAST ROOSEVELT AVENUE
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BULLARD WASH CROSSING REHABLITATION

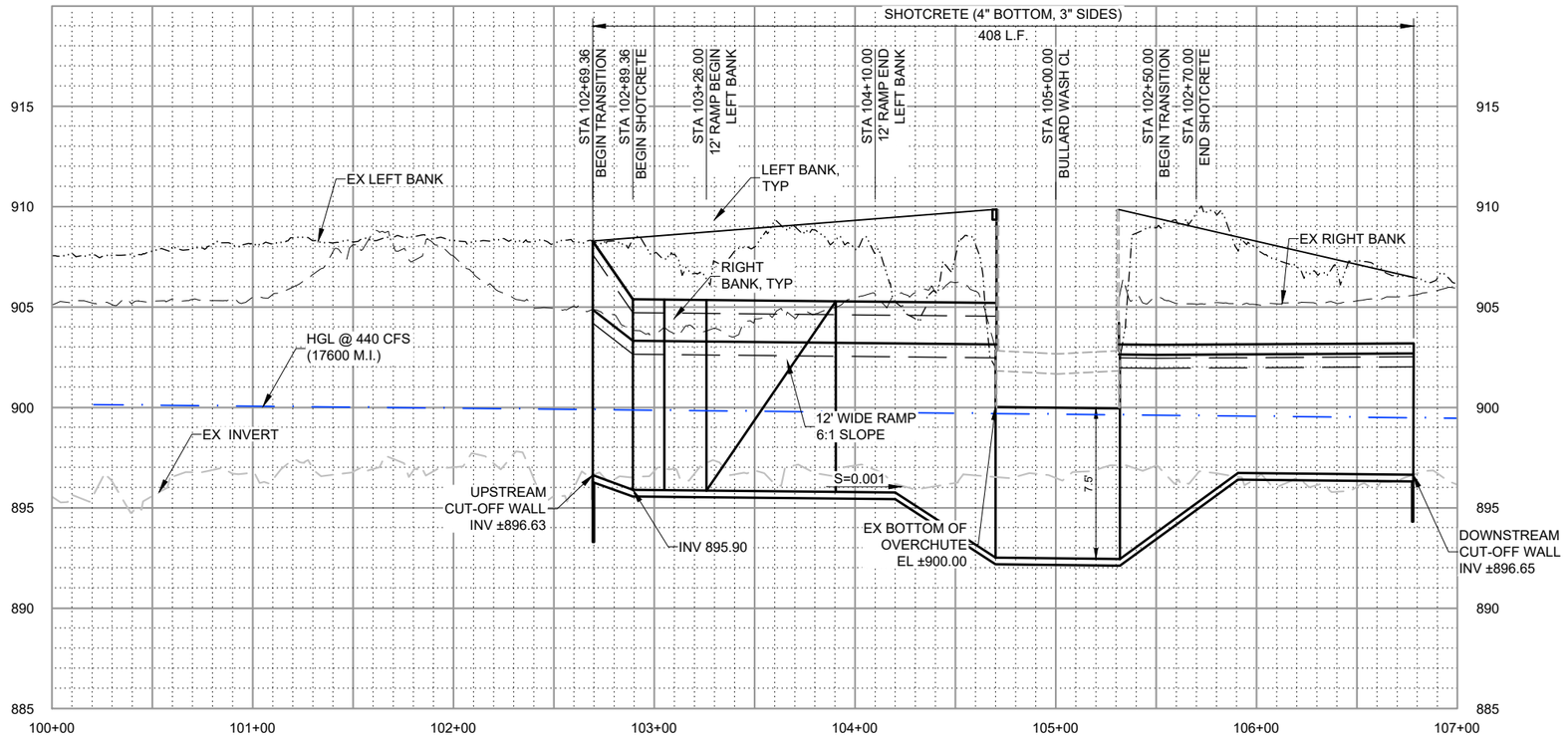
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NEW BULLARD WASH CROSSING BWCDD MAIN CANAL

SP-1B

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NOTES:

1. SHOTCRETE CHANNEL SECTION SHALL BE APPROVED BY BWCDD, CITY OF GOODYEAR, AND GCE.
2. THE HGL SHOWN UNDER STEADY STATE HYDRAULICS.

BWCDD MAIN CANAL PROFILE (A)

NTS

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Buckeye Water BWCDD Est. 1922 Conservation & Drainage District

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BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

NEW BULLARD WASH CROSSING BWCDD MAIN CANAL PROFILE

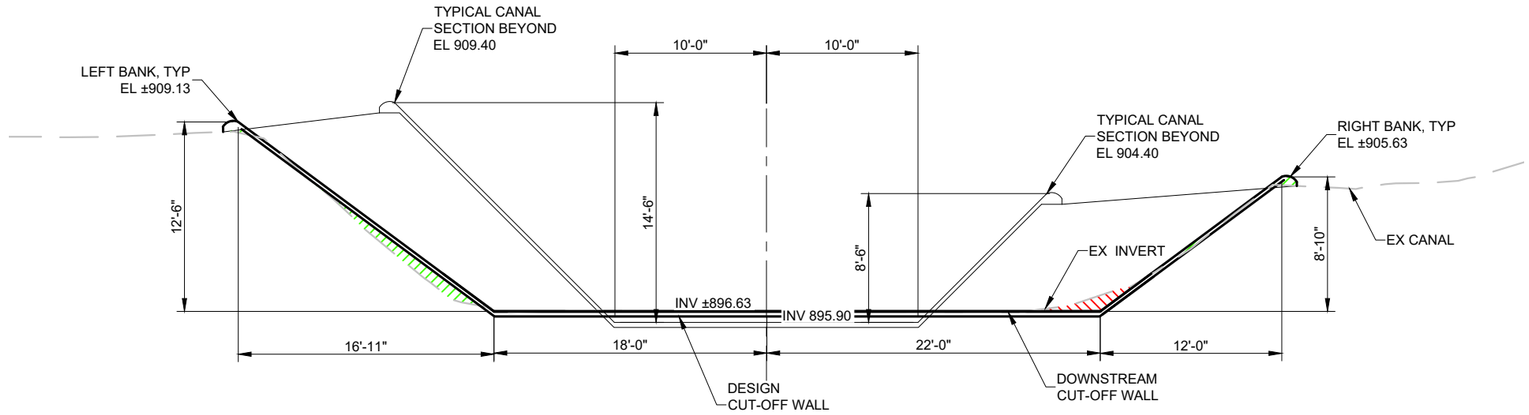
SP-1C

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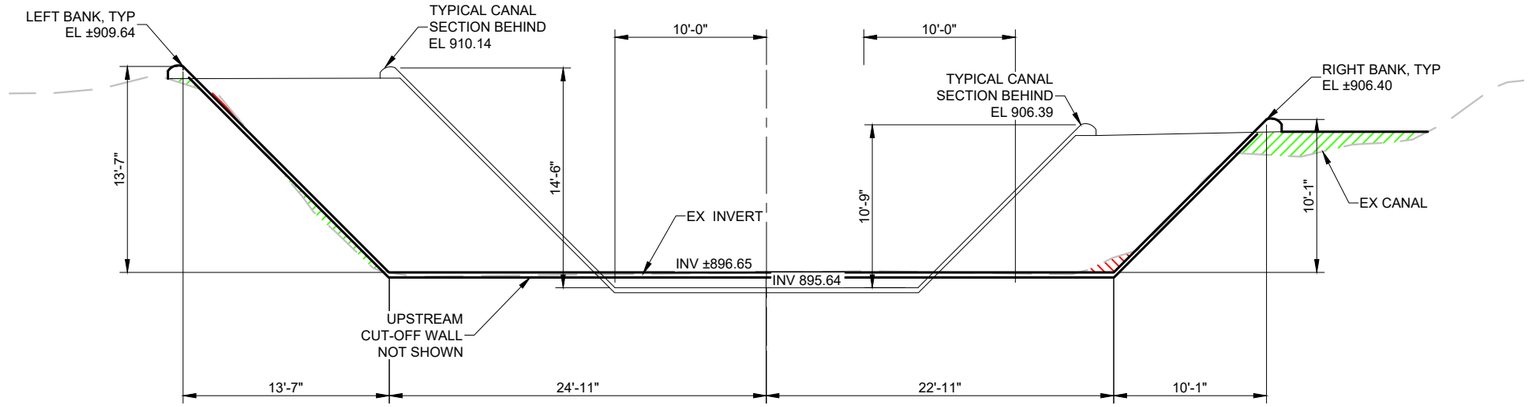
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NOTE:

SECTION CUTS ARE LOOKING DOWNSTREAM.



UPSTREAM SECTION (1)
NTS



DOWNSTREAM SECTION (2)
NTS

LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- CUT
- FILL

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

REV.	DATE	REVISION DESCRIPTION	BY

GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION
100% SUBMITTAL
03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Conservation & Drainage District Est. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

BWCDD MAIN CANAL TIE-IN LOCATIONS

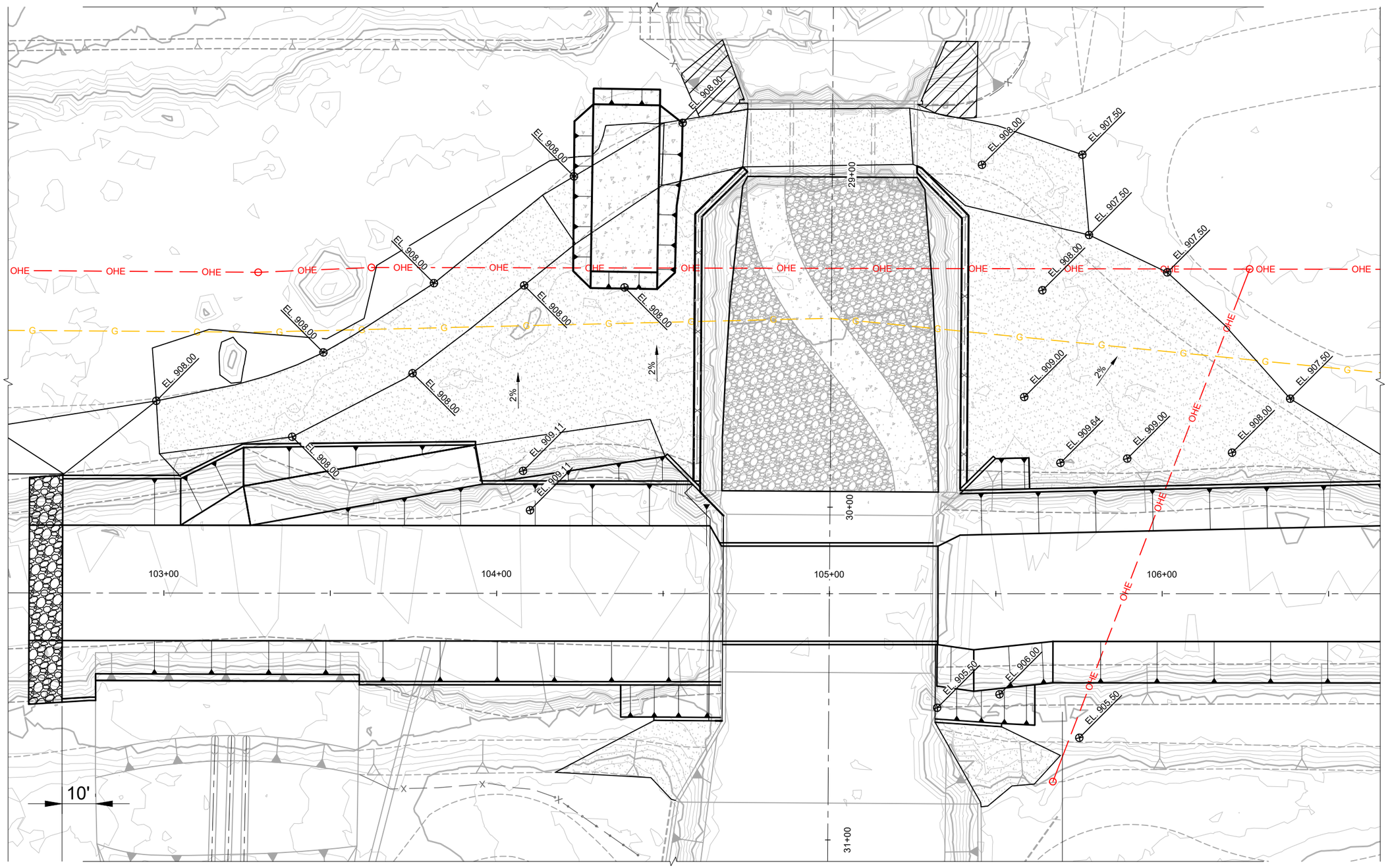
SP-1D

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

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ARIZONA811 BLUE STAKE, INC.

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(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

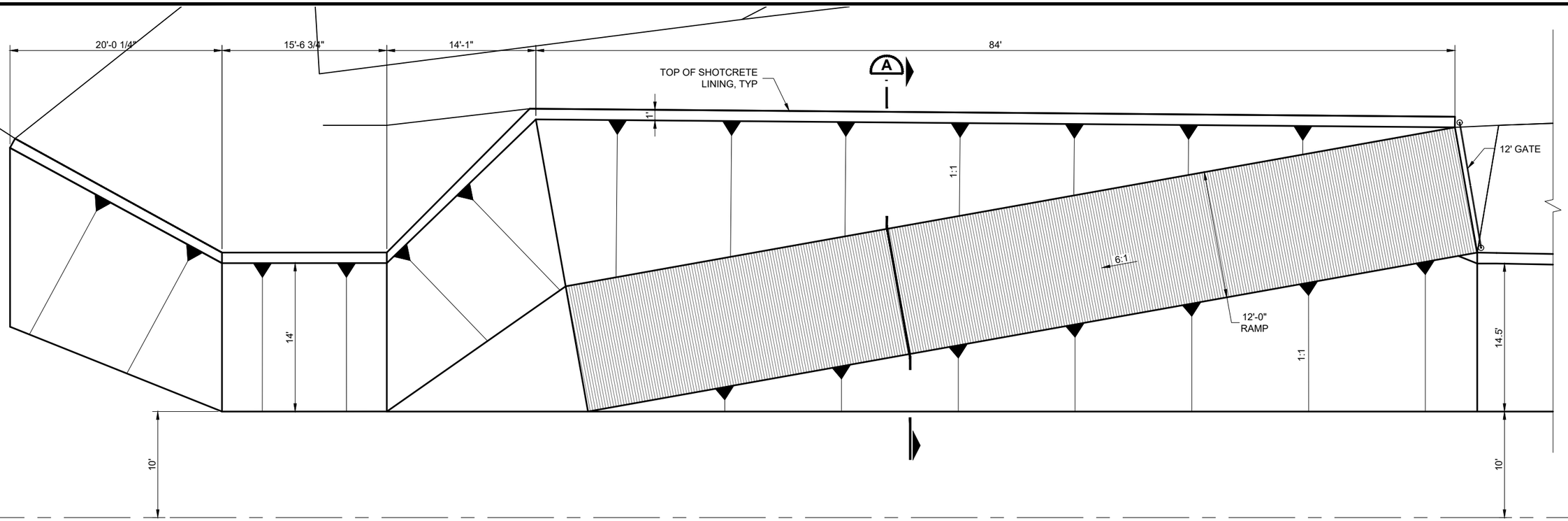
GOODYEAR, ARIZONA

BULLARD WASH GRADING

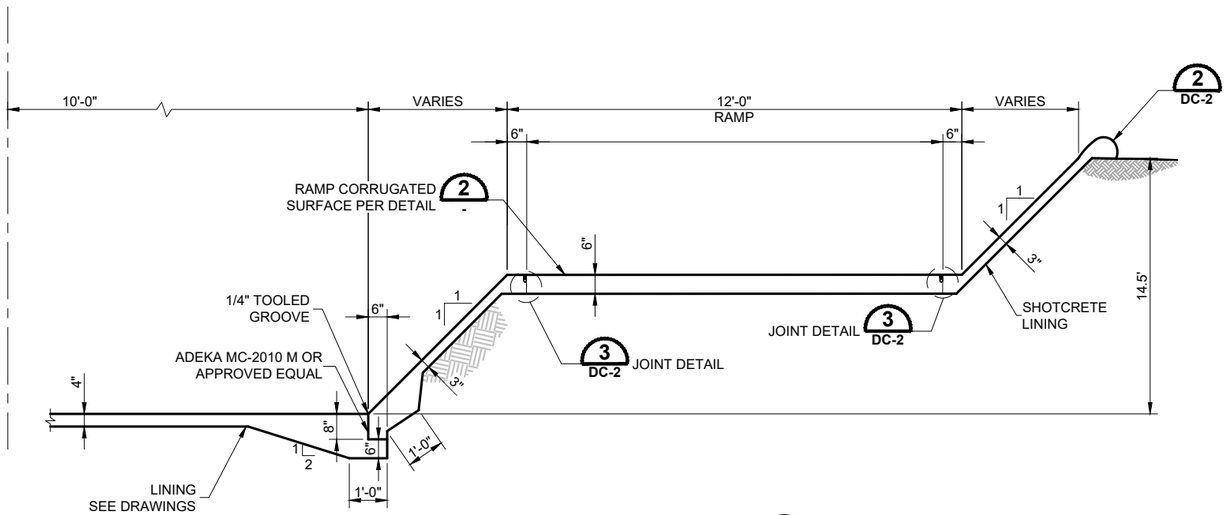
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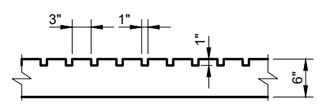
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RAMP PLAN VIEW 1
NTS



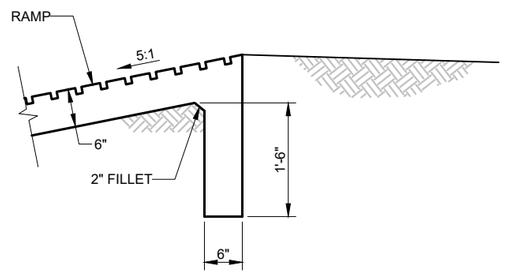
SECTION A
NTS



NOTE:

5. CORRUGATION TYPICAL ALONG ENTIRE RAMP SURFACE.

DETAIL 2
NTS



SECTION B
NTS

NOTES:

1. SEE CONTRACTION JOINT DETAIL 3 ON DC-2.
2. MINIMUM RAMP LINING THICKNESS SHALL BE 6-INCHES.
3. CORRUGATED SURFACE TO BE FORMED USING CORRUGATED MOLD OR OTHER METHOD APPROVED BY THE ENGINEER.

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205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

RAMP PLAN, SECTION, AND DETAILS

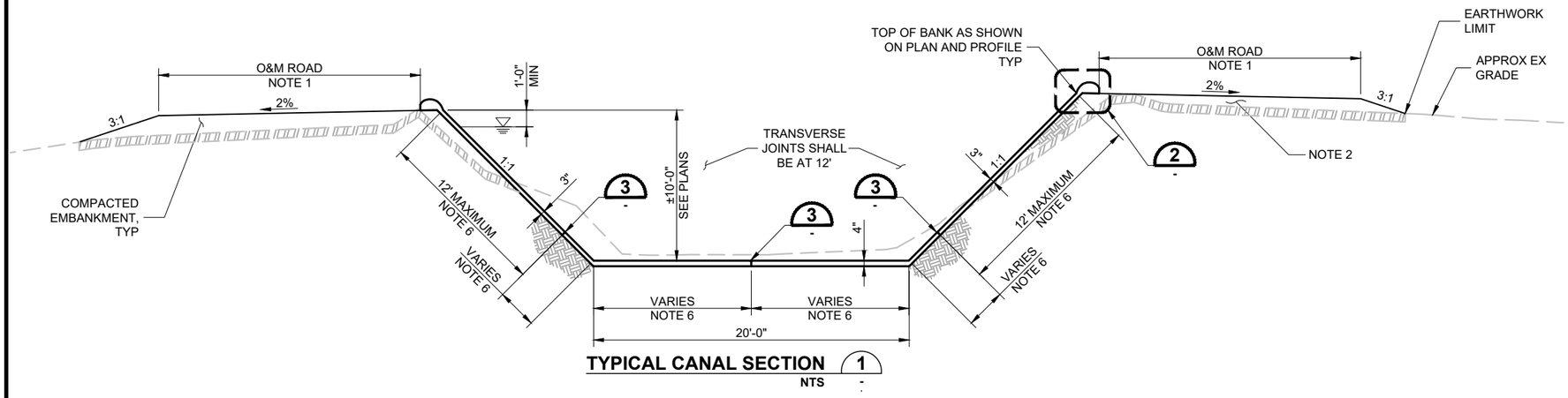
DC-1

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

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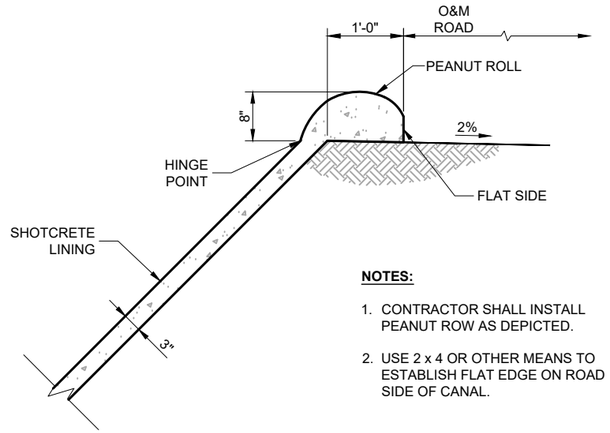
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TYPICAL CANAL SECTION 1
NTS

NOTES:

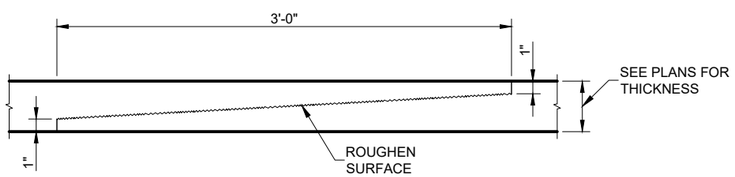
1. O&M ROADS PER PROJECT PLANS, 16 FOOT MINIMUM.
2. SCARIFY 6 INCHES MINIMUM, MOISTURE CONDITION, AND COMPACT TO 95%. USE DETAILS ON DC-4 OR GCE DETAIL 680, CANAL SUB-EXCAVATION AND STRUCTURE FOUNDATION STABILIZATION, FOR UNSUITABLE SUBGRADES.
3. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ALL SHOTCRETE LINING SHALL BE CLASS A (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI) CONFORMING TO SECTIONS 725 AND 726 OF THE M.A.G STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 650, FORTA-FERRO, OR NYCON XL WITH A DOSAGE RATE OF 3.0 LBS PER CUBIC YARD). ALL CONCRETE AGGREGATE SHALL BE NO GREATER THAT 3/8" DIAMETER. SHOTCRETE MAY BE SALT RIVER PROJECT (SRP) STOCK CODE NUMBER 0000234 WITH 3 POUNDS PER CUBIC YARD FIBROUS ADMIXTURE. MINIMUM SHOTCRETE SLOPE THICKNESS SHALL BE 3 INCHES ON THE MAINLINE CANAL SIDE SLOPES, 4 INCHES FOR BOTTOM, AND 4 INCHES ON TRANSITIONS.
4. CONSTRUCT COMPACTED EMBANKMENT PER TYPICAL SECTION.
5. USE CUT-OFF WALL DETAILS 4 AND 5 ON DC-3 TO TIE INTO EXISTING EARTHEN CANAL, UNLESS NOTED OTHERWISE.
6. CONTRACTION JOINTS IN SHOTCRETE LINING SHALL BE PLACED TRANSVERSE AT 12 FOOT INTERVALS AND LONGITUDINAL A MAXIMUM 12 FOOT ON CENTER GRID AS APPROVED BY ENGINEER.
7. CONTRACTOR SHALL ADHERE TO JOINT GROOVE DETAIL 3, THIS SHEET, AND USE A TEMPLATE APPROVED BY THE ENGINEER TO INSTALL CONTRACTION JOINTS.
8. INSTALL LINING PEANUT ROLL ON BOTH SIDES, SEE DETAIL 2, THIS SHEET.



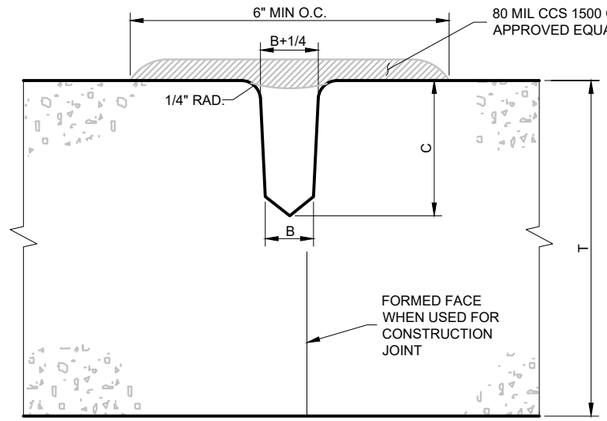
NOTES:

1. CONTRACTOR SHALL INSTALL PEANUT ROW AS DEPICTED.
2. USE 2 x 4 OR OTHER MEANS TO ESTABLISH FLAT EDGE ON ROAD SIDE OF CANAL.

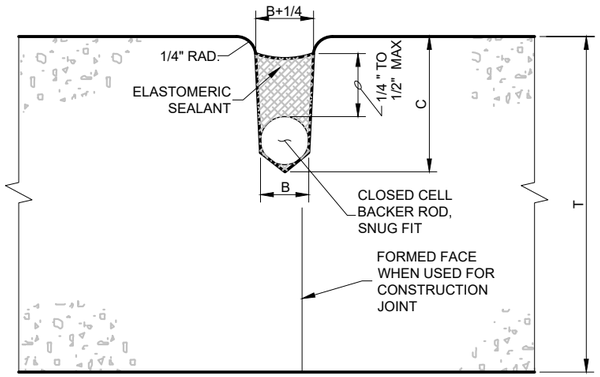
SHOTCRETE RAIL PEANUT ROLL 2
NTS



DAILY SLOPE CONSTRUCTION JOINT 4
NTS



CONTRACTION/CONSTRUCTION SEALANT ALT JOINT
NTS



CONTRACTION/CONSTRUCTION JOINT
NTS

JOINT GROOVE DIMENSIONS			
T (IN)	B (IN)	C (IN)	APPROXIMATE GROOVE SPACING CENTER TO CENTER (FT-IN)
2 1/2	1/4 to 3/8	3/4 to 7/8	10 - 0
3	3/8 to 1/2	1 to 1 1/8	12 - 0
3 1/2	3/8 to 1/2	1 1/8 to 1 1/4	12 - 0
4	3/8 to 1/2	1 1/4 to 1 3/8	12 - 0
6	1/2 to 5/8	2 to 2 1/8	12 - 0

NOTES:

1. B AND C SHOW ALLOWABLE RANGE.
2. CONTRACTION JOINT DETAIL SHALL BE PROVIDED FOR CONCRETE LINING CONSTRUCTION JOINTS AND WHERE SHOWN OR AS DIRECTED TO REPLACE IMPROPERLY INSTALLED PLASTIC WATERSTOP. JOINT MAY BE SAW CUT APPROXIMATELY AS SHOWN WHEN USED FOR REPAIR.
3. HEIGHT OF ELASTOMERIC SEALANT SHALL BE LESS THAN WIDTH OF JOINT.

CONTRACTION/CONSTRUCTION JOINT DETAIL 3
NTS

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205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

TYPICAL BWCDD SHOTCRETE SECTION

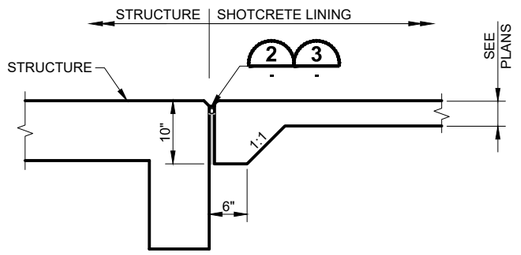
DC-2

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

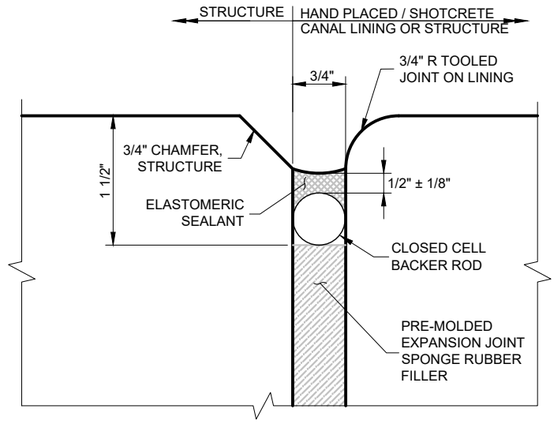
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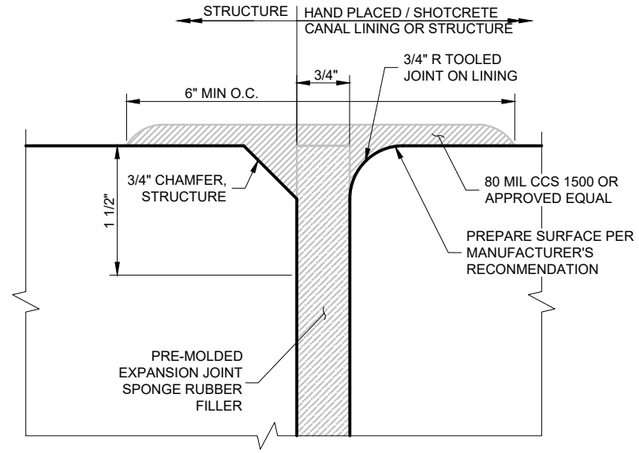
EXPANSION JOINT BETWEEN STRUCTURE AND HAND PLACED OR SHOTCRETE LINING (1)

NTS



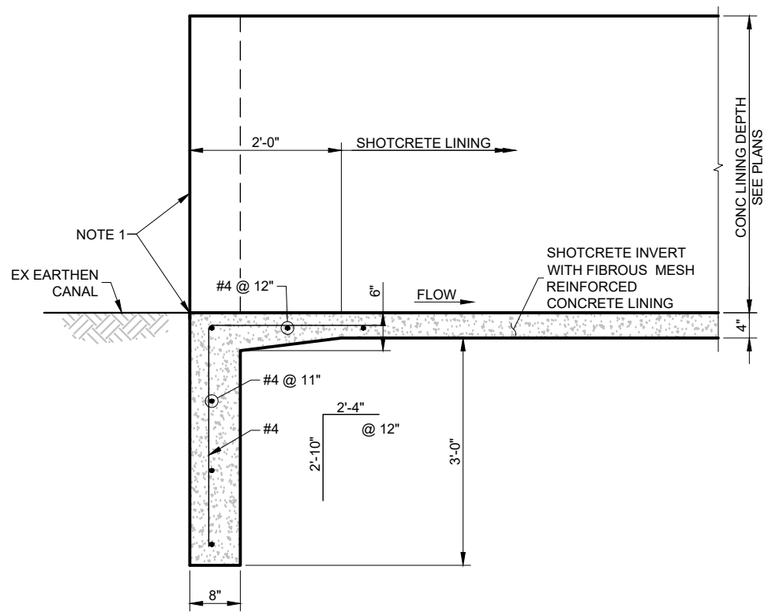
CONSTRUCTION EXPANSION JOINT (2)

NTS



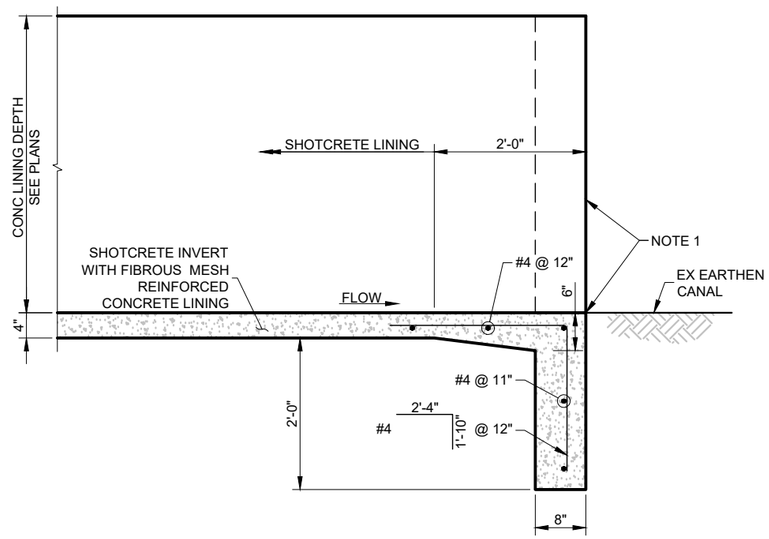
CONSTRUCTION SEALANT ALT EXPANSION JOINT (3)

NTS



UPSTREAM CUT-OFF WALL (4)

NTS



DOWNSTREAM CUT-OFF WALL (5)

NTS

NOTES:

1. CUT-OFF WALL SECTION EXTENDS ACROSS INVERT AND UP EACH SIDE SLOPE TO TOP OF CONCRETE LINING TO DESIGN WATER SURFACE ELEVATION POURED LEVEL ACROSS O&M ROAD.

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(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

TYPICAL BWCDD SHOTCRETE DETAILS

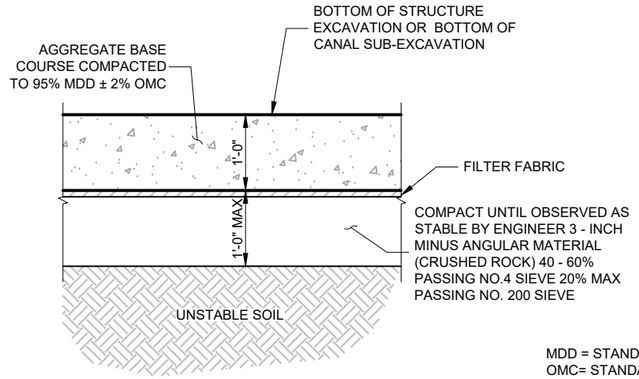
DC-3

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DBA PROJECT No.: XXXXX

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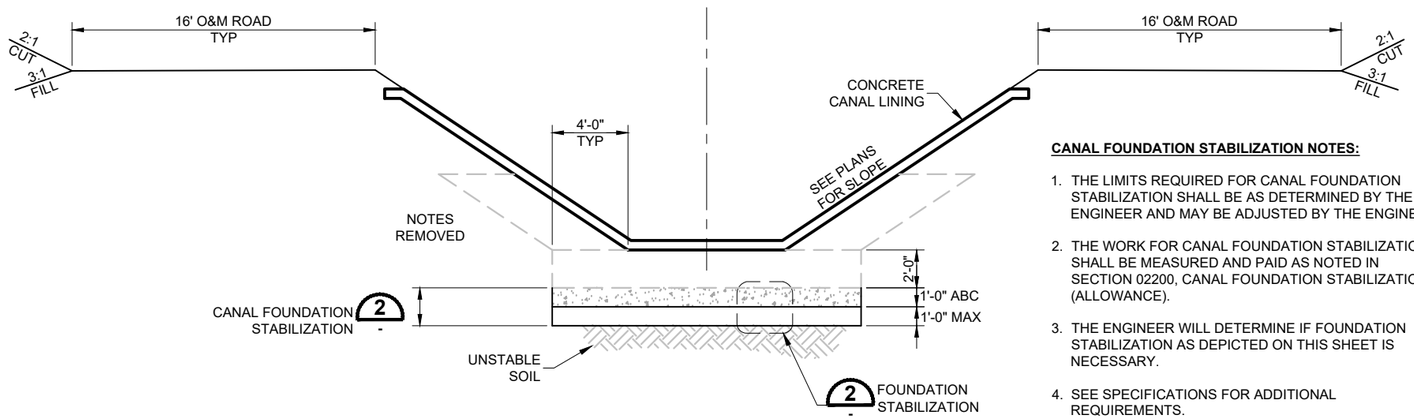
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MDD = STANDARD PROCTOR "MAXIMUM DRY DENSITY"
OMC= STANDARD PROCTOR " OPTIMUM MOISTURE CONTENT"

FOUNDATION STABILIZATION DETAIL 2
NTS

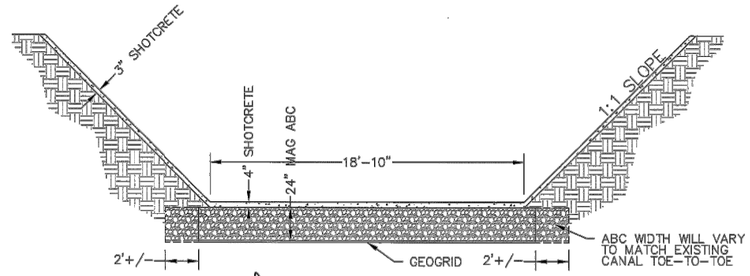
IF CONTRACTOR DIGS 24-INCHES IN UNSUITABLE SOIL AND IT APPEARS MARGINAL, CONTRACTOR SHALL USE DETAIL 3. IF AT 24-INCHES THE SOIL STILL IS WET AND UNSUITABLE USE DETAIL 1.



CANAL FOUNDATION STABILIZATION TYPICAL SECTION A
NTS

CANAL FOUNDATION STABILIZATION NOTES:

1. THE LIMITS REQUIRED FOR CANAL FOUNDATION STABILIZATION SHALL BE AS DETERMINED BY THE ENGINEER AND MAY BE ADJUSTED BY THE ENGINEER.
2. THE WORK FOR CANAL FOUNDATION STABILIZATION SHALL BE MEASURED AND PAID AS NOTED IN SECTION 02200, CANAL FOUNDATION STABILIZATION (ALLOWANCE).
3. THE ENGINEER WILL DETERMINE IF FOUNDATION STABILIZATION AS DEPICTED ON THIS SHEET IS NECESSARY.
4. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. THIS DETAIL IS SIMILAR TO GCE DETAIL 680.



SIGNATURE _____

NAME Noel Carter

TITLE General Manager

NOTE:

1. SOIL STABILIZATION DETAIL PROVIDED BY BWCDD AS ALTERNATIVE METHOD.

CANAL SUB-EXCAVATION AND STRUCTURE FOUNDATION STABILIZATION 1
NTS

BWCDD SOIL STABILIZATION DETAIL 3
NTS

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SOIL STABILIZATION DETAILS

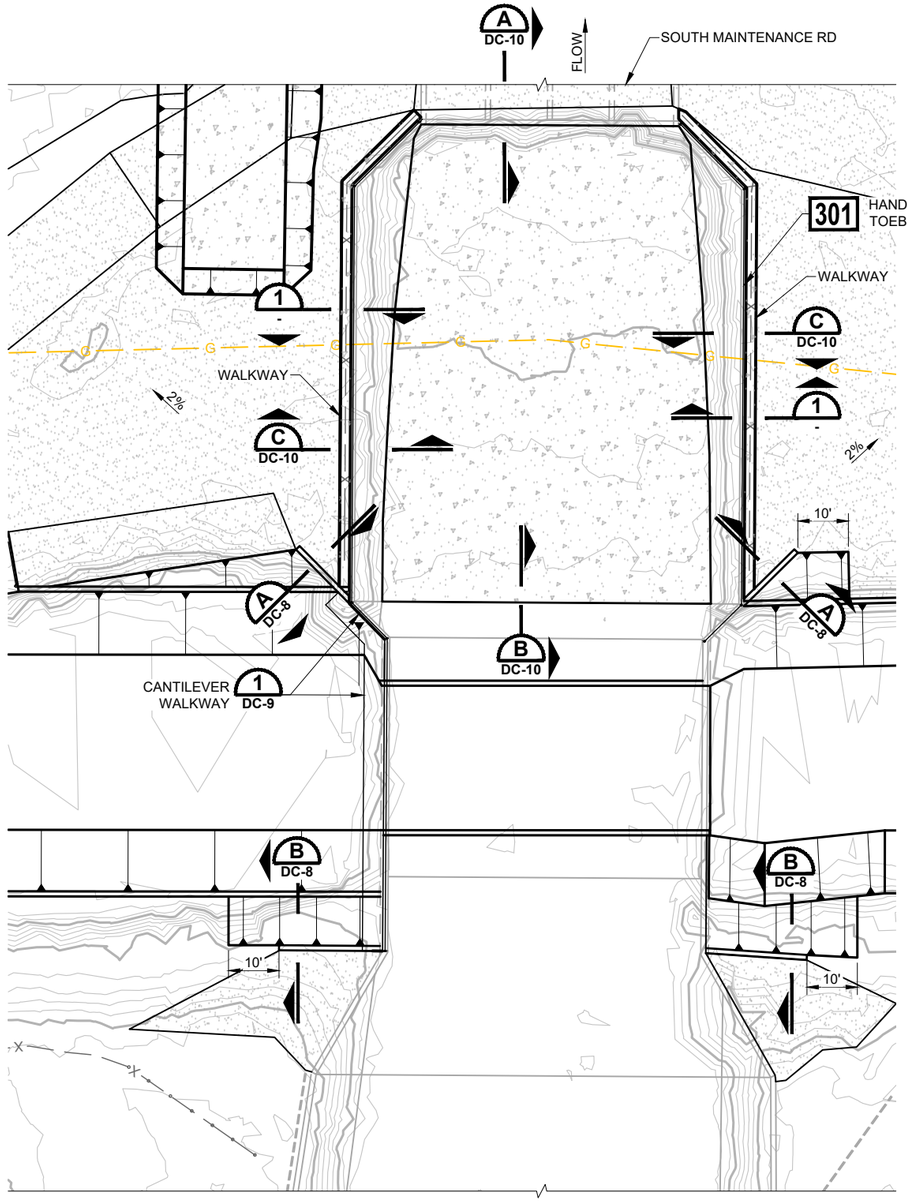
DC-4

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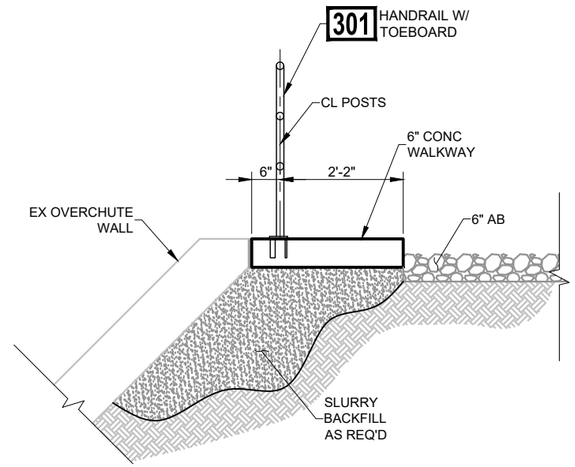
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OUTFALL WALKWAY AND HANDRAIL 1
NTS -



OUTFALL WALKWAY AND HANDRAIL 1
NTS -

ENTIRE SHEET 1

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WALKWAY DETAILS

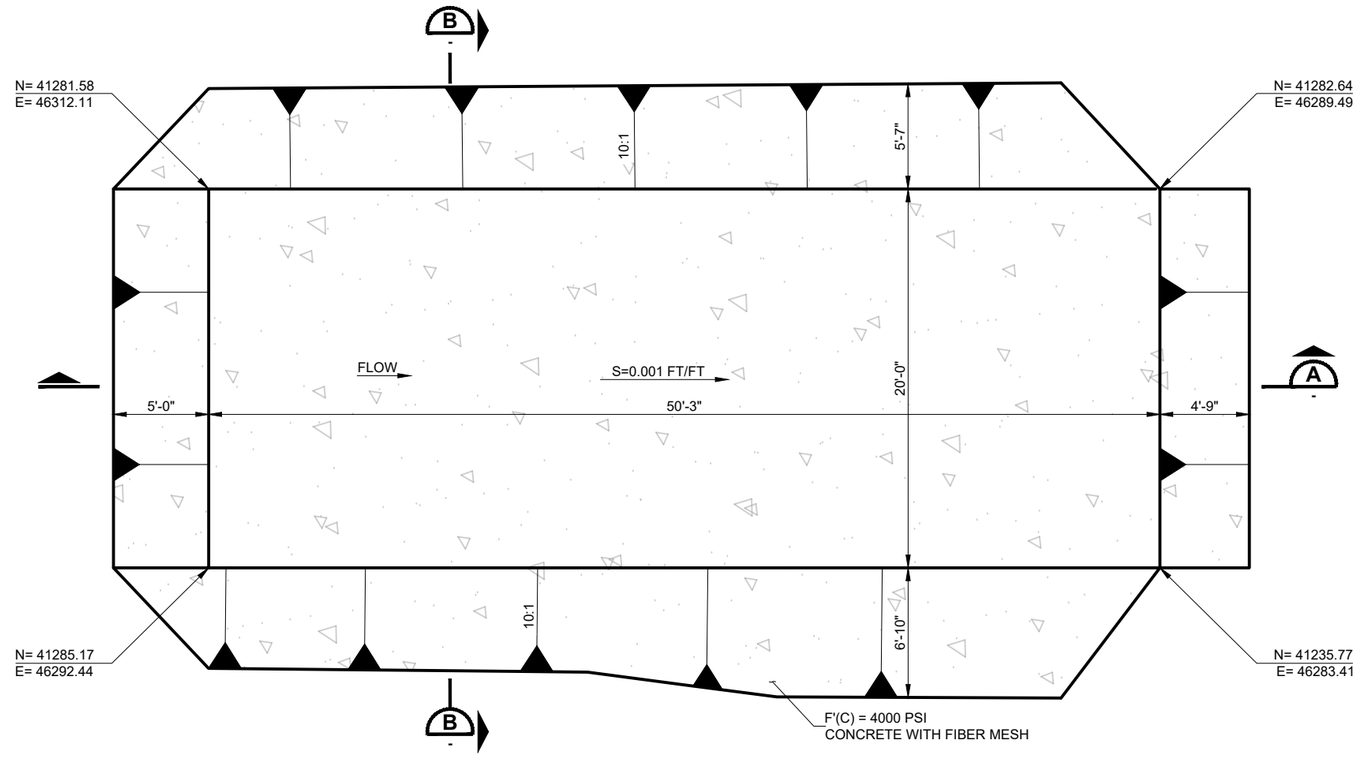
DC-5

GCE PROJECT No.: BWC-2118

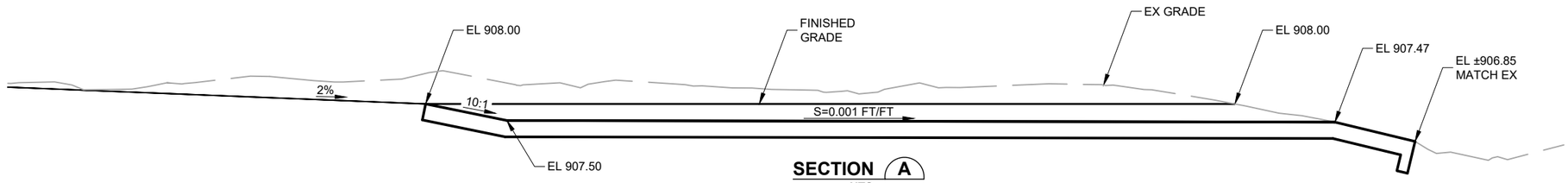
DBA PROJECT No.: XXXXX

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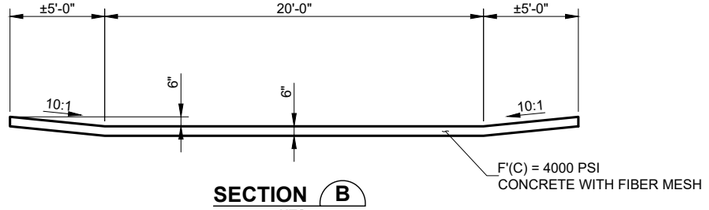
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DRAINAGE SWALE 1
NTS



SECTION A
NTS



SECTION B
NTS

REV.	DATE	REVISION DESCRIPTION	BY

GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION
100% SUBMITTAL
03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

DRAINAGE SWALE

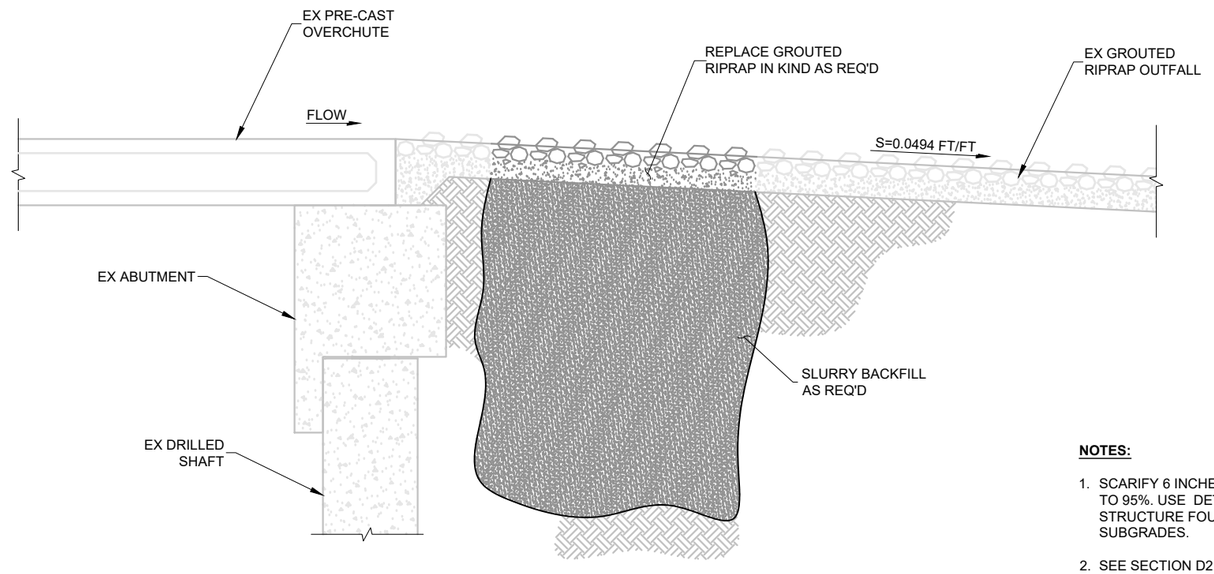
DC-6

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

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GROUTED RIPRAP REHABILITATION (1)
NTS

NOTES:

1. SCARIFY 6 INCHES MINIMUM, MOISTURE CONDITION, AND COMPACT TO 95%. USE DETAILS ON DC-4, CANAL SUB-EXCAVATION AND STRUCTURE FOUNDATION STABILIZATION, FOR UNSUITABLE SUBGRADES.
2. SEE SECTION D2 ON SHEET 10 OF 81 FOR EXISTING RIPRAP SECTION PER BULLARD WASH CHANNEL IMPROVEMENTS PROJECT, PROJECT NO. 4700731, RECORD DRAWING STAMPED 4/19/00 BY LEE HULBERT.

REV.	DATE	REVISION DESCRIPTION	BY

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GEORGE CAIRO ENGINEERING, INC.
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PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water Conservation & Drainage District BWCDD Est. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

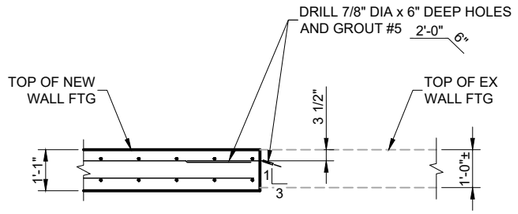
BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

GROUTED RIPRAP REHABILITATION

DC-7

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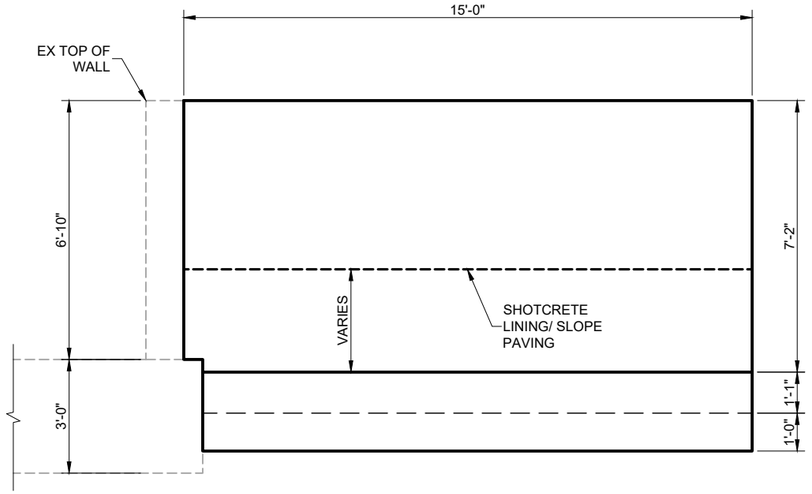
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SECTION

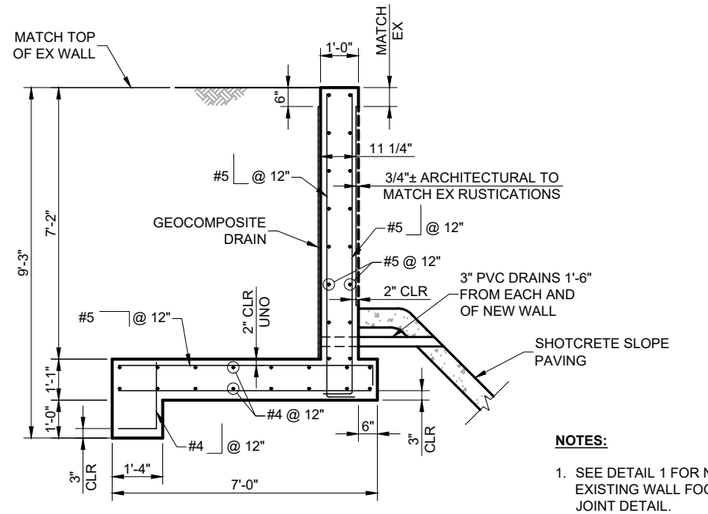
WALL FOOTING JOINT DETAIL 1

NTS



RETAINING WALL PLAN AND SECTION 3

NTS

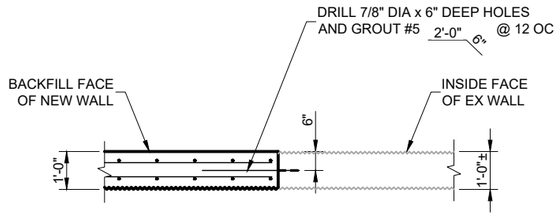


SECTION A

NTS

NOTES:

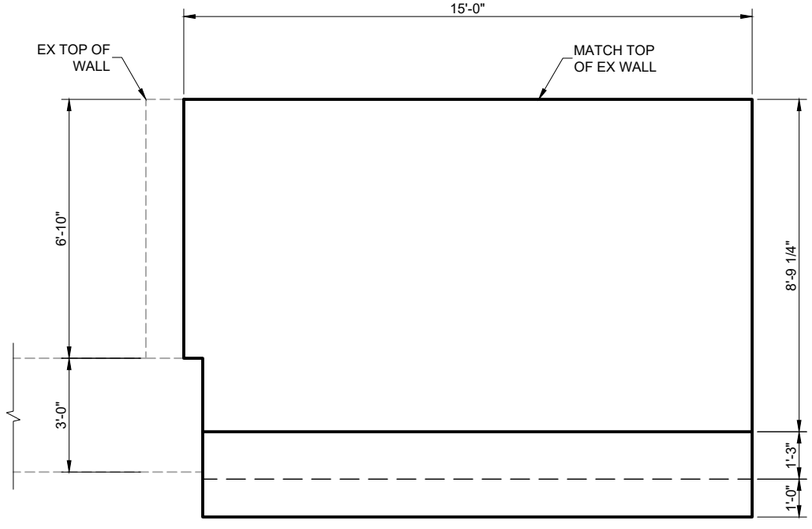
1. SEE DETAIL 1 FOR NEW TO EXISTING WALL FOOTING JOINT DETAIL.
2. SEE DETAIL 2 FOR NEW TO EXISTING WALL FOOTING JOINT DETAIL.



PLAN

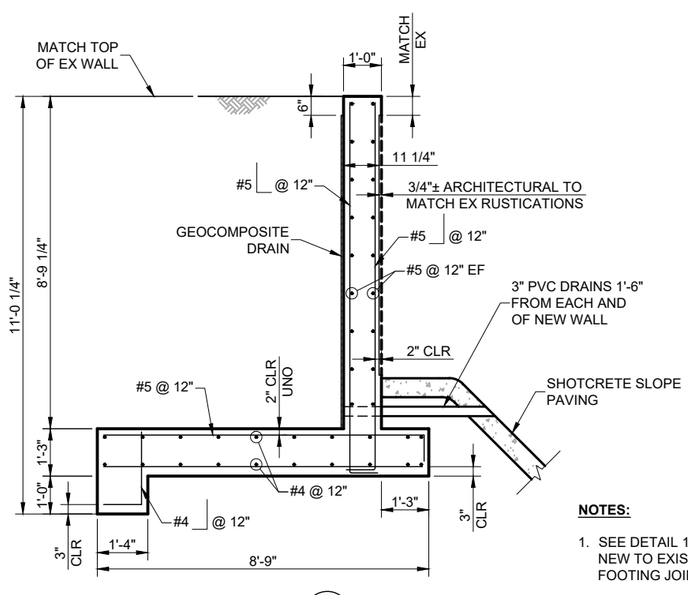
WALL JOINT DETAIL 2

NTS



RETAINING WALL PLAN AND SECTION 4

NTS



SECTION B

NTS

NOTES:

1. SEE DETAIL 1 SIMILAR FOR NEW TO EXISTING WALL FOOTING JOINT DETAIL.
2. SEE DETAIL 2 SIMILAR FOR NEW TO EXISTING WALL FOOTING JOINT DETAIL.

NEW SHEET 1

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.
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MESA, ARIZONA 85204
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03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Conservation & Drainage District Est. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

GROUTED RIPRAP REHABILITATION

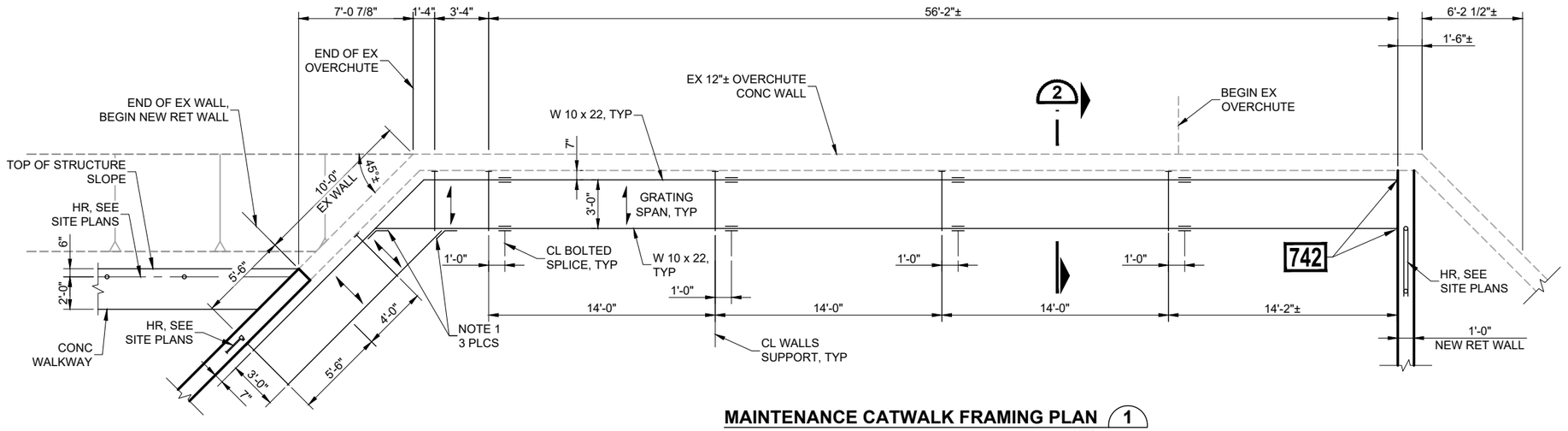
DC-8

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

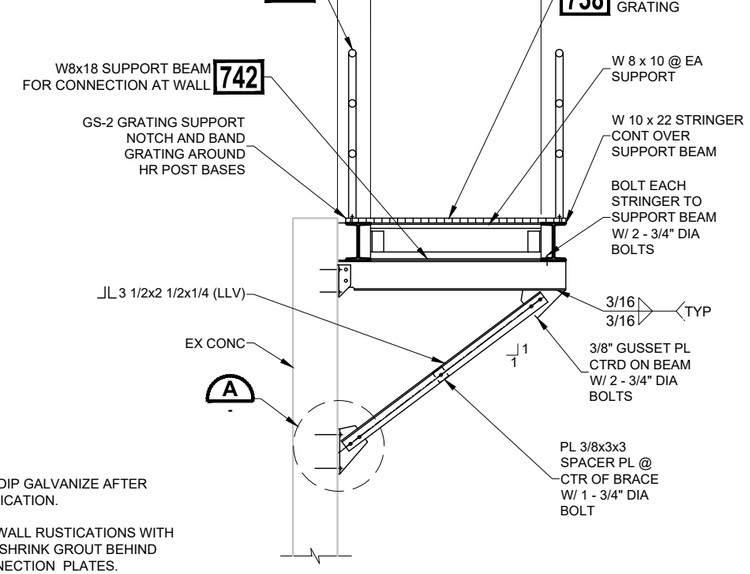
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MAINTENANCE CATWALK FRAMING PLAN (1)

NTS

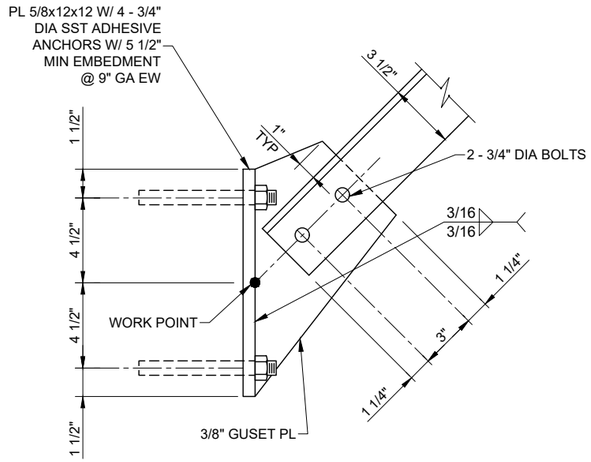


NOTE:

1. HOT-DIP GALVANIZE AFTER FABRICATION.
2. FILL WALL RUSTICATIONS WITH NON-SHRINK GROUT BEHIND CONNECTION PLATES.
3. SEE FRAMING PLAN FOR DETAILS NOT SHOWN

OVERCHUTE CANTILEVER WALKWAY (2)

NTS



DETAIL A

NTS

NOTES:

1. BOLTED SPLICE WITH SINGLE BENT PLATE. SEE BOLTED SPLICE DETAIL, SIMILAR.

NEW SHEET 1

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

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APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

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205 EAST ROOSEVELT AVENUE
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(623) 386-2196

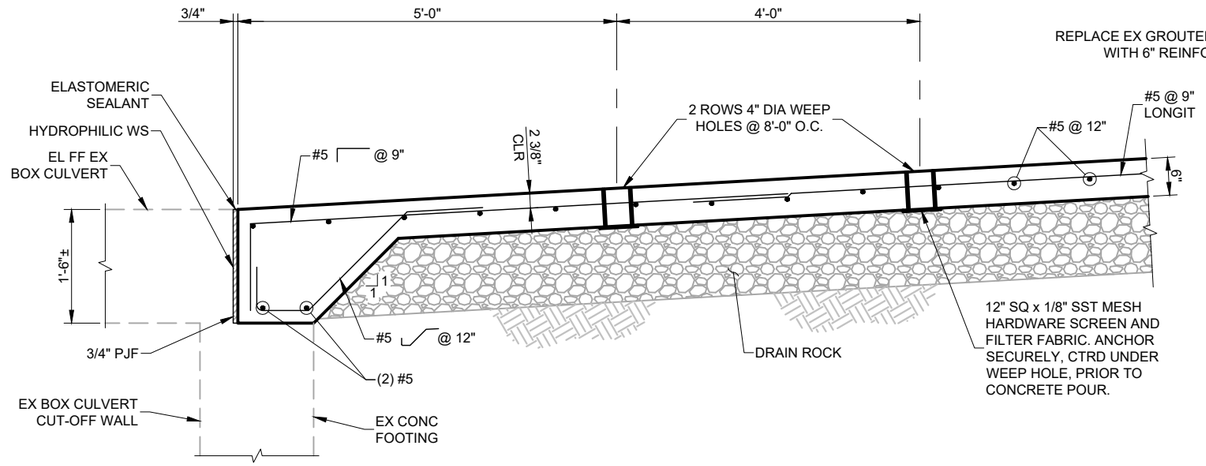
BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

MAINTENANCE CATWALK FRAMING PLAN

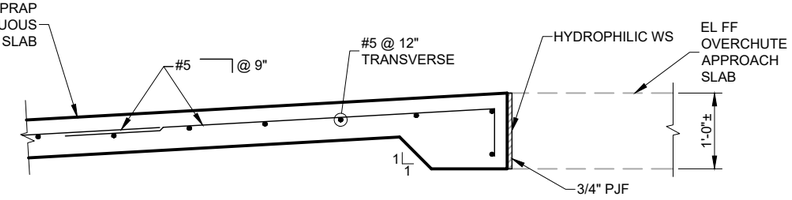
DC-9

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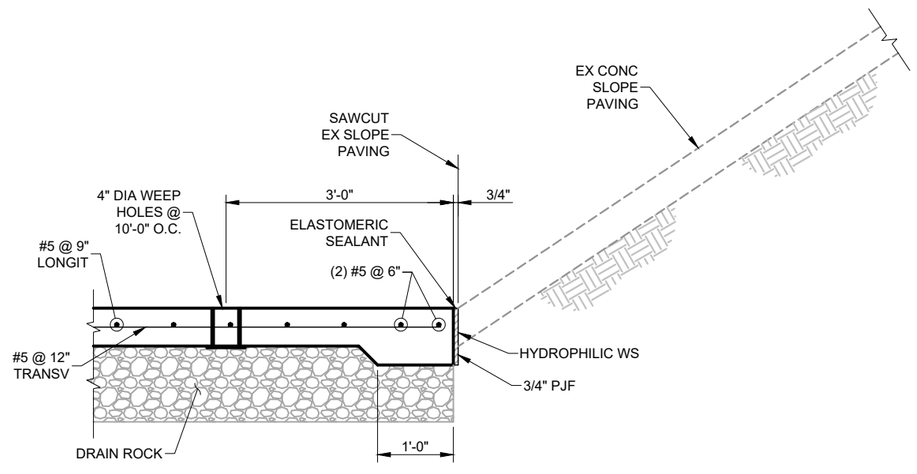
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SECTION A
1"=1'-0" DC-5



SECTION B
1"=1'-0" DC-5



SECTION C
1"=1'-0" -

NEW SHEET 1

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.
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STAPLEY CENTER
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PROJECT No.:	BWC-2118
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(623) 386-2196

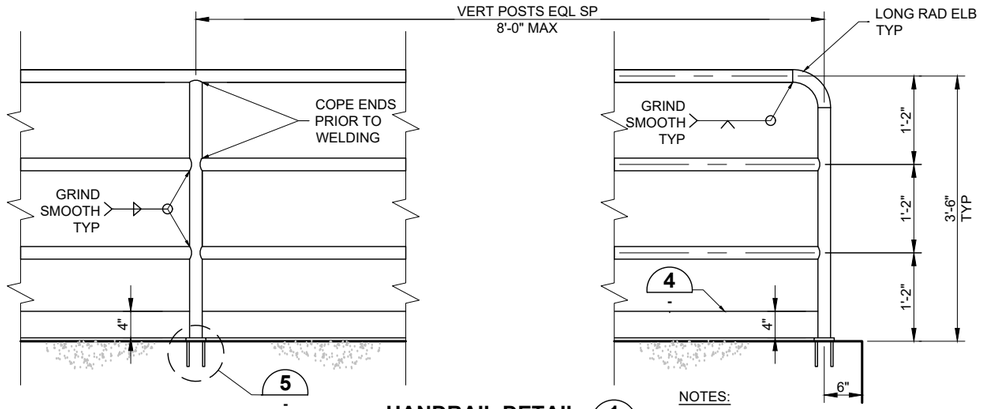
BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

OVERCHUTE DROP SLAB LONGITUDE SECTIONS

DC-10

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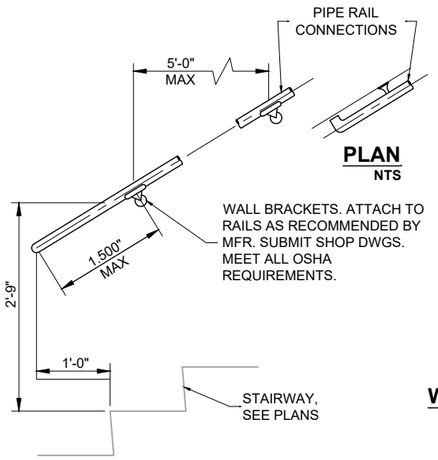
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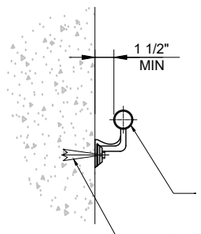
HANDRAIL DETAIL 1
NTS

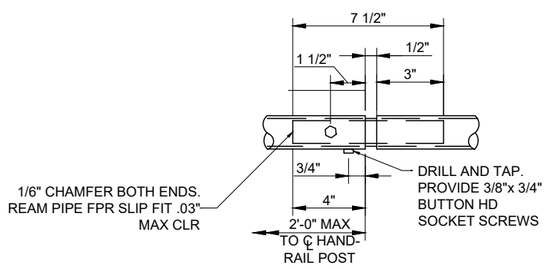
NOTES:

1. 1 1/2" DIA STD STEEL PIPE (ASTM 500 GRADE B1 GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 WELD 3/8" THICK ALL AROUND. SHOP PRIME WITH RUST INHABITING PRIMER (FIELD REPAIR PRIMER AS NEEDED).
2. PAINT HANDRAIL PER MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATIONS SECTION 530 COLOR PER PLANS.
3. VERTICAL POSTS TO BE EVENLY SPACED.
4. HANDRAILS TO BE PLACED ON ALL HEADWALLS AND AT THE BACK OF SCUPPERS.
5. AFTER ENGINEER APPROVED INSTALLATION TACK WELD ALL BOLT AND NUT CONNECTIONS.



WALL HANDRAIL
NTS

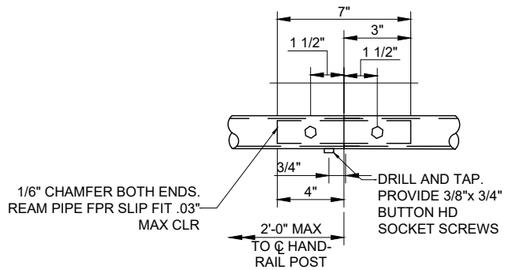




NOTE:

1. REQUIRED AT EACH CONCRETE EXPANSION JOINT.

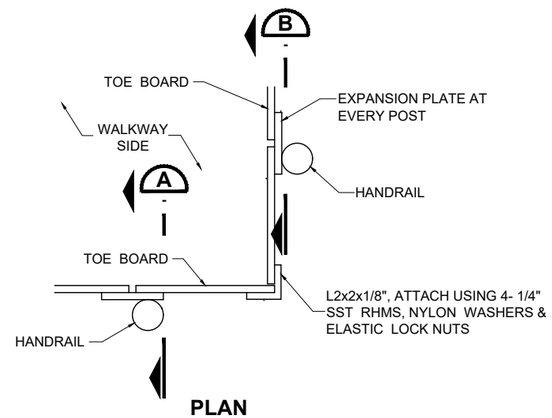
SPLICE EXPANSION JOINT 2
NTS



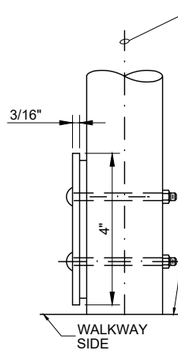
NOTE:

1. REQUIRED AT EACH CONCRETE EXPANSION JOINT.

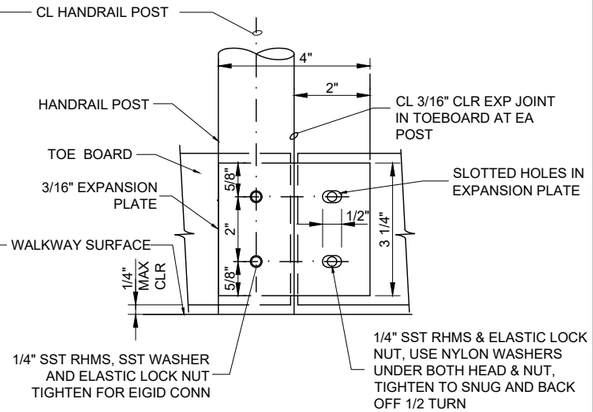
SPLICE FIXED JOINT 3
NTS



PLAN
NTS



SECTION A
NTS



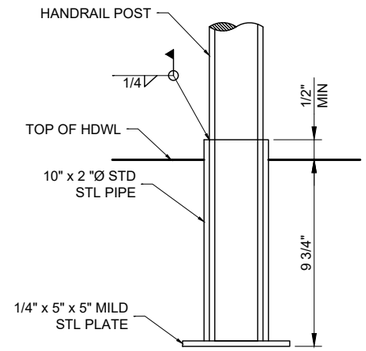
SECTION B
NTS

NOTES:

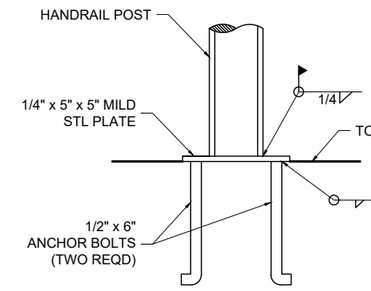
1. WHERE BOLTED BASE PLATE EXTENDS ABOVE WALKWAY SURFACE, NOTCH TOEBOARD TO FIT AROUND BASE PLATE WITH MAXIMUM OF 1/4" GAP.
2. TOEBOARD TO BE MOUNTED ON WALKWAY SIDE OF HANDRAIL.
3. RHMS = ROUND HEAD MACHINE SCREW AS SPECIFIED, SST.

TOEBOARD DETAILS 4
NTS

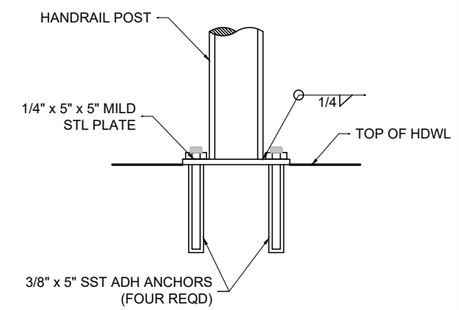
HANDRAIL WITH TOEBOARD
NTS 301



TYPE 1 "PIPE SLEEVE"
NTS



TYPE 2 "ANCHOR BOLT"
NTS



TYPE 3 "EXPANSION BOLT"
NTS

HANDRAIL POST ANCHORAGE 5
NTS

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

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(623) 386-2196

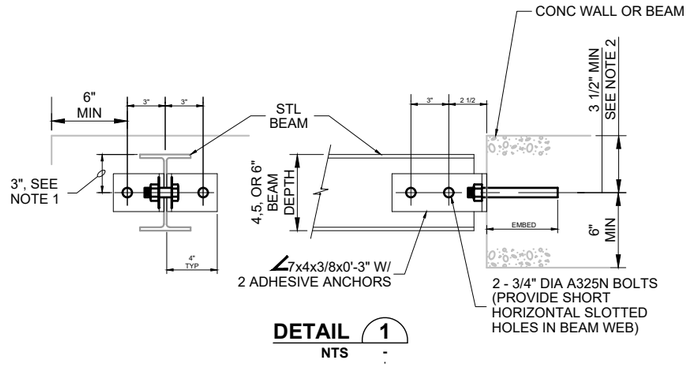
BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

STANDARD DETAILS

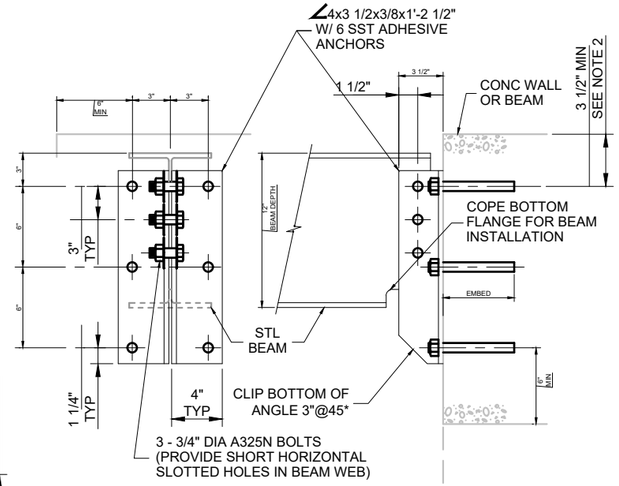
D-1

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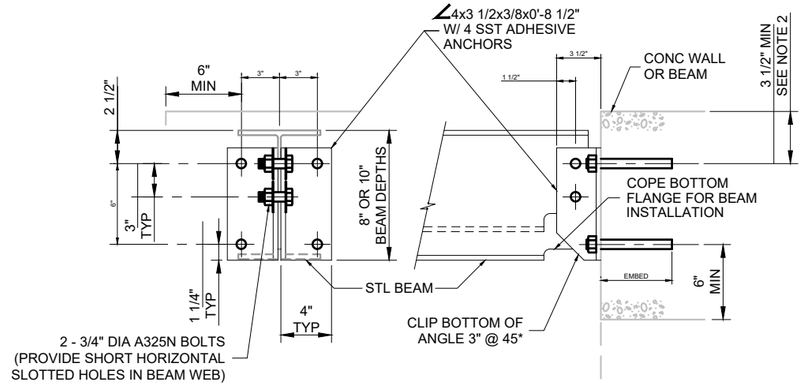
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DETAIL 1
NTS



DETAIL 2
NTS



DETAIL 3
NTS

ADHESIVE ANCHORS

CONC. WALL THICKNESS	ADH ANCHOR DIA.	EMBEDMENT REQ'D
6"	1/2"	4"
8"	5/8"	5 3/8"
10" OR GREATER	3/4"	6 5/8"

THIS DETAIL IS INTENDED FOR LIGHTLY LOADED BEAMS, SUCH AS GRATING OR CHECKERED PLATE SUPPORT BEAMS.

NOTES:

1. 3" DIMENSION TYPICAL EXCEPT 2 1/2" FOR 5" BEAM AND 2" FOR 4" BEAMS
2. DO NOT CUT EXISTING CONCRETE BEAM TOP REINFORCING DURING DRILL-IN ANCHOR INSTALLATION. FIELD LOCATE BEAM REINFORCING PRIOR TO FABRICATION. ADD LENGTH TO CLIP ANGLES AS REQUIRED TO LOWER ANCHORS TO CLEAR REINFORCING WHILE MAINTAINING SPACING AND EDGE DISTANCE AS SHOWN.
3. UNLESS OTHERWISE SHOWN, ADHESIVE ANCHOR DIAMETER & EMBEDMENT SHALL BE AS SPECIFIED IN THE "ADHESIVE ANCHORS" TABLE.
4. ADHESIVE ANCHORS SHALL BE HILTI HY150 TYPE 316 STAINLESS STEEL (ICBO ER-5193) ADHESIVE ANCHOR SYSTEM OR EQUAL.

CONNECTION BETWEEN WALL AND BEAM 742
NTS

REV.	DATE	REVISION DESCRIPTION	BY

GCE Inc.
GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION
100% SUBMITTAL
03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Conservation & Drainage District Est. 1922

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION
GOODYEAR, ARIZONA

STANDARD DETAILS

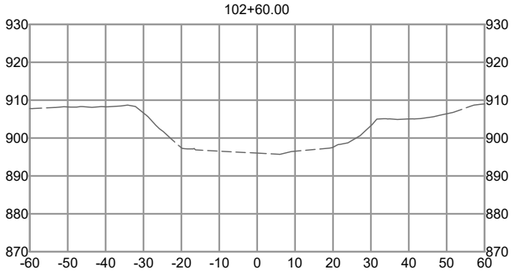
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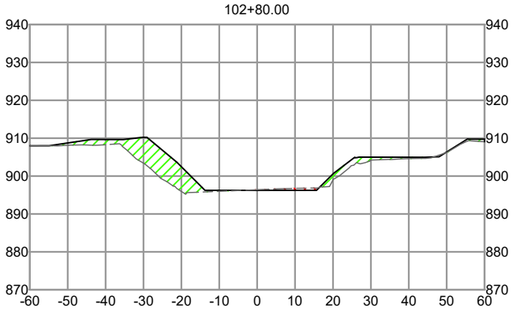
GCE PROJECT No.: BWC-2118

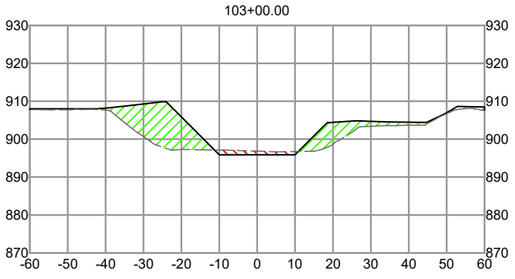
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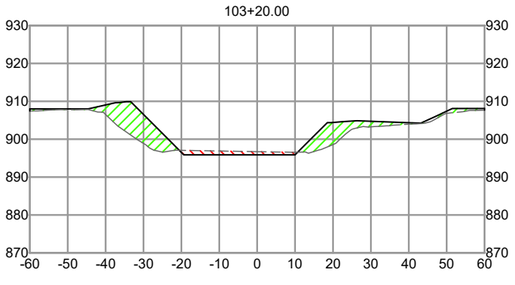
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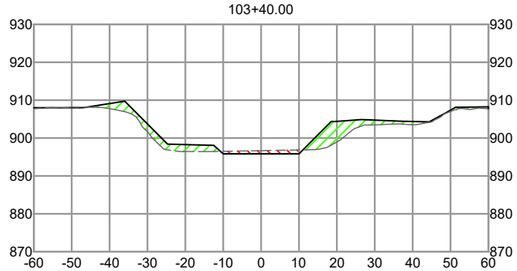
REUSE OF DOCUMENT: THESE PLANS & SPECIFICATIONS, AND THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GCE, INC., AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND CONSENT OF GCE, INC. ©

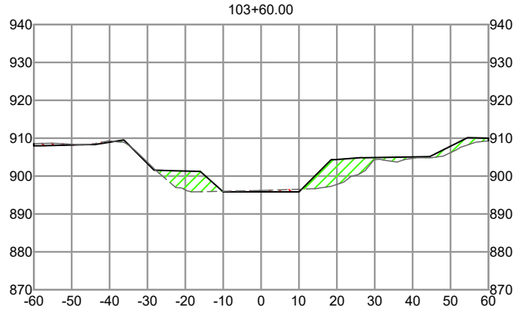


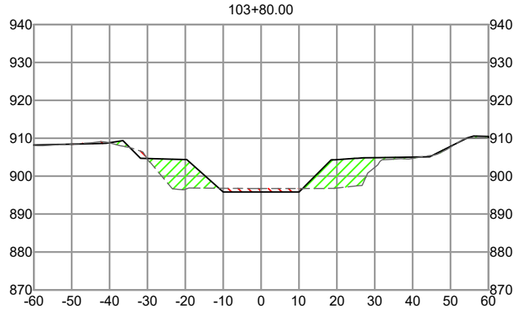


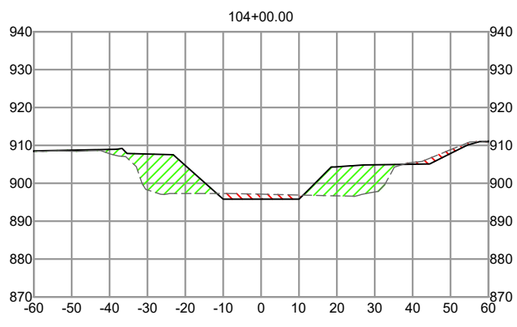


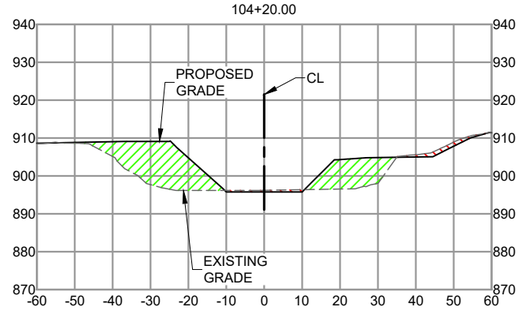


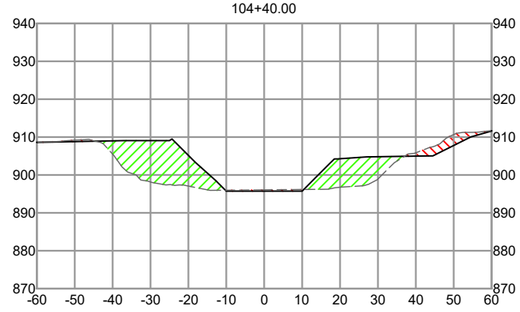


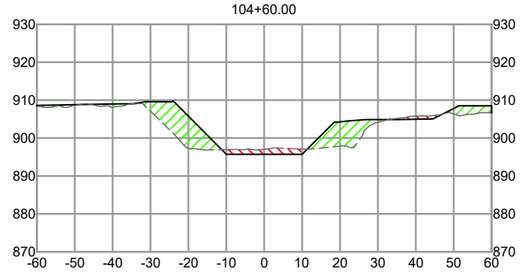


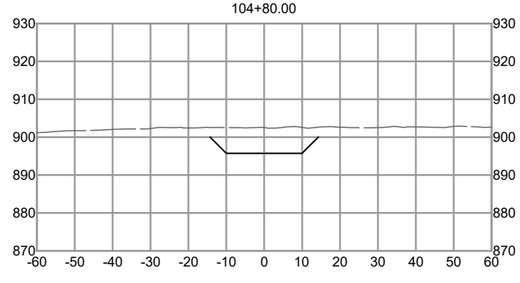


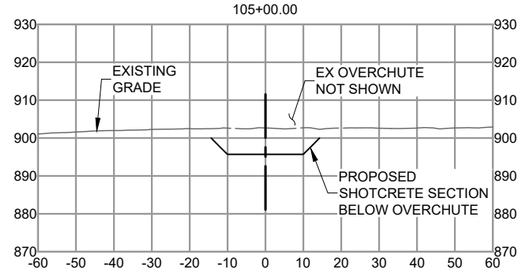


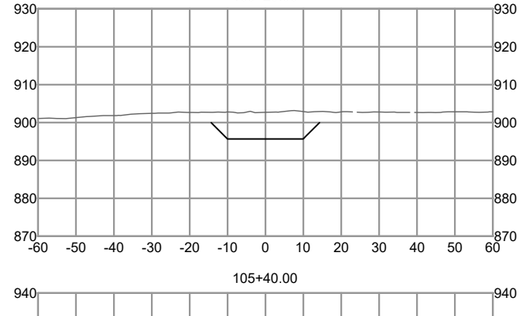


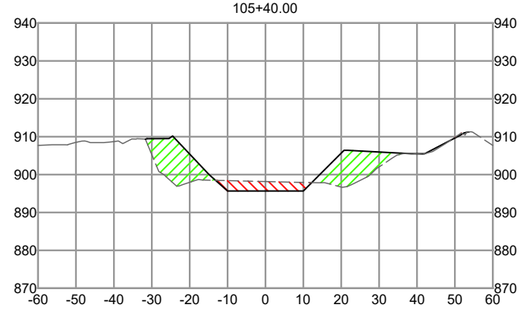


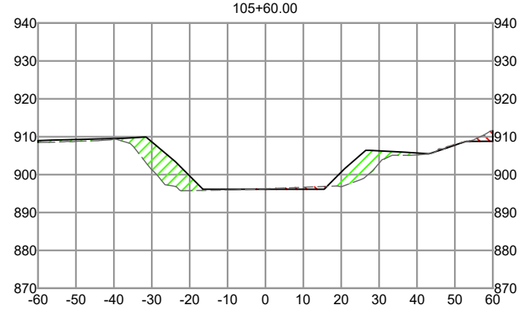












LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- CUT
- FILL

GCE PROJECT No.: BWC-2118

DBA PROJECT No.: XXXXX

REV.	DATE	REVISION DESCRIPTION	BY

GCE inc.

GEORGE CAIRO ENGINEERING, INC.
STAPLEY CENTER
1630 S. STAPLEY DR., SUITE 117
MESA, ARIZONA 85204
WWW.GCAIROINC.COM

NOT FOR CONSTRUCTION
100% SUBMITTAL
03/03/22

DESIGNED BY:	B. JONES
DRAWN BY:	A. SOTO
APPROVED BY:	G. CAIRO
PROJECT No.:	BWC-2118
PLOT DATE:	MAR, 2022

Buckeye Water BWCDD Est. 1922 Conservation & Drainage District

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT
205 EAST ROOSEVELT AVENUE
BUCKEYE, ARIZONA 85326
(623) 386-2196

BULLARD WASH CROSSING REHABLITATION

GOODYEAR, ARIZONA

CROSS SECTIONS

XS-1

REUSE OF DOCUMENT: THESE PLANS & SPECIFICATIONS, AND THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GCE, INC., AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND CONSENT OF GCE, INC. ©

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FIRST AMENDMENT

TO AGREEMENT BETWEEN

BUCKEYE WATER CONSERVATION & DRAINAGE DISTRICT

AND

THE CITY OF GOODYEAR

FOR IMPROVEMENTS TO THE BWCDD CANAL AND

BULLARD OUTFALL WASH

Project Name:

BULLARD WASH CROSSING REHABILITATION

PROJECT NO. BWC-2118

This First Amendment ("First Amendment") is made by and between Buckeye Water Conservation and Drainage District ("BWCDD'), a political subdivision of the State of Arizona; and the City of Goodyear ("City"), a political subdivision of the State of Arizona. The City and BWCDD are collectively referred to as the "Parties" or individually as a "Party".

RECITALS

WHEREAS, the Parties entered into that certain AGREEMENT BETWEEN BUCKEYE WATER CONSERVATION & DRAINAGE DISTRICT AND THE CITY OF GOODYEAR FOR IMPROVEMENTS TO THE BWCDD CANAL AND BULLARD OUTFALL WASH (Project Name: BULLARD WASH CROSSING REHABILITATION PROJECT NO. BWC-218) designated as City of Goodyear Contract No. C-6353-22 (referred to herein as the "Original Agreement"); and

WHEREAS, the Parties desire that the Bullard Wash Crossing Rehabilitation Project No. BWC-2118 be constructed with additional improvements shown in Exhibit E, attached hereto and made a part hereof.

NOW THEREFORE, in consideration of the above recitals, and good and valuable consideration, the receipt and adequacy of which is mutually acknowledged, the Parties agree as follows:

I. Exhibit E is hereby added to the Original Agreement.

II. The responsibility for the payment, oversight, construction, permitting, and funding use/reimbursement for the additional improvements reflected in Exhbit E shall be comensurate with the City's and the BWCDD's responsibilities as reflected in Sections 12 and 13 of the Original Agreement.

III. The City agrees to deposit with the BWCDD funds equal to the estimated cost of the Exhibit E additional improvements within fifteen (15) days of the execution of this First Amendment by both Parties.

IV. Except as expressly provided herein, the terms and conditions of said Original Agreement are hereby reaffirmed and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amendment.

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT, a political subdivision of the State of Arizona

By: _____
Noel Carter, General Manager

Attested by: _____
W.T Gladden, Board President

Approved as to form:

By: _____
Attorney for BWCDD

CITY OF GOODYEAR, a political subdivision of the State of Arizona

By: _____
Julie Karins, City Manager

Attested by: _____
Darcie McCracken, City Clerk

Approved as to form:

By: _____
Roric Massey, City Attorney

III. The City agrees to deposit with the BWCDD funds equal to the estimated cost of the Exhibit E additional improvements within fifteen (15) days of the execution of this First Amendment by both Parties.

IV. Except as expressly provided herein, the terms and conditions of said Original Agreement are hereby reaffirmed and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amendment.

BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT, a political subdivision of the State of Arizona

By: _____
Noel Carter, General Manager

Attested by:

_____
W.T Gladden, Board President

Approved as to form:

By: _____
Attorney for BWCDD

CITY OF GOODYEAR, a political subdivision of the State of Arizona

By: _____
Julie Karins, City Manager

Attested by:

_____
Darcie McCracken, City Clerk

Approved as to form:

By: _____
Roric Massey, City Attorney

EXHIBIT E

DESIGN PROPOSAL - BUCKEYE MAIN CANAL

BULLARD WASH CROSSING – ADDITIONAL WORK

OUTFALL BASE SLAB REPLACEMENT AND RETAINING WALLS

GCE Project Number: BWC-2118

Due to unforeseen conditions associated with the degradation of the outfall slab for the Bullard Wash Crossing erosion mitigation and canal lining project. The following scope of work is for the additional design as agreed to in our field walk-thru and coordinated with the contractor. This is provided to BWCDD as needed to amend the original contract and associated scope of work.

Additional Design Tasks

Outfall Slab Replacement

- Concrete design for a continuously reinforced slab and associated details
- Analysis of original drain and concrete design
- Slab structural design
- Flow net analysis
- Weep hole design to relieve uplift pressure
- Joint details design
- Subgrade drain system design

Retaining Walls

- Structural design – footings
- Flow net analysis
- Modified grading

The elements listed above will be designed to retro fit the original design drawings to match as-builts in accordance with field changes.

Assumptions:

- All field changes have been adapted to the original Bullard Wash rehabilitation design provided by GCE.
- No pothole activities are assumed in this scope of work.
- No geotechnical investigations are assumed in this scope of work.
- All civil, hydraulic, and structural design calculations.

- No structural design or modifications to the existing Bullard Wash Cross Drainage Structure is assumed in this scope of work.

Cost Proposal

Added Scope Construction Cost	$439,539.00
Added Scope Engineering Fees	$77,150.00
Added Scope BWCDD Fees	$-
Total	$516,689.00
Unused contingency from Phase I	$67,358.90
Balance	$449,330.10

ITEM #: 7.
DATE: 05/23/2022
AI #:809

CITY COUNCIL ACTION REPORT

SUBJECT: **FY2023 DESIGNATION OF CHIEF FISCAL OFFICER FOR EXPENDITURE LIMIT REPORTING**

STAFF PRESENTER(S): Doug Sandstrom Finance Director

SUMMARY

Arizona Revised Statutes §41-1279.07(E) requires that the City Council annually designate the Chief Fiscal Officer (CFO) for the purposes of filing the annual expenditure limit report. This resolution names Doug Sandstrom, Finance Director, as the designee for FY2023.

Recommendation

ADOPT RESOLUTION NO. 2022–2245 DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2023 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL. (Doug Sandstrom Finance Director)

FISCAL IMPACT

No fiscal impact will result from the designation.

BACKGROUND AND PREVIOUS ACTIONS

Arizona Revised Statutes §41-1279.07(E) requires that the City Council annually designate the Chief Fiscal Officer (CFO) for the purposes of filing the annual expenditure limit report.

STAFF ANALYSIS

This will meet the CFO designation requirement of A.R.S. §41-1279.07(E)

Attachments

Resolution

RESOLUTION NO. 2022-2245

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2023 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL.

WHEREAS, A.R.S. §41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Auditor General by July 31 the name of the chief fiscal officer the governing body designated to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf; and

WHEREAS, the city of Goodyear, mayor and council desires to designate Finance Director Doug Sandstrom as the city's chief fiscal officer; and

WHEREAS, entities must submit an updated form and documentation for any changes in the individuals designated to file the AELR;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. Finance Director Doug Sandstrom is hereby designated as the city's chief fiscal officer for purposes of submitting the fiscal year 2023 AELR to the Arizona Auditor General's Office on the governing body's behalf. Resolution 2022-2245 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 2022.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

ITEM #: 8.
DATE: 05/23/2022
AI #:899

CITY COUNCIL ACTION REPORT

SUBJECT: MAP OF DEDICATION FOR JDA COMMERCE CENTER

STAFF PRESENTER(S): Steve Scinto, Deputy Director of Development Engineering

---

OTHER PRESENTER(S):
Martin Hazine, Hunter Engineering, Inc.

SUMMARY

A map of dedication to dedicate the right-of-way required to construct approximately 3 feet of South Litchfield Road extended west from its current location at 3 locations to accommodate right turn deceleration lanes.

Recommendation

Approve the Map of Dedication for JDA Commerce Center, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

STIPULATIONS

1. Prior to recordation of the Map of Dedication, Owner shall provide a current title report, and the Map of Dedication shall be updated to reflect any ownership changes or liens shown therein.
2. Any technical corrections to the Map of Dedication required by the City Engineer shall be made prior to the recordation of the Map of Dedication.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Minor Land Division for Goodyear Commerceplex (now JDA Commerce Center) was approved by City Staff and recorded on February 26th, 2021.

STAFF ANALYSIS

The right of way included within the Map of Dedication for JDA Commerce Center is needed for the development the property as it provides necessary right of way to construct right turn lanes into the property driveways to access the property.

Attachments

Map of Dedication

Aerial Photo

MAP OF DEDICATION

FOR

JDA COMMERCE CENTER

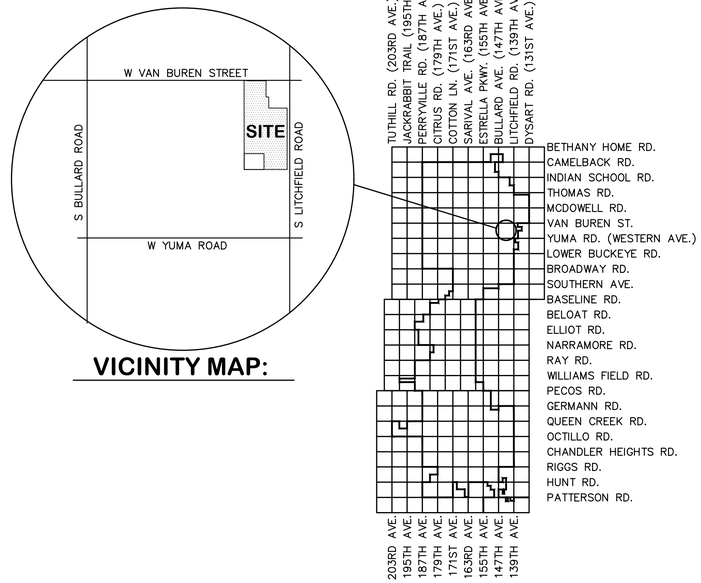
A PORTION OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER:

GOODYEAR INDUSTRIAL PROPERTIES, LLC
C/O
JOHNSON DEVELOPMENT ASSOCIATES INC
1919 MCKINNEY AVENUE, SUITE 100
DALLAS, TEXAS 75201
PHONE (803)261-4273
CONTACT: J. CANTEY HEATH III
EMAIL: cheath@johnsondevelopment.net

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com



VICINITY MAP:

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT GOODYEAR INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION UNDER THE NAME OF "JDA COMMERCE CENTER", A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "JDA COMMERCE CENTER" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET SHALL BE KNOWN BY THE NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION.

GOODYEAR INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE RIGHT OF WAY, IN FEE, SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

GOODYEAR INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ , 2022.

GOODYEAR INDUSTRIAL PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

ON THIS _____DAY OF _____ ,2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
(OWNER NAME)

WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN. IN WITNESS WHEREOF, I HAVE

HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

RIGHT OF WAY DEDICATION AREAS LEGAL DESCRIPTIONS:

THOSE PORTIONS OF LOT 1 OF MINOR LAND DIVISION AS RECORDED IN BOOK 1575, PAGE 37, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 00°34'44" EAST A MEASURED DISTANCE OF 2635.03 FEET;

THENCE NORTH 89°18'29" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID MINOR LAND DIVISION;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 177.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°25'16" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 245.01 FEET;

THENCE SOUTH 89°25'16" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00°34'44" WEST, A DISTANCE OF 245.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 735 S.F.±

TOGETHER WITH:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 00°34'44" EAST A MEASURED DISTANCE OF 2635.03 FEET;

THENCE NORTH 89°18'29" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID MINOR LAND DIVISION;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 835.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°25'16" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 234.50 FEET;

THENCE SOUTH 89°25'16" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00°34'44" WEST, A DISTANCE OF 234.50 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 703 S.F.±

TOGETHER WITH:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 00°34'44" EAST A MEASURED DISTANCE OF 2635.03 FEET;

THENCE NORTH 89°18'29" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID MINOR LAND DIVISION;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 1337.53 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°25'16" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°34'44" EAST, A DISTANCE OF 244.49 FEET;

THENCE SOUTH 89°25'16" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00°34'44" WEST, A DISTANCE OF 244.49 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 733 S.F.±

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2155L (EFFECTIVE REVISED DATE SEPTEMBER 18, 2020), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

APPROVALS:

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS _____ DAY OF_____, 20__.

BY _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CITY CLERK (DARCIE McCRACKEN)

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS _____ DAY OF_____, 20__.

BY _____
CITY ENGINEER (SUMEET MOHAN)

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°34'44" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY PLSS SUBDIVISION, RECORDED IN BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS, ARIZONA.

LAND SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2021, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETRACED.

JAMES A. BRUCCI RLS NO. 29865

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A.
BRUCCI
DATE SIGNED 4/01/22
ARIZONA U.S.A.

NO.	DATE	REVISION	BY

PURPOSE: **MAP OF DEDICATION**

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

MAP OF DEDICATION
JDA COMMERCE CENTER
A PORTION OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 9
TWNSHP: 1N
RANGE: 1W

JOB NO.:
JDIA001-MOD

SCALE
N.T.S.

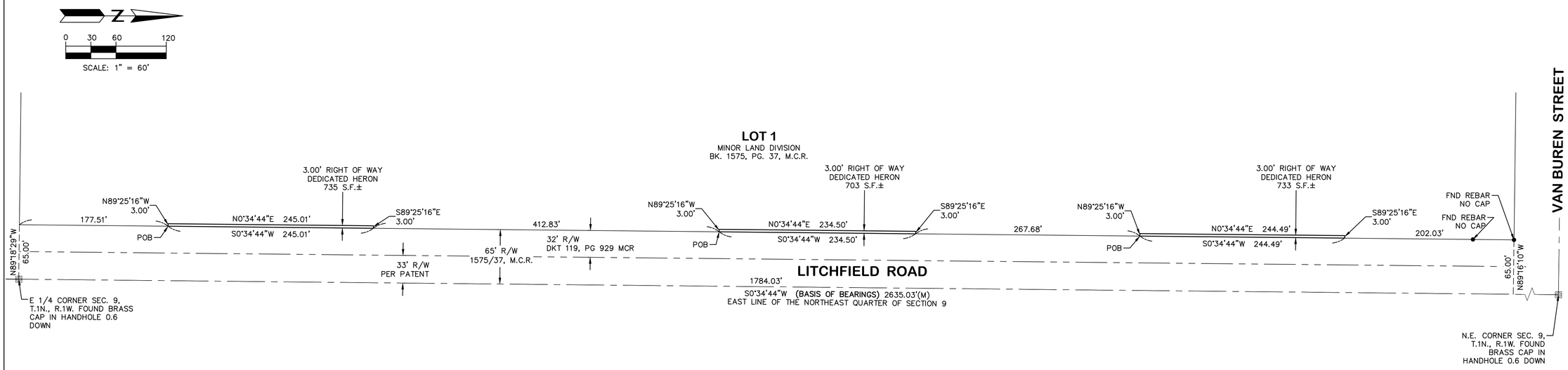
SHEET
1 OF 2

MAP OF DEDICATION

FOR

JDA COMMERCE CENTER

A PORTION OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND:

▨	BRASS CAP IN HANDHOLE
●	FOUND AS NOTED
◎	BRASS CAP FLUSH
MCR	MARICOPA COUNTY RECORDER
FND	FOUND
BK	BOOK
PG	PAGE
DKT	DOCKET
DOC	DOCUMENT

———— — ———— MONUMENT LINE
———————— RIGHT OF WAY DEDICATION
– – – – – – – – – – EASEMENT LINE
———————— PROPERTY LINE

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

NO.	DATE	REVISION	BY

PURPOSE: **MAP OF DEDICATION**

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR
29865
JAMES A. BRUCCI
DATE SIGNED 4/07/22
ARIZONA U.S.A.

MAP OF DEDICATION
JDA COMMERCE CENTER
A PORTION OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 9
TWNSHP: 1N
RANGE: 1W

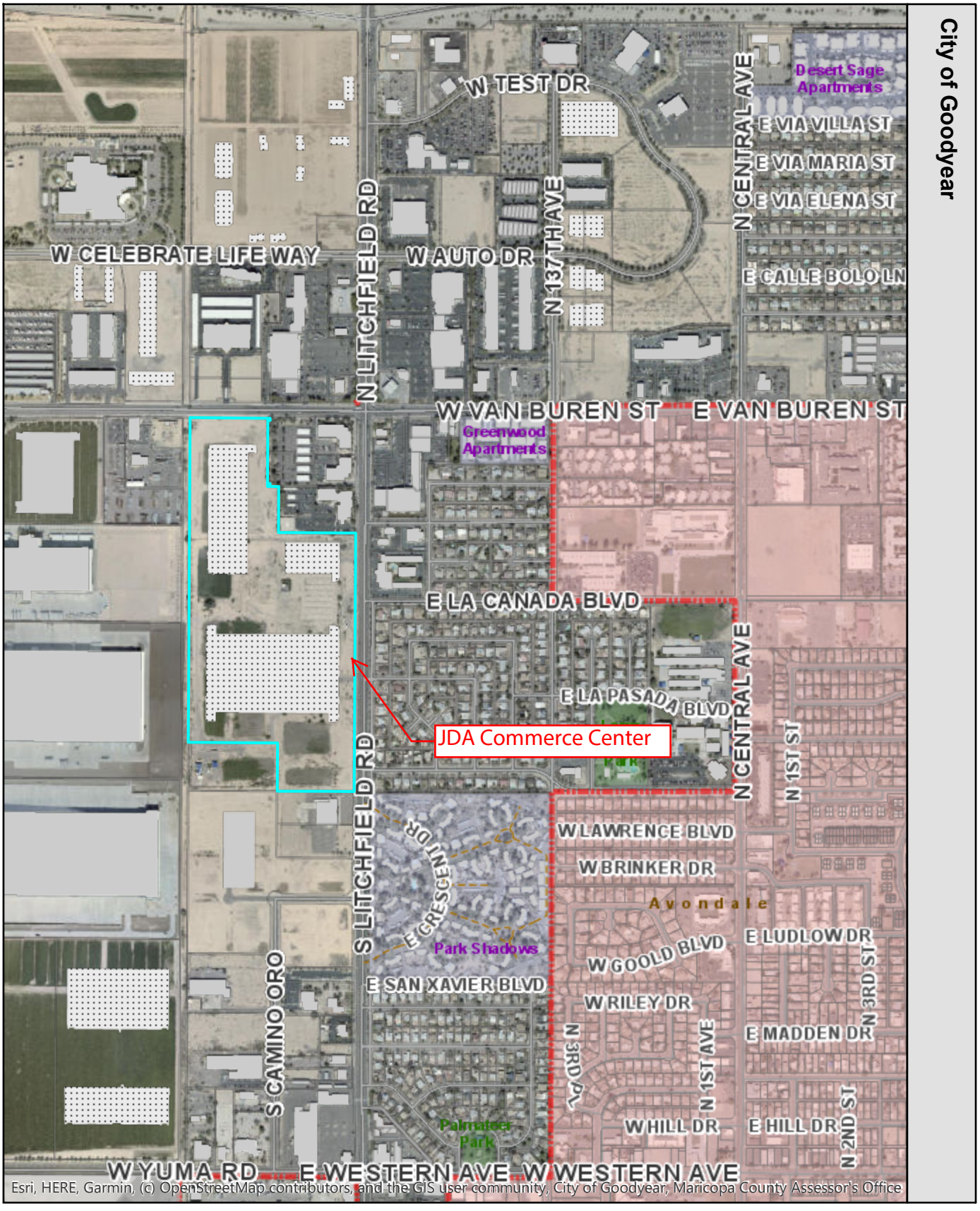
JOB NO.:
JDIA001–MOD

SCALE
1"=100'

SHEET
2 OF 2

Name of Map: City of Goodyear

Description: JDA Commerce Center



ITEM #: 9.
DATE: 05/23/2022
AI #:906

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR LAS VENTANAS PARCEL 1

STAFF PRESENTER(S): Steve Scinto, Deputy Director of Development Engineering

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OTHER PRESENTER(S):
Heidi Tilson, P.E., CVL Consultants

SUMMARY

A Final Plat subdividing approximately 46 acres into 137 lots and 21 tracts at the intersection of W. Yuma Road and S. 183rd Avenue.

Recommendation

Approve the Final Plat of Las Ventanas Parcel 1, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

STIPULATIONS

1. Any technical corrections to the Final Plat for Las Ventanas Parcel 1 required by the City Engineer shall be made prior to the recordation of the final plat.

2. Prior to recordation of the Final Plat for Las Ventanas Parcel 1, Owner shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing the Final Plat for Las Ventanas Parcel 1 is authorized to do so.

3. Prior to recordation of the Final Plat, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the property rezoned by Ordinance 2017-1364 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier.

4. Prior to recordation of the Final Plat, owner shall remit all cost recovery payments owed pursuant to: CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; and

CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747. The cost recovery payments that are to be paid are as follows:

Wastewater Line B	$286,035.00
Wastewater Line E	$110,941.00
Water Line C	$ 98,139.71
Water line D	$178,655.35
Water Line F	$181,115.32
Total	$854,886.38

5. The Final Plat for Las Ventanas Parcel 1 shall not be recorded unless either (i) the Final Plat for Las Ventanas Parcel 2, which is being presented by separate council action concurrently with the Final Plat for Las Ventanas Parcel 1, is recorded or until (i) drainage easement(s) located outside the boundaries of the Final Plat for Las Ventanas Parcel 1 have been conveyed to the City, the developer of the property within the Final Plat for Las Ventanas Parcel 1 (the "Property"), and the Las Ventanas West Goodyear Homeowners Association and recorded in the official records of Maricopa County. The drainage easements referred to herein shall be in a form acceptable to the City Attorney or his designee and shall provide for the acceptance, containment, retention and disposal of storm waters and drainage and the construction, installation, inspection, maintenance, repair, and replacement of drainage facilities pursuant to grading and drainage improvement plans approved for the development of the Property.

6. Unless the property on the north side of Yuma Road across from the Property has been developed and permanent drainage facilities constructed to handle drainage from the north, then prior to the recordation of the Final Plat for Las Ventanas Parcel 1, Temporary Drainage Easement(s) located within the property on the north side of Yuma Road across from the Property (Melcor Developments Arizona Inc parcels 502-40-003T, 502-40-003V and 50240003H) shall be conveyed to the City, the developer of the Property, and the Las Ventanas West Goodyear Homeowner's Association and recorded in the official records of Maricopa County. The drainage easements referred to herein shall be in a form acceptable to the City Attorney or his designee and shall provide for the acceptance, containment, retention and disposal of storm waters and drainage and the construction, installation, inspection, maintenance, repair, and replacement of drainage facilities pursuant to grading and drainage improvement plans approved for the development of the Property.

7. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Yuma Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payment referred to herein shall be made prior to or concurrent with recordation of the Final Plat or prior to the issuance of any permits for construction work within the Property, whichever is earlier.

8. Owner is responsible for a proportionate share of the costs of traffic signals at the intersection identified below. Owner shall make an in-lieu payment for the costs of the following traffic signals. The in-lieu payment shall be made prior to the recordation of the Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier. The in-lieu payment shall be based on the percentage reflected below of the actual cost of the full traffic signal (all four legs) if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as

determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:

a. 25% of the cost of the full traffic signal (all four legs) at W. Yuma Road and S. Perryville Road

9. The Final Plat for Las Ventanas Parcel 1 shall not be recorded unless either (i) the Final Plat for Las Ventanas Parcel 2 being presented by separate council action concurrently with the Final Plat for Las Ventanas Parcel 1 is recorded simultaneously with the Final Plat for Las Ventanas Parcel 1 or until (i) wastewater easement(s) needed for the construction of City wastewater lines and appurtenances that will serve the Property ("Wastewater Facilities") are conveyed to the City and the developer of the Property. The wastewater easement(s) referred to herein shall be in a form acceptable to the City Attorney or his designee and shall provide for the construction, operation, maintenance, repair, removal and replacement of Wastewater Facilities.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The preliminary plat of Las Ventanas was approved by the City Council on January 22, 2018.

STAFF ANALYSIS

As set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. The Final Plat is in substantial conformance with the Preliminary Plat.

Attachments

Final Plat for Las Ventanas Parcel 1

Aerial Photo

Preplat CAR

FINAL PLAT FOR
LAS VENTANAS PARCEL 1
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°42'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN OF MARICOPA COUNTY, ARIZONA.

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, _____, DULY AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A THROUGH T, INCLUSIVE, REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN. THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH U, AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

NAME:_____

TITLE:_____ DATE:_____

HOMEOWNER'S ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DATED MAY 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:_____ 5-12-2022
RICHARD G. ALCOCER DATE
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2022, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

FINAL PLAT APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022. BY: _____ MAYOR (JOE PIZZILLO) ATTEST:_____ CITY CLERK (DARCIE McCRACKEN)

FINAL PLAT APPROVAL
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022. BY: _____ CITY ENGINEER (SUMEET MOHAN)

UTILITY PROVIDERS

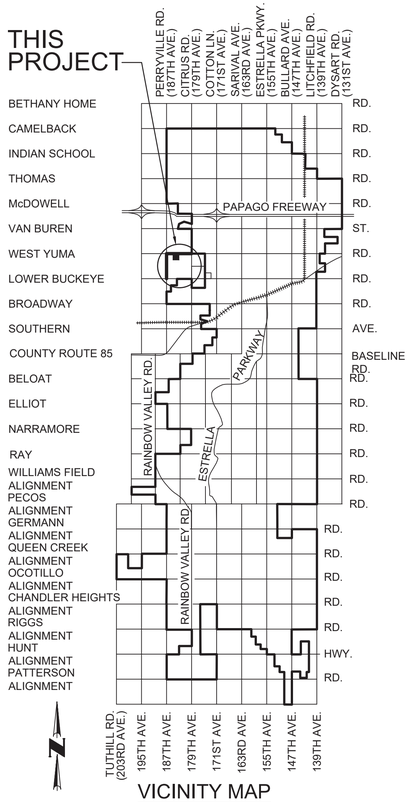
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
FIRE	CITY OF GOODYEAR

OWNER/DEVELOPER

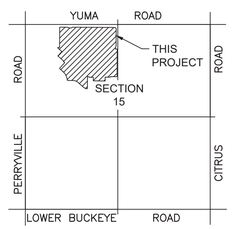
MATTAMY ARIZONA, LLC
9200 EAST PIMA CENTER PARKWAY,
SUITE 160 PHOENIX, AZ. 85016
PHONE: (480) 302-6080
CONTACT: KEVIN RUST

ENGINEER/SURVEYOR

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: HEIDI TILSON P.E.



VICINITY MAP
(NOT-TO-SCALE)



VICINITY MAP
(NOT-TO-SCALE)

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, , AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAS VENTANAS PARCEL 1" A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS AND TRACT U, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN PREMISES DESCRIBED HEREIN.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A THROUGH T INCLUSIVE, AND IN LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, MODIFYING, REPAIRING, AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES A PERPETUAL WATER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT G DESIGNATED AS "WATER EASEMENT" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREA"). THE WATER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING WATERLINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS ABOVE, AND UNDER THE WATER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREA EXCEPT UPON THE CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS AND THE WATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, A PERPETUAL WATER METER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT O DESIGNATED AS "WATER METER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER METER EASEMENT AREA"). THE WATER METER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING WATER METERS, APPURTENANCES, AND UNDERGROUND WATER LINES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WATER METER FACILITIES") WITHIN, UPON, OVER, ACROSS, ABOVE AND UNDER THE WATER METER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN THE WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER METER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER METER EASEMENT AREA. THE WATER METER EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER METER EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES A PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT N DESIGNATED AS "SEWER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SEWER AND ACCESS EASEMENT AREA"). THE SEWER EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES (THE "WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS ABOVE, AND UNDER THE SEWER EASEMENT AREA. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE SEWER EASEMENT AREA EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER EASEMENT AREA AND THE SEWER EASEMENT AREA SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE SEWER EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREA.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A THROUGH T INCLUSIVE INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A THROUGH T INCLUSIVE WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS E, G, H, J, N, O AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENTS PLANS FOR THE PLATTED PROPERTY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS"); AND THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FORM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM, ALLEGED TO HAVE ARISEN FROM, OR RELATED TO OWNER'S FAILURE TO PREFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS E, G, H, J, N, O, AND P.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT U, LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, MAINTAIN AND REPLACE LANDSCAPING INSTALLED WITHIN MEDIANS CONSTRUCTED WITHIN TRACT U, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY OF GOODYEAR (THE "CITY") FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING INSTALLED WITHIN TRACT U, INCLUDING THE FAILURE TO MAINTAIN THE LANDSCAPING, WITHIN TRACT U. LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION CAUSED BY LANDSCAPING WITHIN TRACT U ("UNSAFE CONDITION") IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION FAILS TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY, THE CITY SHALL BE ENTITLED TO REMEDY SUCH UNSAFE CONDITION. NOTWITHSTANDING THE FOREGOING, I IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT AN UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; THE CITY SHALL BE ENTITLED TO IMMEDIATELY REMEDY SUCH UNSAFE CONDITION. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION FAIL TO MAINTAIN THE LANDSCAPING INSTALLED WITHIN TRACT U PROVIDED HEREIN OR FAIL TO REIMBURSE THE CITY FOR COSTS THE CITY INCURS IN REMEDYING UNSAFE CONDITIONS, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS___ DAY OF _____, 2022

BY:_____ ITS:_____

GROSS AREA = 60.599 ACRES
NET AREA = 45.928 ACRES

SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT
LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
5-11-22
Date Signed
ARIZONA U.S.A.

SHEET 1 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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NOTES

A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.

B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
   d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL

E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
   d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
   e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

H. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

I. LAS VENTANAS IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND INTERSTATE 10 RELIEVER FREEWAYS AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS.

J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV OR LARGER.

L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

N. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).

O. ALL CORNER LOTS, LOTS ABUTTING AN ARTERIAL STREET AND LOTS ADJACENT TO A COMMERCIAL PARCEL ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1-13, 19, 25, 26, 34, 35, 42, 43, 52, 53, 62, 83, 84, 99, 100, 115, 116, 128, AND 129-137).

P. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 1, 24, 25, 27, 31, 32, 48, 56, 58, 66, 88, 112, 135 AND 136).

Q. NO MORE THAN THREE (3) TWO-STORY HOMES SHALL BE PERMITTED SIDE BY SIDE AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.

R. DWELLING UNITS WITH THE SAME ELEVATION OR COLOR SCHEME WITHIN THE LAS VENTANAS PAD SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER, UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.

S. LAS VENTANAS IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

COUNTY RECORDER

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 5-12-22
ARIZONA U.S.A.

SHEET 2 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°17'35"E	28.28'
L2	S45°18'13"W	28.29'
L3	S00°17'35"W	15.07'
L4	N00°17'35"E	5.50'
L5	S47°24'15"W	16.33'
L6	N47°04'28"W	17.66'
L7	N03°24'36"W	16.97'
L8	N03°24'36"W	16.97'
L9	N22°31'38"E	11.67'
L10	S44°42'25"E	28.28'
L11	S00°17'35"W	25.00'
L12	S00°17'35"W	35.00'
L13	S15°42'38"W	18.06'
L14	S89°42'25"E	11.54'
L15	S41°35'24"W	37.00'
L16	N44°42'25"W	16.97'
L17	N89°15'11"W	18.16'
L18	N01°18'17"E	15.52'
L19	N44°42'25"W	16.97'
L20	N45°17'35"E	16.97'
L21	N45°17'35"E	16.97'
L22	N44°42'25"W	16.97'
L23	S44°42'25"E	14.14'
L24	S52°57'00"W	16.60'
L25	S28°46'44"E	18.63'
L26	N86°35'24"E	16.97'
L27	S86°35'24"W	14.14'
L28	S45°17'35"W	16.97'
L29	N45°17'35"E	16.97'
L30	S44°42'25"E	16.97'
L31	S45°17'35"W	16.97'
L32	N44°42'25"W	16.97'
L33	S44°42'25"E	16.97'
L34	S44°42'25"E	16.97'
L35	S45°17'35"W	16.97'
L36	S45°17'35"W	16.97'
L37	N03°24'36"W	16.97'
L38	N45°17'35"E	16.97'
L39	N47°19'17"E	16.36'
L40	S44°42'25"E	16.97'
L41	S45°17'35"W	16.97'
L42	N31°15'16"W	20.45'
L43	N48°33'30"W	27.00'
L44	S45°18'13"W	22.63'
L45	S44°42'25"E	22.63'
L46	S89°42'25"E	24.66'
L47	S48°24'36"E	31.58'
L48	S44°42'25"E	5.86'
L49	S02°28'52"W	18.99'
L50	S89°42'25"E	18.49'
L51	S89°42'25"E	25.91'
L52	S48°24'36"E	7.00'
L53	S41°35'24"W	10.00'
L54	N48°24'36"W	7.00'
L55	N41°35'24"E	10.00'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	2.38'	75.00'	001°49'14"	1.19	2.38	N01°12'13"E
C2	15.82'	125.00'	007°14'59"	7.92	15.81	S03°55'05"W
C3	107.24'	175.00'	035°06'37"	55.36	105.57	N65°57'54"W
C4	162.17'	225.00'	041°17'49"	84.79	158.68	N69°03'30"W
C5	281.77'	375.00'	043°03'05"	147.91	275.19	N26°53'03"W
C6	108.11'	150.00'	041°17'49"	56.53	105.79	N69°03'30"W
C7	309.47'	400.00'	044°19'43"	162.95	301.81	S68°07'44"W
C8	108.11'	150.00'	041°17'49"	56.53	105.79	S69°03'30"E
C9	180.19'	250.00'	041°17'49"	94.21	176.32	S69°03'30"E
C10	17.79'	100.00'	010°11'32"	8.92	17.77	S10°36'52"W
C11	216.23'	300.00'	041°17'49"	113.05	211.58	S69°03'30"E
C12	72.08'	100.00'	041°17'49"	37.68	70.53	N69°03'30"W
C13	216.23'	300.00'	041°17'49"	113.05	211.58	N69°03'30"W
C14	72.08'	100.00'	041°17'49"	37.68	70.53	S69°03'30"E
C15	144.15'	200.00'	041°17'49"	75.37	141.05	S69°03'30"E
C16	108.11'	150.00'	041°17'49"	56.53	105.79	N69°03'30"W
C17	144.15'	200.00'	041°17'49"	75.37	141.05	N20°56'30"E
C18	126.13'	175.00'	041°17'49"	65.95	123.42	N69°03'30"W
C19	293.59'	425.00'	039°34'49"	152.93	287.79	S70°30'11"W
C20	42.30'	50.00'	048°28'25"	22.51	41.05	N54°31'48"E
C21	209.44'	50.00'	240°00'00"	-86.60	86.60	N29°42'25"W
C22	251.05'	375.00'	038°21'25"	130.43	246.38	S71°06'53"W
C23	90.10'	125.00'	041°17'49"	47.11	88.16	S69°03'30"E
C24	15.49'	50.00'	017°45'10"	7.81	15.43	N81°25'00"E
C25	120.48'	55.00'	125°30'20"	106.80	97.79	N44°42'25"W
C26	15.49'	50.00'	017°45'10"	7.81	15.43	S09°10'10"W
C27	15.49'	50.00'	017°45'10"	7.81	15.43	S08°35'00"E
C28	120.48'	55.00'	125°30'20"	106.80	97.79	N45°17'35"E
C29	15.49'	50.00'	017°45'10"	7.81	15.43	N80°49'50"W
C30	15.49'	50.00'	017°45'10"	7.81	15.43	N81°25'00"E
C31	98.36'	55.00'	102°27'52"	68.49	85.77	N56°13'39"W
C32	36.74'	275.00'	007°39'16"	18.40	36.71	S85°52'47"E
C33	87.31'	275.00'	018°11'30"	44.03	86.95	S57°30'21"E
C34	54.06'	75.00'	041°17'49"	28.26	52.89	N69°03'30"W
C35	90.10'	125.00'	041°17'49"	47.11	88.16	S69°03'30"E
C36	126.13'	175.00'	041°17'49"	65.95	123.42	N20°56'30"E
C37	15.49'	50.00'	017°45'10"	7.81	15.43	N08°35'00"W
C38	120.48'	55.00'	125°30'20"	106.80	97.79	S45°17'35"W
C39	15.49'	50.00'	017°45'10"	7.81	15.43	S80°49'50"E
C40	90.10'	125.00'	041°17'49"	47.11	88.16	N69°03'30"W
C41	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E
C42	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E
C43	126.13'	175.00'	041°17'49"	65.95	123.42	N69°03'30"W
C44	15.49'	50.00'	017°45'10"	7.81	15.43	N09°10'10"E
C45	120.48'	55.00'	125°30'20"	106.80	97.79	S44°42'25"E
C46	15.49'	50.00'	017°45'10"	7.81	15.43	S81°25'00"W
C47	90.10'	125.00'	041°17'49"	47.11	88.16	N69°03'30"W
C48	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C49	198.21'	275.00'	041°17'49"	103.63	193.95	S69°03'30"E
C50	185.92'	325.00'	032°46'34"	95.58	183.39	N64°47'53"W
C51	13.19'	50.00'	015°07'00"	6.63	13.15	S73°37'40"E
C52	126.13'	55.00'	131°23'25"	121.78	100.25	S48°14'07"W
C53	15.49'	50.00'	017°45'10"	7.81	15.43	N08°35'00"W
C54	54.06'	75.00'	041°17'49"	28.26	52.89	S69°03'30"E
C55	162.17'	225.00'	041°17'49"	84.79	158.69	N20°56'30"E
C56	172.74'	275.00'	035°59'25"	89.33	169.92	N66°24'19"W
C57	234.25'	325.00'	041°17'49"	122.47	229.21	S69°03'30"E
C58	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C59	25.40'	125.00'	011°38'28"	12.74	25.35	N54°13'50"W
C60	178.70'	365.00'	028°03'03"	91.18	176.92	S64°39'41"W
C61	46.85'	65.00'	041°17'49"	24.49	45.84	S69°03'30"E
C62	11.00'	7.00'	090°00'00"	7.00	9.90	S45°17'35"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C63	11.00'	7.00'	090°00'00"	7.00	9.90	N44°42'25"W
C64	11.00'	7.00'	090°00'00"	7.00	9.90	N45°17'35"E
C65	11.00'	7.00'	090°00'00"	7.00	9.90	S44°42'25"E
C66	21.50'	50.00'	024°38'09"	10.92	21.33	N20°39'32"E

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	11,050
2	10,400
3	10,400
4	10,402
5	11,208
6	14,915
7	16,692
8	13,148
9	11,027
10	10,456
11	10,400
12	10,400
13	10,397
14	11,501
15	11,142
16	11,142
17	11,142
18	14,326
19	13,808
20	10,400
21	14,604
22	10,400
23	10,317
24	21,404
25	13,381
26	11,050
27	10,660
28	10,660
29	10,660
30	10,660
31	15,819
32	19,726
33	10,439
34	10,398
35	10,398
36	10,551
37	12,478
38	13,090
39	12,248
40	10,400
41	10,962
42	15,061
43	11,855
44	7,800
45	7,800
46	7,800
47	10,218
48	9,958
49	7,800
50	7,800
51	7,800
52	7,798
53	7,798
54	7,800
55	7,646

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
56	19,077
57	8,160
58	8,160
59	8,160
60	8,160
61	8,160
62	10,400
63	10,400
64	10,400
65	15,362
66	10,400
67	10,400
68	10,400
69	12,212
70	10,481
71	10,400
72	10,400
73	10,400
74	10,400
75	10,400
76	12,853
77	10,400
78	10,400
79	10,400
80	11,732
81	14,235
82	11,060
83	10,400
84	11,759
85	10,400
86	10,317
87	21,349
88	14,496
89	13,642
90	13,101
91	11,112
92	10,400
93	12,469
94	13,573
95	10,814
96	10,400
97	10,400
98	10,400
99	10,398
100	10,398
101	10,400
102	10,400
103	10,401
104	13,481
105	13,043
106	10,400
107	10,400
108	10,400
109	15,666
110	10,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
111	13,680
112	22,369
113	10,323
114	10,400
115	10,400
116	7,200
117	7,200
118	7,200
119	7,200
120	7,200
121	7,200
122	8,375
123	10,339
124	14,696
125	11,633
126	8,400
127	8,287
128	8,173
129	7,200
130	7,200
131	7,200
132	7,200
133	7,200
134	7,138
135	14,086
136	13,209
137	7,773
TOTAL	1,502,305 SF

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- EASEMENT
- * INDICATES LOT RESTRICTED TO SINGLE STORY HOMES
- ** INDICATES LOTS WITH HEADLIGHT INTRUSION
- (1) SHEET NUMBER
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- EX. EXISTING
- W.M.E. WATER METER EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- (1) SIGHT VISIBILITY EASEMENT (33'x33')

SITE SUMMARY	
PARCEL	AREA
GROSS AREA	60.599 AC
NET AREA	45.962 AC
ACTIVE OPEN SPACE	6.608 AC
PASSIVE OPEN SPACE	4.866 AC
PERCENT OPEN SPACE	18.934% AC

TRACT AREA TABLE					
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION	TRACT OWNERSHIP	PARTY RESPONSIBLE FOR MAINTENANCE
TRACT A	7,546	0.173	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT B	4,622	0.106	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT C	5,056	0.116	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT D	1,769	0.041	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT E	25,582	0.587	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT F	6,468	0.148	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT G	47,371	1.087	LANDSCAPE/DRAINAGE/WATER EASEMENT/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT H	39,679	0.911	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT I	2,460	0.056	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT J	15,556	0.357	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT K	2,494	0.057	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT L	1,762	0.040	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT M	1,282	0.029	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT N	17,364	0.399	LANDSCAPE/OPEN SPACE/SEWER EASEMENT/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT O	287,847	6.608	OPEN SPACE/LANDSCAPE/TOT LOT/DRAINAGE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT P	23,766	0.546	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE /W.M.E	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT Q	2,360	0.054	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT R	2,360	0.054	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT S	1,130	0.026	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT T	1,855	0.043	LANDSCAPE/PUE	LAS VENTANAS HOA	LAS VENTANAS HOA
TRACT U	1,470	0.034	LANDSCAPE MEDIAN	CITY OF GOODYEAR	LAS VENTANAS HOA
TOTAL	499,798 SF	11.474 AC			

COUNTY RECORDER

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NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 4-4-22
ARIZONA U.S.A.

SHEET 3 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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COUNTY RECORDER

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE 1/2" REBAR WITH CAP LS#22782 BEARS SOUTH 00°18'51" WEST, A DISTANCE OF 2,645.38 FEET;

THENCE SOUTH 00°18'51" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1,489.93 FEET;

THENCE NORTH 89°42'25" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 195.35 FEET;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 15.07 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 145.00 FEET;
THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 110.00 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 340.00 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 104.50 FEET;
THENCE NORTH 89°42'25" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE OF 75.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'14", A DISTANCE OF 2.38 FEET;

THENCE NORTH 74°25'58" WEST, A DISTANCE OF 50.83 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 82°27'25" EAST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°14'59", A DISTANCE OF 15.82 FEET;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 328.36 FEET;

THENCE SOUTH 47°24'15" WEST, A DISTANCE OF 16.33 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 06°28'47" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°06'37", A DISTANCE OF 107.24 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 210.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 225.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°17'49", A DISTANCE OF 162.17 FEET;

THENCE NORTH 89°42'25" WEST, A DISTANCE OF 153.56 FEET;

THENCE NORTH 47°04'28" WEST, A DISTANCE OF 17.66 FEET; TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 84°38'29" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°03'05", A DISTANCE OF 281.77 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 118.92 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 216.00 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 210.92 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 171.35 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 161.19 FEET;
THENCE NORTH 22°31'38" EAST, A DISTANCE OF 11.67 FEET;
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 52.10 FEET;

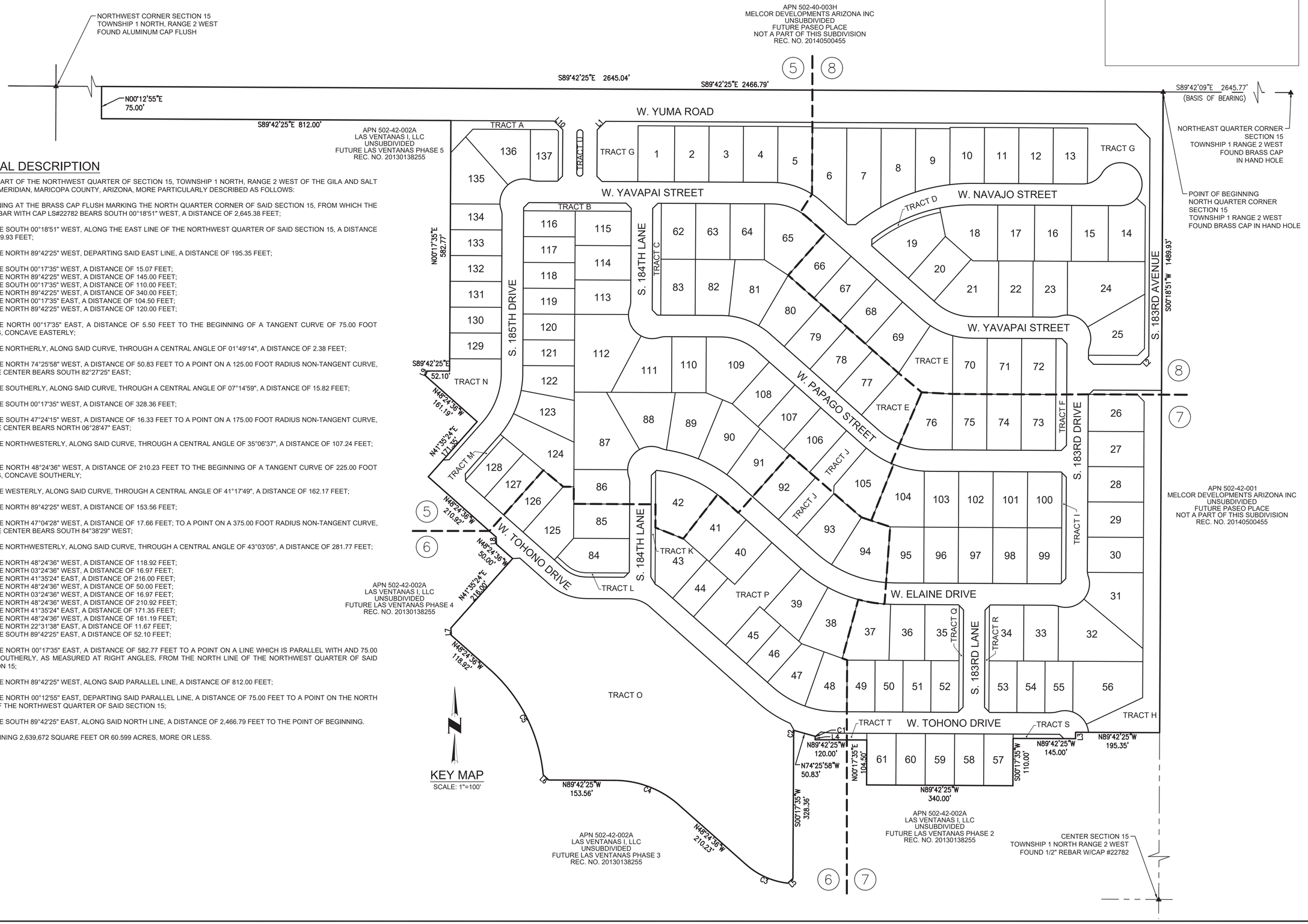
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 582.77 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 89°42'25" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 812.00 FEET;

THENCE NORTH 00°12'55" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°42'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,466.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,639,672 SQUARE FEET OR 60.599 ACRES, MORE OR LESS.



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FINAL PLAT

LAS VENTANAS PARCEL 1

GOODYEAR, ARIZONA

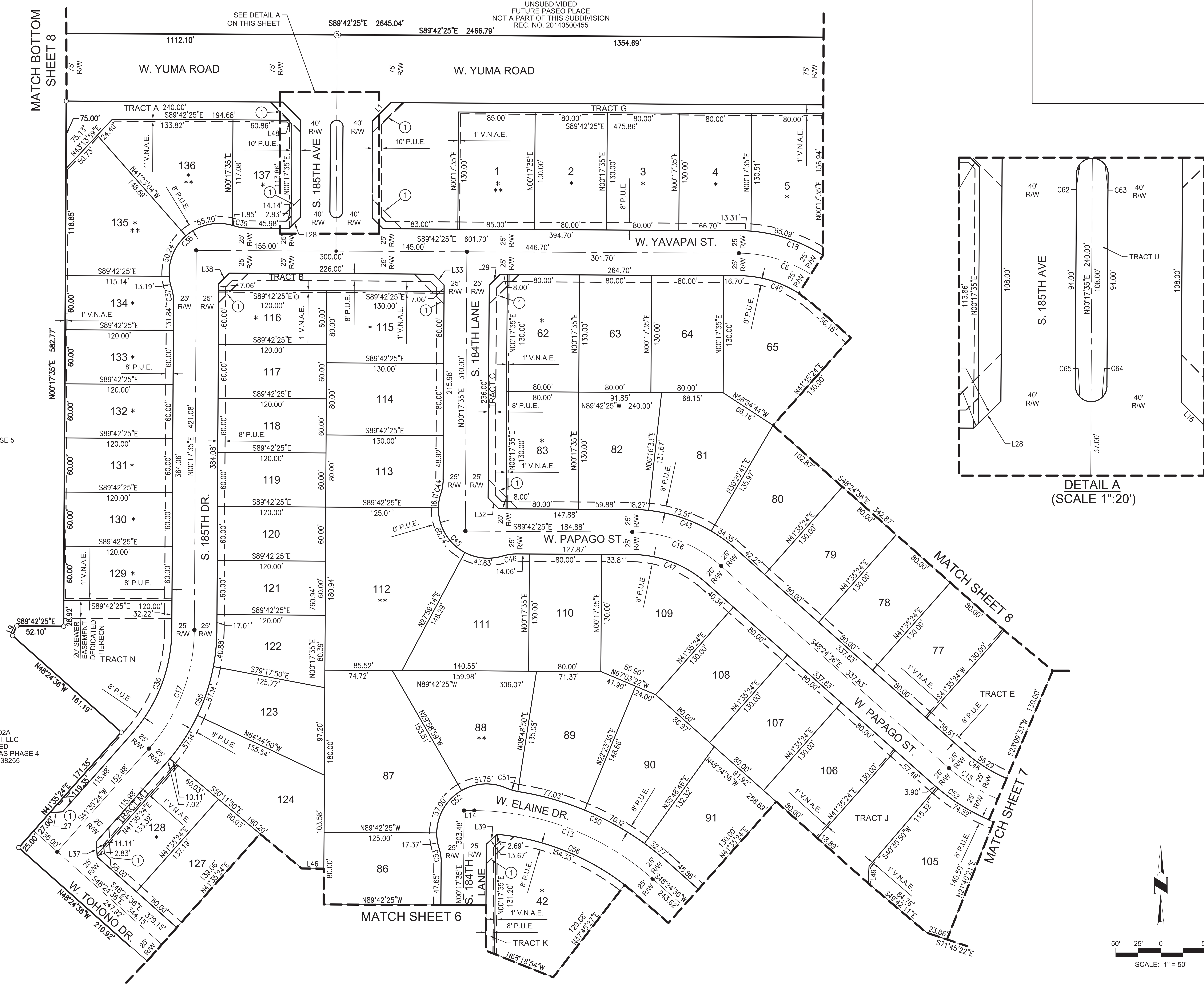
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 4 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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FINAL PLAT
LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Registered Land Surveyor
Certificate No. 33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 5 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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COUNTY RECORDER

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 4
REC. NO. 20130138255

MATCH SHEET 5

MATCH SHEET 7

W. PIMA STREET
N41°35'24"E 216.00'

W. TOHONO DR.

S. 184TH LANE

W. ELAINE DR.

TRACT J

TRACT P

TRACT L
89.15'

TRACT K

TRACT O

TRACT T

S. 184TH AVENUE

SEE DETAIL B
ON THIS SHEET

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 3
REC. NO. 20130138255

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 2
REC. NO. 20130138255

DETAIL B
(SCALE 1":20')

SCALE: 1" = 50'

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FINAL PLAT

LAS VENTANAS PARCEL 1

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
9-21-22
Date Signed
ARIZONA U.S.A.

SHEET 6 OF 8

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CVL Project #: 01-0116204

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COUNTY RECORDER

MATCH SHEET 8

MATCH SHEET 5

MATCH SHEET 6

W. PAPAGO ST.

W. ELAINE DR.

W. TOHONO DR.

S. 183RD DR.

S. 183RD LANE

TRACT T

TRACT S

TRACT H

TRACT R

TRACT Q

TRACT I

TRACT F

APN 502-42-001
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 2
REC. NO. 20130138255

CENTER SECTION 15
TOWNSHIP 1 NORTH RANGE 2 WEST
FOUND 1/2" IRON PIN W/CAP #22782

50' 25' 0 50'
SCALE: 1" = 50'

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DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 1

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 5-11-22
ARIZONA U.S.A.

SHEET 7 OF 8

CVL Contact: H. TILSON

CVL Project #: 01-0116204

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COUNTY RECORDER

APN 502-40-003H
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

POINT OF COMMENCEMENT

S89°42'09"E 2645.77' (BASIS OF BEARING)

NORTH QUARTER CORNER
SECTION 15
TOWNSHIP 1 RANGE 2 WEST
FOUND BRASS CAP IN HAND HOLE

NORTHEAST QUARTER CORNER
SECTION 15
TOWNSHIP 1 RANGE 2 WEST
FOUND BRASS CAP IN HAND HOLE

S89°42'25"E 2645.04'
1354.69'

W. YUMA ROAD

75' R/W

APN 502-42-001
MELCOR DEVELOPMENTS ARIZONA INC
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

S. 183RD AVE.

S00°18'51"W 1489.93'

664.15'

W. YAVAPAI ST.

W. NAVAJO ST.

TRACT G

TRACT F

TRACT E

20' WATER EASEMENT

MATCH SHEET 5

MATCH SHEET 7

TRUE POINT OF BEGINNING

APN 502-42-002A
LAS VENTANAS I, LLC
UNSUBDIVIDED
FUTURE LAS VENTANAS PHASE 5
REC. NO. 20130138255

NORTHWEST CORNER SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND ALUMINUM CAP FLUSH

S89°42'25"E 2645.04'
S89°42'25"E 2466.79'
178.25'
1112.10'
N00°12'55"E
75.00'
N89°42'25"W 812.00'

50' 25' 0 50'
SCALE: 1" = 50'

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NO.	REVISION	DATE

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FINAL PLAT

LAS VENTANAS PARCEL 1
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 4-11-22
ARIZONA U.S.A.

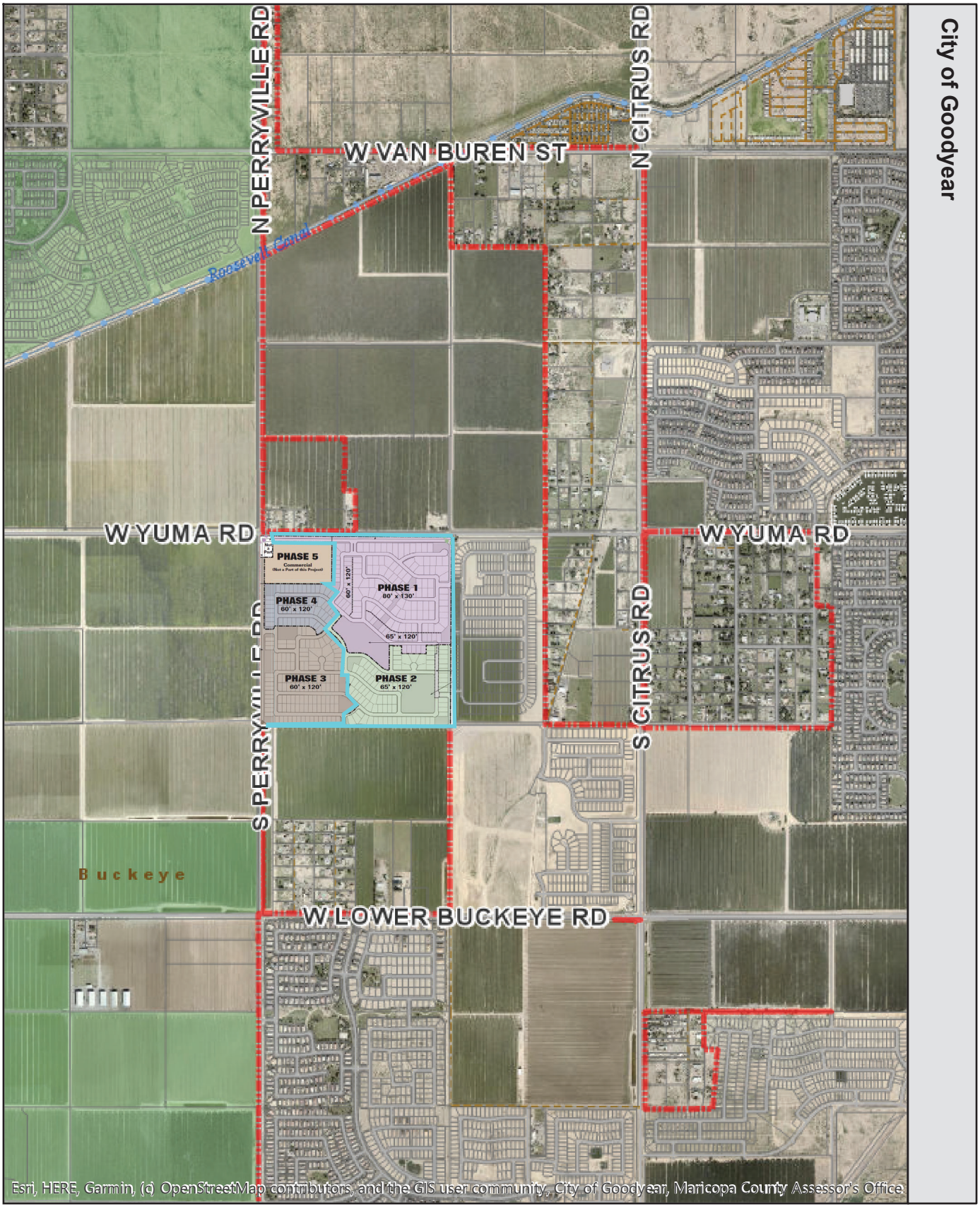
SHEET 8 OF 8

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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Name of Map: City of Goodyear

Description: Las Ventanas



AGENDA ITEM #: _____
DATE: January 22, 2018
CAR #: 2018-6257

CITY OF GOODYEAR
COUNCIL ACTION REPORT

SUBJECT: Las Ventanas Preliminary Plat	**STAFF PRESENTER:** Karen Craver, AICP Planner III **CASE NUMBER:** 17-500-00011 **OTHER PRESENTER:** David Coble, Coe and Van Loo, representing Tait Development

PROPOSED ACTION:

Approve the preliminary plat for Las Ventanas subdividing 159.31 acres into 412 single family lots and one 13.21-acre commercial parcel, located at the southeast corner of Perryville Road and Yuma Road, subject to the following stipulations:

1) Compliance with the stipulations contained in Ordinance No. 2006-1001 conditionally approving the rezoning of approximately 159.31 acres of property for the purpose of establishing the Las Ventanas Final Planned Area Development (PAD) and adopted by City Council on May 8, 2006;

2) Compliance with the stipulations contained in Ordinance No. 17-1364 conditionally amending the Las Ventanas Final Planned Area Development (PAD) and adopted by City Council on September 25, 2017;

3) The following right-of-way dedications shall be included on the final plat:
   a) East half of Perryville Road right-of-way, 65 feet from centerline
   b) South half of Yuma Road right-of-way, 75 feet from centerline
   c) North half of Durango Street right-of-way, 30 feet from centerline
   d) West half of 183rd Avenue right-of-way, 30 feet from centerline;

4) The final plat shall include a statement that Las Ventanas is within the vicinity of a proposed 230 kV overhead electric line planned along the west side of Perryville Road.

5) The developer is responsible for the half street and half median improvements along those portions of Perryville Road and Yuma Road adjacent to Las Ventanas, and provided the city obtains an easement for such right-of-way, the half street and half median improvements to Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas) at the immediate southeast corner of Perryville Road and Yuma Road. An Engineer's estimate that meets city of Goodyear requirements shall be provided to determine the costs for the street improvements along the north and west perimeters of the corner parcel (outside the boundaries of Las Ventanas). All half streets shall be constructed with the following minimum improvements: three 12-foot travel lanes, one four-foot shoulder opposite of the development for a total of 44 feet of pavement.

6) Provided the city obtains an easement for the right-of-way for those portions of Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas) at the immediate southeast corner of Perryville Road and Yuma Road, the developer shall construct the half street and half median improvements to Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas), with the costs for said improvements being eligible for cost recovery, when the corner parcel is developed by others, subject to each developers compliance with the city's cost recovery ordinance.

7) If W. Durango Street between S. Citrus Road and S. 183rd Avenue is not constructed by others prior to the construction of Phase 2 of Las Ventanas, then W. Durango Street between S. 183rd Avenue and S. Perryville Road shall be constructed by Las Ventanas as part of Phase 2;

8) An in lieu payment for the following traffic signals shall be required of the developer:
   a) 25% of the cost of a traffic signal at the intersection of Perryville Road and Yuma Road to be paid to the city prior to recordation of the first final plat within Las Ventanas.
   b) 25% of the cost of a traffic signal at the intersection of Yuma Road and 183rd Avenue to be paid to the city prior to recordation of any final plat that includes any of the property included within the area identified as Phase 2 of Las Ventanas.
   c) 25% of the cost of a traffic signal at the intersection of Perryville Road and Durango Street to be paid to the City prior to recordation of any final plat that includes any of the property included within the area identified as Phase 3 of Las Ventanas.

9) Prior to final plat recordation, the existing water rights, irrigation rights, and assured water credits associated with such final plat shall be extinguished and conveyed to the city.

10) Unless otherwise modified by an amendment to the Second Amended and Restated Development Agreement for Las Ventanas, or by an amendment to the Development Agreement for West Goodyear Sewer and Water Infrastructure, or by an amendment to any currently existing cost recovery resolution applicable to the water and wastewater lines addressed in the approved cost recovery resolutions, owner shall, prior to recordation of the first final plat subdividing all or part of the property subject to the preliminary plat being approved herein, remit all cost recovery payments owed pursuant to: CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747 and the Second Amended & Restated Development Agreement for Las Ventanas. As of the date this preliminary plat is approved the cost recovery payments are:

Wastewater Line B	$286,035.00
Wastewater Line E	$110,941.00
Water Line C	$ 98,139.71
Water line D	$178,655.35
Water Line F	$181,115.32
Total	$854,886.38

If CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747; the Second Amended & Restated Development Agreement for Las Ventanas; and/or the Development Agreement for West Goodyear Sewer and Water Infrastructure are amended and such amendment(s) impact the amount of the cost recovery payments required for the foregoing lines, owner shall be responsible only for paying the amounts that would be owed under the amended agreement(s) and/or cost recovery resolution(s).

11) The submittal for the final plat for Phase 1, shall be revised to reflect that the median, identified as Tract B is to be owned by the City but maintained by the HOA.

12) Developer shall commence construction of external and internal infrastructure (except Regional Water Delivery Lines and Trunk Lines) within 180 days of final plat recordation in accordance with the phasing plan approved by the Director of Engineering.

13) The Las Ventanas drainage report states that offsite flows from the north are being mitigated by Amber Meadows and La Privada. Based on this assumption, construction permits for the Las Ventanas project cannot be pulled until both Amber Meadows and La Privada have pulled construction permits. If Amber Meadows and La Privada do not develop prior to Las Ventanas, then the Las Ventanas drainage design shall be updated to account for the additional offsite flows that were to be mitigated with the construction of Amber Meadows and La Privada and may require a modification to the Preliminary Plat. .

14) The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development and abutting the development's portion of perimeter arterial streets is required per phase prior to issuance of the first certificate of occupancy for each phase of the development.

15) The final plat that includes Tract B (i.e. the final plat that includes Phase 1) shall:

a) reflect the City's ownership of Tract B and the HOA's maintenance responsibility for Tract B in the Tract Table

b) include the following language for the dedication of public streets

_____(*INSERT DEVELOPER'S CORPORATE NAME*) _____, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS AND TRACT B, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

c) include the following language for the declaration of purpose and dedication of Tracts

_____(*INSERT OWNER'S CORPORATE NAME*) _____, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS

WITHIN THE FINAL PLAT, EXCEPT FOR TRACT B, AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN _____(CORPORATE NAME OF HOA) _____AND SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES TO _____(*INSERT CORPORATE NAME OF HOA*) ALL TRACTS WITHIN THE SUBDIVISION, EXCEPT FOR TRACT B, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

d) Include the following language regarding the HOA's maintenance of the landscaping in the median

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT B, _____(*INSERT CORPORATE NAME OF HOA*)_____ HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, , MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACT B, INCLUDING PROVIDING ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. _____(*INSERT CORPORATE NAME OF HOA*)_____ SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. _____(*INSERT CORPORATE NAME OF HOA*)_____ EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN. EXCEPT AS PROVIDED HEREIN, _____ (*INSERT CORPORATE NAME OF HOA*)_____ SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF _____(*INSERT CORPORATE NAME OF HOA*)_____ TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, _____ (*INSERT CORPORATE NAME OF HOA*)_____ SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD

THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT B AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND _____(*INSERT CORPORATE NAME OF HOA*)_____ SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

BACKGROUND AND PREVIOUS ACTIONS:

On May 8, 2006, the City Council approved the Las Ventanas PAD with the adoption of Ordinance No. 2006-1001, conditionally rezoning the subject property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district. The Planning and Zoning Commission had recommended approval of the rezoning on March 1, 2006.

On September 25, 2017, the City Council adopted Ordinance No. 17-1364, conditionally amending the stipulations of approval for the Las Ventanas PAD. The Planning and Zoning Commission had recommended approval of the stipulation modifications on September 13, 2017. To date, no development has occurred at Las Ventanas.

This preliminary plat for Las Ventanas has not previously been presented to the City Council.

STAFF ANALYSIS:

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities and other public facilities necessary to serve the subdivision. An approved preliminary plat expires within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat, or an extension has been obtained.

Surrounding Area:

North: Agricultural land, partially in unincorporated Maricopa County zoned RU-43 and in Goodyear zoned R1-6
South: Agricultural land in unincorporated Maricopa County zoned RU-43
East: Agricultural land in Goodyear zoned R1-6
West: Agricultural land in unincorporated Maricopa County Zoned RU-43

Details of the Request:

The Las Ventanas preliminary plat proposes:

- The subdivision of 159.31 acres into 412 single family lots (to be developed in four phases) and one 13.21-acre commercial parcel (5th phase)

    - Phase 1 will consist of a mix of 60’ x 120’, 65’ x 120’, and 80’ x 130’ lots
    - Phase 2 will be developed with 65’ x 120’ lots
    - Phase 3 will be developed with 60’ x 120’ lots
    - Phase 4 will be developed with 60’ x 120’ lots
- 23.78 acres of useable open space tracts
- Access from four perimeter roadways
    - Yuma Road
    - Perryville Road
    - Durango Street
    - 183rd Avenue

Impact to City Services

Fire Response:
The subject property will be served by Fire Station #184/181 located at 16161 W. Yuma Road, and by Fire Station #185 located at 15875 W. Clubhouse Drive. Emergency response times and distances are below.

Nearest Goodyear Fire Station	Shortest path		Longest path			2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles			Mins	Miles	Mins	Miles
#184/181	5.92	2.96	7.65	3.82		#185	14.87	7.43	16.60	8.30

Police Services:
The subject property is located within an existing police patrol beat and the current level of service within the beat can accommodate future development.

Water & Wastewater:
Water and wastewater services will be provided by the city of Goodyear pursuant to the West Goodyear Cost Recovery Resolution. As such, the developer will construct the Las Ventanas on-site utility lines and then extend lines off-site to connect with the regional utility lines being constructed pursuant to the Cost Recovery Resolution. The developer will than pay their proportionate share of the cost of the regional lines pursuant to the Cost Recovery Resolution.

Stormwater:
A stormwater management system and a storm water pollution prevention plan will be developed in accordance with city of Goodyear Engineering Design Standards.

Streets/Access:
Las Ventanas will be accessed from Yuma Road on the north, Durango Street on the south, 183rd Avenue on the east, and Perryville Road on the west. The intersections of Perryville & Yuma, Perryville & Durango, and Yuma & 183rd will be signalized.

Solid Waste/Recycling:
Solid waste and recycling services for the residential development will be provided by the city of Goodyear. Services for the commercial parcel will be contracted through a commercial provider.

Luke Air Force Base

Luke AFB has reviewed the preliminary plat request and determined that it will not have a negative impact on the flying operations at Luke AFB. The base did note that the site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. Luke also determined that the preliminary plat meets the guidelines of the Graduated Density Concept.

Public Participation

A Citizen Review Meeting and advertised public hearings before the Planning and Zoning Commission or City Council are not required as part of the preliminary plat approval process.

Planning and Zoning Commission Meeting

At its January 10, 2018 regular meeting, following a presentation by staff, the Commission voted 4 to 0 to recommend approval of the preliminary plat subject to the stipulations of approval that had been provided in the Commission staff report.

FISCAL ANALYSIS:

This development will consist of 412 new single family detached homes that will require public services such as water/wastewater, sanitation, police, and fire. The streets will be public and maintained by the city; the open space will be private and maintained by the homeowner's association.

There is no immediate impact to the current fiscal year budget associated with the approval of the preliminary plat. The following future fiscal impacts are anticipated:

- Before recordation of the first final plat within Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Perryville and Yuma.

- Before recordation of any final plat within the area designated as Phase 2 of Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Yuma and 183rd Avenue.

- Before recordation of any final plat within the area designated as Phase 3 of Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Perryville and Durango.

The city separately accounts for and holds in lieu payments until the traffic signal is installed.

RECOMMENDATION:

The Las Ventanas preliminary plat:

- Is consistent with the land use and development standards of the Las Ventanas PAD; and,
- Is consistent with the technical requirements of the City's Subdivision Regulations.

Therefore, staff and the Planning and Zoning Commission recommend approval of the preliminary plat, subject to stipulations.

ATTACHMENTS:

1. Aerial Photo
2. Narrative
3. Preliminary Plat

ITEM #: 10.
DATE: 05/23/2022
AI #:907

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR LAS VENTANAS PARCEL 2

STAFF PRESENTER(S): Steve Scinto, Deputy Director of Development Engineering

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OTHER PRESENTER(S):
Heidi Tilson, P.E., CVL Consultants

SUMMARY

A Final Plat subdividing approximately 26 acres into 91 lots and 8 tracts at the intersection of W. Durango Street and S. 183rd Avenue.

Recommendation

Approve the Final Plat for Las Ventanas Parcel 2, subject to stipulations. (Steve Scinto, Deputy Director of Development Engineering)

STIPULATIONS

1. Any technical corrections to the Final Plat for Las Ventanas Parcel 2 required by the City Engineer shall be made prior to the recordation of the final plat.

2. Prior to recordation of the Final Plat for Las Ventanas Parcel 2, Owner shall submit an updated title report for the property included within the Final Plat for Las Ventanas Parcel 2 (the “Property”) and shall modify this plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing the Final Plat for Las Ventanas Parcel 2 is authorized to do so.

3. Prior to recordation of the Final Plat, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the property rezoned by Ordinance 2017-1364 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier.

4. Prior to recordation of the Final Plat, owner shall remit all cost recovery payments owed

pursuant to: CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747 and the Second Amended & Restated Development Agreement for Las Ventanas. The cost recovery payments are:

Wastewater Line B	$286,035.00
Wastewater Line E	$110,941.00
Water Line C	$ 98,139.71
Water line D	$178,655.35
Water Line F	$181,115.32
Total	$854,886.38

5. Owner is responsible for a proportionate share of the costs of traffic signals at the intersection identified below. Owner shall make an in-lieu payment for the costs of the following traffic signals. The in-lieu payment shall be made prior to the recordation of the Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier. The in-lieu payment shall be based on the percentage reflected below of the actual cost of the full traffic signal (all four legs) if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:

a. 25% of the cost of the full traffic signal (all four legs) at W. Yuma Road and S. 183rd Avenue

6. Prior to the recordation of the Final plat for Las Ventanas Parcel 2, Owner, shall obtain, at no cost to the City of Goodyear, a permanent drainage easement from the owner of the property north of the Property. The easement shall be located along the north side of the W. Apache St. Alignment. The easement shall be lien free and free of all encumbrances unless otherwise approved by the City Engineer or his/her designee and shall be conveyed to the City, the developer of the Property, and the Las Ventanas West Goodyear Homeowners Association and recorded in the official records of Maricopa County. The drainage easements referred to herein shall be in a form acceptable to the City Attorney or his designee and shall provide for the acceptance, containment, retention and disposal of storm waters and drainage and the construction, installation, inspection, maintenance, repair, and replacement of drainage facilities pursuant to grading and drainage improvement plans approved for the development of the Property.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The preliminary plat of Las Ventanas was approved by the City Council on January 22, 2018.

STAFF ANALYSIS

As set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. The Final Plat is in substantial conformance with the Preliminary Plat.

Attachments

Final Plat for Las Ventanas Parcel 2

Aerial Photo

Preplat CAR

FINAL PLAT FOR
LAS VENTANAS PARCEL 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.

B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
   d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL

E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
   d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
   e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

H. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

I. LAS VENTANAS IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND I-10 RELIEVER FREEWAYS AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS.

J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV OR LARGER.

L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

N. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 10, 11, 30, 32, 43, 44, 81, 82, 86, AND 87).

O. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 10, 11, 30, 32, 43, 44, 81, 82, 86, AND 87).

P. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 6, 14, 22, 36, 65, 70 AND 84).

Q. NO MORE THAN THREE (3) TWO-STORY HOMES SHALL BE PERMITTED SIDE BY SIDE AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.

R. DWELLING UNITS WITH THE SAME ELEVATION OR COLOR SCHEME WITHIN THE LAS VENTANAS PAD SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER, UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.

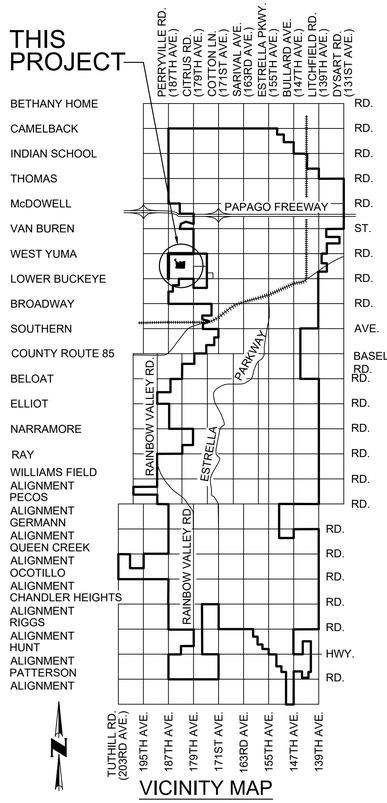
Q. LAS VENTANAS IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

OWNER/DEVELOPER

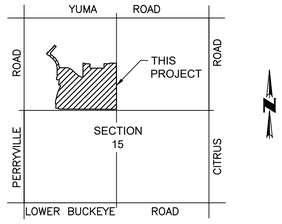
MATTAMY ARIZONA, LLC
9200 EAST PIMA CENTER PARKWAY, SUITE 160
PHOENIX, AZ. 85016
PHONE: (480) 302-6080
CONTACT: KEVIN RUST

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: HEIDI TILSON P.E.



VICINITY MAP
(NOT-TO-SCALE)



VICINITY MAP
(NOT-TO-SCALE)

UTILITY PROVIDERS

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
FIRE	CITY OF GOODYEAR

SITE SUMMARY	
PARCEL	AREA
GROSS AREA	33.991 AC
NET AREA	26.180 AC
ACTIVE OPEN SPACE	5.353 AC
PASSIVE OPEN SPACE	2.513 AC
PERCENT OPEN SPACE	21.72%

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°42'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN OF MARICOPA COUNTY, ARIZONA.

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, _____, DULY AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A THROUGH H, INCLUSIVE, REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN. THE MAINTENANCE RESPONSIBILITIES OF TRACTS A THROUGH H AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

NAME:_____

TITLE:_____ DATE:_____

HOMEOWNER'S ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____ , 2022, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DATED MAY 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ 5-12-2022
RICHARD G. ALCOCER DATE
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

FINAL PLAT APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.
BY: _____ MAYOR (JOE PIZZILLO)
ATTEST:_____ CITY CLERK (DARCIE McCRACKEN)

FINAL PLAT APPROVAL
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.
BY: _____ CITY ENGINEER (SUMEET MOHAN)

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS THE _____ DAY OF _____ , 2022, BEFORE ME

PERSONALLY APPEARED _____, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAS VENTANAS PARCEL 2" A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, ALL STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN , ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A-H INCLUSIVE AND IN LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, , MODIFYING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA
NON-PROFIT CORPORATION PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES TRACTS A THROUGH H AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO THE LAS VENTANAS WEST GOODYEAR HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A THROUGH H INCLUSIVE WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, D, E AND H INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE OF IMPROVEMENT PLANS FOR THE PLATTED PROPERTY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS"); AND THE CONSTRUCTION INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FORM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT, IF THE CITY ENGINEER, THE GOODYEAR DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM, ALLEGED TO HAVE ARISEN FROM, OR RELATED TO OWNER'S FAILURE TO PREFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, D, E, AND H.

IN WITNESS WHEREOF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE

THIS_____DAY OF _____2022.

BY:_____ ITS:_____

COUNTY RECORDER

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 2
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 1 OF 7

GROSS AREA = 36.213 ACRES
NET AREA = 26.180 ACRES

SEE SHEET 2 FOR CURVE AND LINE TABLE AND LOT AREA TABLE

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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Printed By: TomD Print Date: May 12, 2022 Filename: N:\01\0116204\CADD\Phase 2\DS.FPLAT.P2.01-03.dwg

LINE TABLE		
NO.	BEARING	LENGTH
L1	S03°24'36"E	16.97'
L2	S47°04'28"E	17.66'
L3	S47°24'15"W	16.33'
L4	S00°17'35"W	5.50'
L5	N00°17'35"E	15.07'
L6	N45°19'26"E	28.27'
L7	S44°41'47"E	28.28'
L8	N44°40'34"W	28.30'
L9	N44°42'25"W	16.97'
L10	N41°35'24"E	39.14'
L11	N03°24'36"W	16.97'
L12	N89°42'25"W	29.10'
L13	N45°17'35"E	16.97'
L14	S86°35'24"W	16.97'
L15	N03°24'36"W	16.97'
L16	N86°35'24"E	16.97'
L17	S45°20'04"W	46.65'
L18	S44°42'25"E	16.97'
L19	S45°17'35"W	16.97'
L20	S44°42'25"E	2.83'
L21	S44°42'25"E	16.97'
L22	N45°17'35"E	16.97'
L23	N86°35'24"E	16.97'
L24	N41°10'05"E	18.15'
L25	S45°17'35"W	16.97'
L26	S44°42'25"E	16.97'
L27	N45°17'35"E	16.97'
L28	S44°42'25"E	16.97'
L29	N45°17'35"E	16.97'
L30	N44°42'25"W	16.97'
L31	N41°16'23"W	17.96'
L32	S44°41'47"E	19.99'
L33	N47°29'56"W	13.00'
L34	S50°10'26"W	30.00'
L35	S89°42'25"E	45.68'
L36	S89°42'25"E	29.10'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	281.77'	375.00'	043°03'05"	147.91	275.19	S26°53'03"E
C2	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C3	107.24'	175.00'	035°06'37"	55.36	105.57	S65°57'54"E
C4	15.82'	125.00'	007°14'59"	7.92	15.81	N03°55'05"E
C5	2.38'	75.00'	001°49'14"	1.19	2.38	S01°12'13"W
C6	148.76'	175.00'	048°42'11"	79.21	144.32	N65°56'30"E
C7	52.91'	175.00'	017°19'22"	26.66	52.71	N57°04'17"W
C8	36.79'	275.00'	007°39'52"	18.42	36.76	N85°52'28"W
C9	276.26'	325.00'	048°42'11"	147.10	268.02	N24°03'30"W
C10	35.19'	15.00'	134°25'37"	35.71	27.66	N23°04'47"E
C11	234.62'	50.00'	268°51'14"	−51.01	71.41	N89°42'25"W
C12	35.19'	15.00'	134°25'37"	35.71	27.66	S22°29'36"E
C13	22.12'	55.00'	023°02'28"	11.21	21.97	N06°31'31"E
C14	15.49'	50.00'	017°45'10"	7.81	15.43	S09°10'10"W
C15	15.49'	50.00'	017°45'10"	7.81	15.43	N08°35'00"W
C16	120.48'	55.00'	125°30'20"	106.80	97.79	N45°17'35"E
C17	15.49'	50.00'	017°45'10"	7.81	15.43	N80°49'50"W
C18	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C19	152.86'	225.00'	038°55'30"	79.51	149.94	N61°03'09"E
C20	68.03'	225.00'	017°19'22"	34.27	67.77	N57°04'17"W
C21	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E
C22	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C23	198.21'	275.00'	041°17'49"	103.63	193.95	N69°03'30"W
C24	126.13'	175.00'	041°17'49"	65.95	123.42	N69°03'30"W
C25	162.17'	225.00'	041°17'49"	84.79	158.68	S69°03'30"E
C26	15.49'	50.00'	017°45'10"	7.81	15.43	S09°10'10"W
C27	120.48'	55.00'	125°30'20"	106.80	97.79	N44°42'25"W
C28	15.49'	50.00'	017°45'10"	7.81	15.43	N81°25'00"E
C29	126.13'	175.00'	041°17'49"	65.95	123.42	S69°03'30"E
C30	189.29'	325.00'	033°22'18"	97.42	186.63	N65°05'45"W
C31	297.51'	350.00'	048°42'11"	158.41	288.63	N24°03'30"W
C32	144.15'	200.00'	041°17'49"	75.37	141.05	N69°03'30"W
C33	144.15'	200.00'	041°17'49"	75.37	141.05	S69°03'30"E
C34	9.12'	100.00'	005°13'30"	4.56	9.12	S02°54'20"W
C35	144.15'	200.00'	041°17'49"	75.37	141.05	S69°03'30"E
C36	60.47'	200.00'	017°19'22"	30.47	60.24	N57°04'17"W
C37	170.01'	200.00'	048°42'11"	90.52	164.93	N65°56'30"E
C38	144.15'	200.00'	041°17'49"	75.37	141.05	S69°03'30"E
C39	216.23'	300.00'	041°17'49"	113.05	211.58	N69°03'30"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	8,344
2	8,450
3	8,450
4	8,450
5	8,450
6	8,450
7	8,450
8	8,450
9	8,450
10	8,448
11	8,353
12	8,453
13	8,445
14	8,395
15	7,768
16	7,851
17	7,847
18	7,842
19	7,838
20	7,833
21	7,829
22	7,824
23	7,820
24	7,815
25	7,811
26	7,806
27	8,072
28	10,099
29	12,643
30	8,700
31	11,924
32	10,947
33	9,869
34	8,048
35	7,800
36	7,800
37	7,800
38	10,763
39	9,482
40	7,800
41	7,800
42	7,800
43	7,798
44	8,367
45	8,369
46	8,369

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
47	10,049
48	11,112
49	9,411
50	7,800
51	7,800
52	7,800
53	9,186
54	10,179
55	8,999
56	9,123
57	8,174
58	7,800
59	7,800
60	8,037
61	12,294
62	7,800
63	7,800
64	7,719
65	7,953
66	7,800
67	7,800
68	7,800
69	7,800
70	8,879
71	10,382
72	9,606
73	7,800
74	7,800
75	7,800
76	9,770
77	7,800
78	7,800
79	7,800
80	7,800
81	7,798
82	9,628
83	17,448
84	12,700
85	17,447
86	9,627
87	8,458
88	7,800
89	7,800
90	7,800
91	7,798
TOTAL	797,749 SF

COUNTY RECORDER

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	26,591	0.610	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE
TRACT B	2,469	0.057	LANDSCAPE/PUE
TRACT C	2,469	0.057	LANDSCAPE/PUE
TRACT D	27,784	0.638	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE
TRACT E	46,633	1.071	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE
TRACT F	1,141	0.026	LANDSCAPE/PUE
TRACT G	2,347	0.054	LANDSCAPE/PUE
TRACT H	233,185	5.353	OPEN SPACE/LANDSCAPE/DRAINAGE/PUE
TOTAL	342,619 SF	7.866 AC	

ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- EASEMENT
- * INDICATES LOT RESTRICTED TO SINGLE STORY HOMES
- ** INDICATES LOTS WITH HEADLIGHT INTRUSION
- (1) SHEET NUMBER
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDER
- (1) SIGHT VISIBILITY EASEMENT (33'x33')

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 2
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 5-12-22
ARIZONA U.S.A.

SHEET 2 OF 7

CVL Contact: H. TILSON
CVL Project # 01-0116204

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LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR WITH CAP LS#22782 MARKING THE CENTER OF SAID SECTION 15;

THENCE NORTH 89°38'43" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2,644.07 FEET TO THE ALUMINUM CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 00°17'35" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 30.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°38'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,118.67 FEET;

THENCE NORTH 45°19'26" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.27 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 98.98 FEET;
THENCE NORTH 44°42'25" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 45.66 FEET TO THE BEGINNING OF A TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°42'11", A DISTANCE OF 148.76 FEET;

THENCE NORTH 41°35'24" EAST, A DISTANCE OF 39.14 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 137.33 FEET TO THE BEGINNING OF A TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°19'22", A DISTANCE OF 52.91 FEET;

THENCE NORTH 24°16'02" EAST, A DISTANCE OF 181.44 FEET;
THENCE NORTH 70°52'15" WEST, A DISTANCE OF 55.53 FEET;

THENCE NORTH 07°57'28" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 07°57'28" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°39'52", A DISTANCE OF 36.79 FEET;

THENCE NORTH 89°42'25" WEST, A DISTANCE OF 29.10 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°17'35" EAST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 208.53 FEET TO THE BEGINNING OF A TANGENT CURVE OF 325.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°42'11", A DISTANCE OF 276.26 FEET;

THENCE NORTH 48°24'36" WEST, A DISTANCE OF 118.92 FEET;
THENCE SOUTH 86°35'24" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 48°24'36" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 03°24'36" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 86°35'24" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 41°35'24" EAST, A DISTANCE OF 216.00 FEET;
THENCE SOUTH 48°24'36" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 41°35'24" WEST, A DISTANCE OF 216.00 FEET;
THENCE SOUTH 03°24'36" EAST, A DISTANCE OF 16.97 FEET;

THENCE SOUTH 48°24'36" EAST, A DISTANCE OF 118.92 FEET TO THE BEGINNING OF A TANGENT CURVE OF 375.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°03'05", A DISTANCE OF 281.77 FEET;

THENCE SOUTH 47°04'28" EAST, A DISTANCE OF 17.66 FEET;

THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 225.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°17'49", A DISTANCE OF 162.17 FEET;

THENCE SOUTH 48°24'36" EAST, A DISTANCE OF 210.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°06'37", A DISTANCE OF 107.24 FEET;

THENCE NORTH 47°24'15" EAST, A DISTANCE OF 16.33 FEET;

THENCE NORTH 00°17'35" EAST, A DISTANCE OF 328.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 125.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°14'59", A DISTANCE OF 15.82 FEET;

THENCE SOUTH 74°25'58" EAST, A DISTANCE OF 50.83 FEET TO A POINT ON A 75.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 87°53'10" EAST;

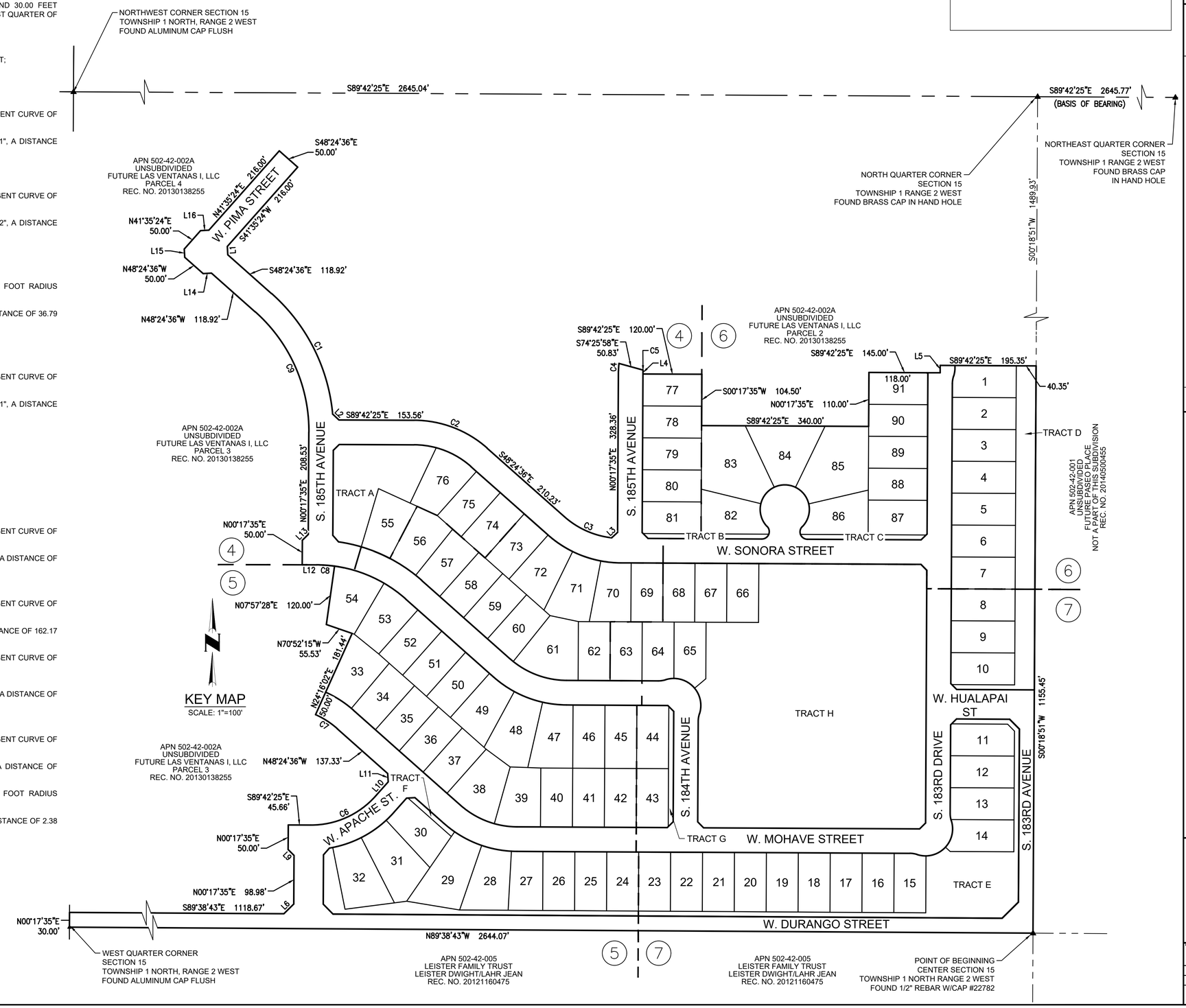
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'14", A DISTANCE OF 2.38 FEET;

THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 5.50 FEET;
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 00°17'35" WEST, A DISTANCE OF 104.50 FEET;
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 340.00 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 145.00 FEET;
THENCE NORTH 00°17'35" EAST, A DISTANCE OF 15.07 FEET;

THENCE SOUTH 89°42'25" EAST, A DISTANCE OF 195.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 00°18'51" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,155.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,577,437 SQUARE FEET OR 36.213 ACRES, MORE OR LESS.



COUNTY RECORDER

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE | REVISION | NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-17-22
ARIZONA U.S.A.

SHEET 3 OF 7

CVL Contact: H. TILSON
CVL Project #: 01-0116204

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COUNTY RECORDER

APN 502-42-002A
UNSUBDIVIDED
FUTURE LAS VENTANAS I, LLC
PARCEL 4
REC. NO. 20130138255

APN 502-42-002A
UNSUBDIVIDED
FUTURE LAS VENTANAS I, LLC
PARCEL 1
REC. NO. 20130138255

APN 502-42-002A
UNSUBDIVIDED
FUTURE LAS VENTANAS I, LLC
PARCEL 3
REC. NO. 20130138255

W. PIMA STREET

W. SONORA STREET

S. 185TH AVENUE

S. 184TH AVENUE

TRACT A

TRACT B

MATCH SHEET 5

MATCH SHEET 6

MATCH SHEET 5

SCALE: 1" = 50'

Coe & Van Loo Consultants, Inc.

REVISION

DATE

NO.

FINAL PLAT

LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 4 OF 7

CVL Contact: H. TILSON

CVL Project #: 01-0116204

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COUNTY RECORDER

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 7

W. COCOPAH STREET

W. APACHE ST

W. MOHAVE STREET

S. 185TH DR.

W. DURANGO STREET

MATCH BOTTOM

MATCH TOP

APN 502-42-002A
UNSUBDIVIDED
FUTURE LAS VENTANAS I, LLC
PARCEL 3
REC. NO. 20130138255

APN 502-42-005
LEISTER FAMILY TRUST
LEISTER DWIGHT/LAHR JEAN
REC. NO. 20121160475

WEST QUARTER CORNER
SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND ALUMINUM CAP FLUSH

SCALE: 1" = 50'

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE

REVISION

NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 5 OF 7

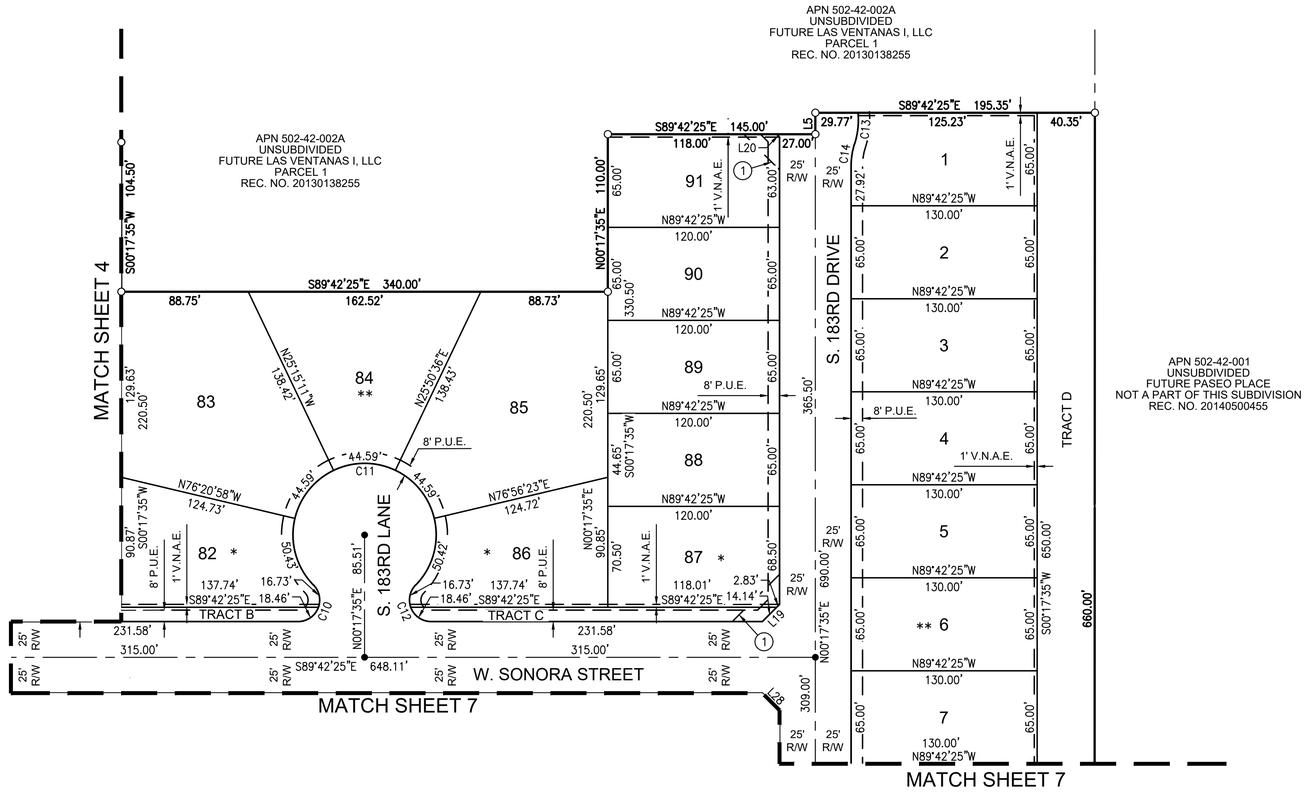
CVL Contact: H. TILSON

CVL Project #: 01-0116204

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COUNTY RECORDER



50' 25' 0 50'

SCALE: 1" = 50'

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FINAL PLAT

LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 6 OF 7

CVL Contact: H. TILSON

CVL Project #: 01-0116204

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COUNTY RECORDER

MATCH SHEET 6

MATCH SHEET 6

MATCH SHEET 5

W. COCOPAH STREET

W. HUALAPAI STREET

W. MOHAVE STREET

W. DURANGO STREET

S. 184TH AVENUE

S. 183RD DRIVE

S. 183RD AVENUE

TRACT H

TRACT G

TRACT D

TRACT E

APN 502-42-001
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

APN 502-42-001
UNSUBDIVIDED
FUTURE PASEO PLACE
NOT A PART OF THIS SUBDIVISION
REC. NO. 20140500455

APN 502-42-005
LEISTER FAMILY TRUST
LEISTER DWIGHT/LAHR JEAN
REC. NO. 20121160475

CENTER SECTION 15
TOWNSHIP 1 RANGE 2 WEST
FOUND 1/2" IRON PIN WITH CAP #22782

50' 25' 0 50'
SCALE: 1" = 50'

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE

REVISION

NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

LAS VENTANAS PARCEL 2

GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 5-12-22
ARIZONA U.S.A.

SHEET 7 OF 7

CVL Contact: H. TILSON

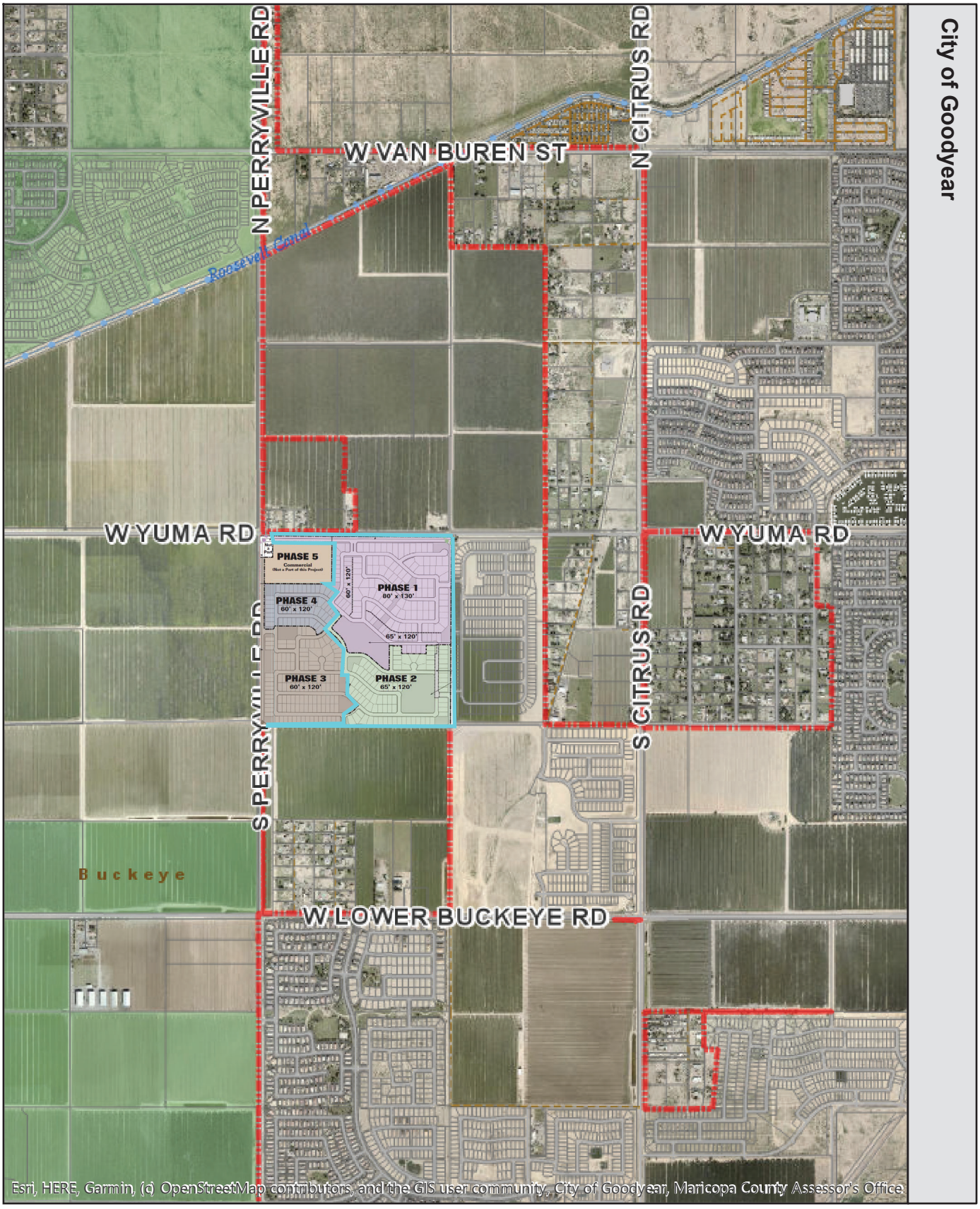
CVL Project #: 01-0116204

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Name of Map: City of Goodyear

Description: Las Ventanas



AGENDA ITEM #: _____
DATE: January 22, 2018
CAR #: 2018-6257

CITY OF GOODYEAR
COUNCIL ACTION REPORT

SUBJECT: Las Ventanas Preliminary Plat	**STAFF PRESENTER:** Karen Craver, AICP Planner III **CASE NUMBER:** 17-500-00011 **OTHER PRESENTER:** David Coble, Coe and Van Loo, representing Tait Development

PROPOSED ACTION:

Approve the preliminary plat for Las Ventanas subdividing 159.31 acres into 412 single family lots and one 13.21-acre commercial parcel, located at the southeast corner of Perryville Road and Yuma Road, subject to the following stipulations:

1) Compliance with the stipulations contained in Ordinance No. 2006-1001 conditionally approving the rezoning of approximately 159.31 acres of property for the purpose of establishing the Las Ventanas Final Planned Area Development (PAD) and adopted by City Council on May 8, 2006;

2) Compliance with the stipulations contained in Ordinance No. 17-1364 conditionally amending the Las Ventanas Final Planned Area Development (PAD) and adopted by City Council on September 25, 2017;

3) The following right-of-way dedications shall be included on the final plat:
   a) East half of Perryville Road right-of-way, 65 feet from centerline
   b) South half of Yuma Road right-of-way, 75 feet from centerline
   c) North half of Durango Street right-of-way, 30 feet from centerline
   d) West half of 183rd Avenue right-of-way, 30 feet from centerline;

4) The final plat shall include a statement that Las Ventanas is within the vicinity of a proposed 230 kV overhead electric line planned along the west side of Perryville Road.

5) The developer is responsible for the half street and half median improvements along those portions of Perryville Road and Yuma Road adjacent to Las Ventanas, and provided the city obtains an easement for such right-of-way, the half street and half median improvements to Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas) at the immediate southeast corner of Perryville Road and Yuma Road. An Engineer's estimate that meets city of Goodyear requirements shall be provided to determine the costs for the street improvements along the north and west perimeters of the corner parcel (outside the boundaries of Las Ventanas). All half streets shall be constructed with the following minimum improvements: three 12-foot travel lanes, one four-foot shoulder opposite of the development for a total of 44 feet of pavement.

6) Provided the city obtains an easement for the right-of-way for those portions of Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas) at the immediate southeast corner of Perryville Road and Yuma Road, the developer shall construct the half street and half median improvements to Perryville Road and Yuma Road adjacent to the corner parcel (outside the boundaries of Las Ventanas), with the costs for said improvements being eligible for cost recovery, when the corner parcel is developed by others, subject to each developers compliance with the city's cost recovery ordinance.

7) If W. Durango Street between S. Citrus Road and S. 183rd Avenue is not constructed by others prior to the construction of Phase 2 of Las Ventanas, then W. Durango Street between S. 183rd Avenue and S. Perryville Road shall be constructed by Las Ventanas as part of Phase 2;

8) An in lieu payment for the following traffic signals shall be required of the developer:
   a) 25% of the cost of a traffic signal at the intersection of Perryville Road and Yuma Road to be paid to the city prior to recordation of the first final plat within Las Ventanas.
   b) 25% of the cost of a traffic signal at the intersection of Yuma Road and 183rd Avenue to be paid to the city prior to recordation of any final plat that includes any of the property included within the area identified as Phase 2 of Las Ventanas.
   c) 25% of the cost of a traffic signal at the intersection of Perryville Road and Durango Street to be paid to the City prior to recordation of any final plat that includes any of the property included within the area identified as Phase 3 of Las Ventanas.

9) Prior to final plat recordation, the existing water rights, irrigation rights, and assured water credits associated with such final plat shall be extinguished and conveyed to the city.

10) Unless otherwise modified by an amendment to the Second Amended and Restated Development Agreement for Las Ventanas, or by an amendment to the Development Agreement for West Goodyear Sewer and Water Infrastructure, or by an amendment to any currently existing cost recovery resolution applicable to the water and wastewater lines addressed in the approved cost recovery resolutions, owner shall, prior to recordation of the first final plat subdividing all or part of the property subject to the preliminary plat being approved herein, remit all cost recovery payments owed pursuant to: CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747 and the Second Amended & Restated Development Agreement for Las Ventanas. As of the date this preliminary plat is approved the cost recovery payments are:

Wastewater Line B	$286,035.00
Wastewater Line E	$110,941.00
Water Line C	$ 98,139.71
Water line D	$178,655.35
Water Line F	$181,115.32
Total	$854,886.38

If CRO 06-1065 as amended by Resolution 14-1622 and Resolution 16-1748; CRO 06-1064 as amended by Resolution 14-1621 and Resolution 16-1747; the Second Amended & Restated Development Agreement for Las Ventanas; and/or the Development Agreement for West Goodyear Sewer and Water Infrastructure are amended and such amendment(s) impact the amount of the cost recovery payments required for the foregoing lines, owner shall be responsible only for paying the amounts that would be owed under the amended agreement(s) and/or cost recovery resolution(s).

11) The submittal for the final plat for Phase 1, shall be revised to reflect that the median, identified as Tract B is to be owned by the City but maintained by the HOA.

12) Developer shall commence construction of external and internal infrastructure (except Regional Water Delivery Lines and Trunk Lines) within 180 days of final plat recordation in accordance with the phasing plan approved by the Director of Engineering.

13) The Las Ventanas drainage report states that offsite flows from the north are being mitigated by Amber Meadows and La Privada. Based on this assumption, construction permits for the Las Ventanas project cannot be pulled until both Amber Meadows and La Privada have pulled construction permits. If Amber Meadows and La Privada do not develop prior to Las Ventanas, then the Las Ventanas drainage design shall be updated to account for the additional offsite flows that were to be mitigated with the construction of Amber Meadows and La Privada and may require a modification to the Preliminary Plat. .

14) The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development and abutting the development's portion of perimeter arterial streets is required per phase prior to issuance of the first certificate of occupancy for each phase of the development.

15) The final plat that includes Tract B (i.e. the final plat that includes Phase 1) shall:

a) reflect the City's ownership of Tract B and the HOA's maintenance responsibility for Tract B in the Tract Table

b) include the following language for the dedication of public streets

_____(*INSERT DEVELOPER'S CORPORATE NAME*) _____, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS AND TRACT B, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

c) include the following language for the declaration of purpose and dedication of Tracts

_____(*INSERT OWNER'S CORPORATE NAME*) _____, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS

WITHIN THE FINAL PLAT, EXCEPT FOR TRACT B, AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN _____(CORPORATE NAME OF HOA) _____AND SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, DEDICATES TO _____(*INSERT CORPORATE NAME OF HOA*) ALL TRACTS WITHIN THE SUBDIVISION, EXCEPT FOR TRACT B, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

d) Include the following language regarding the HOA's maintenance of the landscaping in the median

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT B, _____(*INSERT CORPORATE NAME OF HOA*)_____ HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, , MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACT B, INCLUDING PROVIDING ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. _____(*INSERT CORPORATE NAME OF HOA*)_____ SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. _____(*INSERT CORPORATE NAME OF HOA*)_____ EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN. EXCEPT AS PROVIDED HEREIN, _____ (*INSERT CORPORATE NAME OF HOA*)_____ SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF _____(*INSERT CORPORATE NAME OF HOA*)_____ TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, _____ (*INSERT CORPORATE NAME OF HOA*)_____ SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD

THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT B AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND _____(*INSERT CORPORATE NAME OF HOA*)_____ SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

BACKGROUND AND PREVIOUS ACTIONS:

On May 8, 2006, the City Council approved the Las Ventanas PAD with the adoption of Ordinance No. 2006-1001, conditionally rezoning the subject property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district. The Planning and Zoning Commission had recommended approval of the rezoning on March 1, 2006.

On September 25, 2017, the City Council adopted Ordinance No. 17-1364, conditionally amending the stipulations of approval for the Las Ventanas PAD. The Planning and Zoning Commission had recommended approval of the stipulation modifications on September 13, 2017. To date, no development has occurred at Las Ventanas.

This preliminary plat for Las Ventanas has not previously been presented to the City Council.

STAFF ANALYSIS:

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities and other public facilities necessary to serve the subdivision. An approved preliminary plat expires within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat, or an extension has been obtained.

Surrounding Area:

North: Agricultural land, partially in unincorporated Maricopa County zoned RU-43 and in Goodyear zoned R1-6
South: Agricultural land in unincorporated Maricopa County zoned RU-43
East: Agricultural land in Goodyear zoned R1-6
West: Agricultural land in unincorporated Maricopa County Zoned RU-43

Details of the Request:

The Las Ventanas preliminary plat proposes:

- The subdivision of 159.31 acres into 412 single family lots (to be developed in four phases) and one 13.21-acre commercial parcel (5th phase)

    - Phase 1 will consist of a mix of 60’ x 120’, 65’ x 120’, and 80’ x 130’ lots
    - Phase 2 will be developed with 65’ x 120’ lots
    - Phase 3 will be developed with 60’ x 120’ lots
    - Phase 4 will be developed with 60’ x 120’ lots
- 23.78 acres of useable open space tracts
- Access from four perimeter roadways
    - Yuma Road
    - Perryville Road
    - Durango Street
    - 183rd Avenue

Impact to City Services

Fire Response:
The subject property will be served by Fire Station #184/181 located at 16161 W. Yuma Road, and by Fire Station #185 located at 15875 W. Clubhouse Drive. Emergency response times and distances are below.

Nearest Goodyear Fire Station	Shortest path		Longest path			2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles			Mins	Miles	Mins	Miles
#184/181	5.92	2.96	7.65	3.82		#185	14.87	7.43	16.60	8.30

Police Services:
The subject property is located within an existing police patrol beat and the current level of service within the beat can accommodate future development.

Water & Wastewater:
Water and wastewater services will be provided by the city of Goodyear pursuant to the West Goodyear Cost Recovery Resolution. As such, the developer will construct the Las Ventanas on-site utility lines and then extend lines off-site to connect with the regional utility lines being constructed pursuant to the Cost Recovery Resolution. The developer will than pay their proportionate share of the cost of the regional lines pursuant to the Cost Recovery Resolution.

Stormwater:
A stormwater management system and a storm water pollution prevention plan will be developed in accordance with city of Goodyear Engineering Design Standards.

Streets/Access:
Las Ventanas will be accessed from Yuma Road on the north, Durango Street on the south, 183rd Avenue on the east, and Perryville Road on the west. The intersections of Perryville & Yuma, Perryville & Durango, and Yuma & 183rd will be signalized.

Solid Waste/Recycling:
Solid waste and recycling services for the residential development will be provided by the city of Goodyear. Services for the commercial parcel will be contracted through a commercial provider.

Luke Air Force Base

Luke AFB has reviewed the preliminary plat request and determined that it will not have a negative impact on the flying operations at Luke AFB. The base did note that the site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. Luke also determined that the preliminary plat meets the guidelines of the Graduated Density Concept.

Public Participation

A Citizen Review Meeting and advertised public hearings before the Planning and Zoning Commission or City Council are not required as part of the preliminary plat approval process.

Planning and Zoning Commission Meeting

At its January 10, 2018 regular meeting, following a presentation by staff, the Commission voted 4 to 0 to recommend approval of the preliminary plat subject to the stipulations of approval that had been provided in the Commission staff report.

FISCAL ANALYSIS:

This development will consist of 412 new single family detached homes that will require public services such as water/wastewater, sanitation, police, and fire. The streets will be public and maintained by the city; the open space will be private and maintained by the homeowner's association.

There is no immediate impact to the current fiscal year budget associated with the approval of the preliminary plat. The following future fiscal impacts are anticipated:

- Before recordation of the first final plat within Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Perryville and Yuma.

- Before recordation of any final plat within the area designated as Phase 2 of Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Yuma and 183rd Avenue.

- Before recordation of any final plat within the area designated as Phase 3 of Las Ventanas, the developer shall pay to the city an in lieu payment for 25% of the cost of a traffic signal at Perryville and Durango.

The city separately accounts for and holds in lieu payments until the traffic signal is installed.

RECOMMENDATION:

The Las Ventanas preliminary plat:

- Is consistent with the land use and development standards of the Las Ventanas PAD; and,
- Is consistent with the technical requirements of the City's Subdivision Regulations.

Therefore, staff and the Planning and Zoning Commission recommend approval of the preliminary plat, subject to stipulations.

ATTACHMENTS:

1. Aerial Photo
2. Narrative
3. Preliminary Plat

ITEM #: 11.
DATE: 05/23/2022
AI #:893

CITY COUNCIL ACTION REPORT

SUBJECT: NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET MINOR GENERAL PLAN AMENDMENT

STAFF PRESENTER(S): Christian M. Williams, Senior Planner

SUMMARY

This is a Public Hearing to request for a Minor General Plan Amendment on approximately 31-acres of property generally located northeast of Cotton Lane and Van Buren Street from the Business and Commerce Land Use designation to Neighborhood Land Use designation.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2234, APPROVING A MINOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 31 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET FROM BUSINESS COMMERCE TO NEIGHBORHOOD OVER THE APPROXIMATELY 31 ACRES; 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. (Christian M. Williams, Senior Planner).

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The requested Minor General Plan Amendment applies to approximately 31 acres generally located northeast of Cotton Lane and Van Buren Street (the “Property”) The zoning for the Property is Canyon Trails Phase I Planned Area Development (PAD) with an underlying land use designation of Commercial, as was adopted via Ordinance No. 99-649.

The land use designation for the property at the northeast corner of Cotton Lane and Van

Buren Street is identified as Business and Commerce in the Goodyear 2025 General Plan as ratified by a vote of the citizens of Goodyear on November 4, 2014. The Business and Commerce Land Use designation permits property to be rezoned to certain commercial, high density residential, and industrial uses.

Since the ratification of the Goodyear General Plan, the Arizona State Route 303 Loop (Loop 303) has been constructed largely along the Cotton Lane alignment in this area. As a result of the freeway's construction, Cotton Lane, adjacent to this property, has been converted into a northbound one-way frontage road and Van Buren Street. As a result, access to the property will only be from Van Buren Street or the Cotton Lane frontage road. No access to the freeway will be provided as the interchange of Loop 303 and Van Buren Street is a half-diamond interchange and will not include northbound on ramps from Van Buren Street to Loop 303 or southbound exit ramps from Loop 303 to Van Buren Street. As a result of limited freeway and roadway access as well as a changing market, commercial properties have not developed in this area.

STAFF ANALYSIS

Current Policy:
Chapter 9 of the General Plan defines what type of change is considered a Major Amendment, Minor Amendment or No Amendment. A change to the roadway plan that is separate from a land use change is considered a Minor General Plan Amendment. A change to land use under 160 acres requires a Minor General Plan Amendment, regardless of whether it includes a change to the roadway plan. A Minor General Plan Amendment requires one public hearing before the Planning and Zoning Commission and one public hearing before the City Council. Minor Amendments to the General Plan can be processed at any time during the year because it is not a Major General Plan Amendment.

Details of the Request:
This application for a Minor General Plan Amendment is being requested by the applicant to facilitate residential development of the Property. The Property's current Land Use designation of Business and Commerce would permit residential development, but only at high densities compatible with the MF-18 zoning district or greater. As a result of limited freeway and roadway access as well as a changing market, commercial properties have not developed in this area. The developer seeks to create a multi-family community with a density of 12-units per acre which is not permitted within the Business and Commerce General Plan Land Use Category. Accordingly, the applicant is seeking to amend the land use designation for the Property

Subsequent to this request, by separate action, Council will be asked to consider an application to rezone the Property to the MF-12 (Multi-Family) zoning district with a PAD Overlay.

Evaluation Criteria:
Chapter 9, Amendments and Public Participation, specifies the Amendment Review Criteria to be used in reviewing a proposed amendment. The following information identifies these criteria and how this proposed amendment to the General Plan complies with those criteria.

1. The amendment must forward the vision for Goodyear as described in Chapter 3 of the General Plan.

    As stated in Chapter 3, the vision for Goodyear "Create a highly desirable and sustainable place for all the live, work, visit and play" is advanced by this requested

amendment. The current designation of Business and Commerce would support zoning for commercial and/or high-density multi-family whereas the proposed designation (along with the companion zoning case) is for multi-family, but at a lower density than that allowed in the existing designation. The Property has been zoned for commercial uses since 2004 and with the placement of the Loop 303 freeway, it has limited accessibility. As such, the applicant has indicated the Property is not conducive to the type of development consistent with the Business and Commerce land use designation.

2. The amendment must be consistent with the goals, objectives, and policies contained within the General Plan.

Northeast Corner of Cotton Lane and Van Buren Street Minor General Plan Amendment is consistent with the Goals, objectives, and policies of the General Plan, including:

Goal GD-2: Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addressed the needs of existing and future residents and businesses.

- Objective GD-2-1: Ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development.
  - The developer of this portion of Canyon Trails will both construct new infrastructure adjacent to the Property and pay development impact fees to the City for its fair share of additional public service needs that may be generated by the project.
- Objective GD-2-2: Focus new growth in the City's designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and effectively provide new services such as transit and entertainment opportunities.
  - o Policy 'b': Promote development within the City's designated growth areas first.
    - The proposed development is located within a quarter mile of the Interstate 10 Job Corridor and within 1 ¼ miles of the Loop 303 Corridor Job Center.

Goal GD-5: A customer-centered, effective, and efficient system of public and private facilities and services for existing and future residents, businesses, and visitors.

- Objective GD-5-1: Ensure infrastructure and services are available to meet the needs of new residents and workers and continue to meet the needs of the existing community.
  - Infrastructure adjacent to the project will be completed by the developer, including the sidewalk along Cotton Lane adjacent to the project.

Goal GD-6: An assured volume and reliable supply of affordable, high quality water resources that meet both current and future needs.

- Objective GD-6-6: Commit to water conservation.
  - The developer will follow all city regulations pertaining to water and landscaping.

Goal GD-7: A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environment.

- Objective GD-7-3: Ensure the built (i.e., man-made) environment fosters safety.
  - o Policy 'a': Promote safety through neighborhood design through measures such as, but not limited to, lighting and traffic calming.
    - Any development within this portion of Canyon Trails will be designed to respond to this policy, incorporating appropriate street and open space lighting, as well as street design that discourages speeding, in order to create a safe community.

Goal GD-8: A community that is sensitive and dedicated to preserving the unique nature and wildlife of the Sonoran Desert.

- Objective GD-8-1: Utilize architecture and landscape that is compatible with the

Sonoran Desert.

The developer shall consider the natural and built environment in the design of its communities.

Goal CC-1: Vibrant and complete neighborhoods recognized as being people and family friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

• Objective CC-1-1: Create and foster complete neighborhoods.

This portion of Canyon Trails will be a complete neighborhood, featuring a range of housing options, pedestrian and bicycle connectivity, abundant open space, and amenities, and gathering places, all in close proximity to schools, retail and dining options, and future job centers.

Goal CC-3: A parks, trails, open spaces, add recreational facilities system that is regionally and locally linked and accessible, that serves existing and future residents and contributes to the community's social, economic, and environmental quality.

• Objective CC-3-1: Develop parks and recreation facilities in support of programs and events desired by city residents, that support economic development and that promote neighborhood identify and quality of life.

This portion of Canyon Trails will provide parks and open space in conformance with the policies outlined in the General Plan for the "Neighborhoods" land use category including, making them a focal point of the neighborhood in close proximity to all residents, providing excellent connectivity, and creating a sense of place where residents can play safely and interact socially.

Goal CC-4: A non-motorized trail and path network that provides safe and convenient opportunities for bicycling and walking.

• Objective CC-4-1: Enhance the regional bicycle system.

The construction of this portion of Canyon Trails will enhance the regional bicycle system by providing trails along Cotton Lane adjacent to the project where requested by the city and incorporating bicycle usable pathways and parking areas within the community itself.

Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.

• Objective CC-7-2: Promote a physically active community.

Canyon Trails and the future residents of this neighborhood will be within walking distance of schools and shopping; these amenities will be connected to the future residential by pathways and sidewalks, thereby helping to promote a more physically active community.

Goal ED-1: A resilient and diversified economy.

• Objective ED-1-1: Encourage development to attract business to Goodyear that offer good wages and benefits and positively contribute to the community and economy.

Through a General Plan Amendment from Business and Commerce to Neighborhood, the developer will be able to develop a mix of residential units. The addition of housing in the area will provide workers, within the nearby employment uses, with additional housing options The developer of this portion of Canyon Trails will be providing new housing opportunities within close proximity to employment.

Goal ED-4: A community that is a technology leader in health care, business, education, aerospace, defense, and government.

• Objective ED-4-2: Ensure that every business and home in Goodyear is connected to advanced telecommunications.

With the development of this portion of Canyon Trails, the developer will work

with telecommunication providers to extend infrastructure in order to provide access to all homes within the project.

3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.

Chapter 3 lists nine strategies ranging from transportation to culture and from economics to open space. This request most closely aligns with Strategy 1 “Create Attractive Places and Diverse Destinations”, 5 “Advance Economic Opportunity”, and 8 “Provide Opportunities for Living a Healthy Lifestyle” and is not in conflict with the other strategies. By providing for quality and diverse options for all lifestyles, additional housing types in Goodyear with provide a population base that encourages other businesses and services to locate in Goodyear; thereby attaining Strategy 1s goal to have “great places” for “quality shopping, dining, recreation and entertainment experiences.” It also goes without saying that a variety of attainable housing, including multi-family within a community is a strong factor in business and employer location supporting Strategy Five’s goal of a “strong economic base.” The additional housing opportunities support Strategy Eight’s goal for “a strong and thriving community” and access to “decent shelter” for all residents.

4. The amendment must not negatively impact the implementation of any City-approved Master Plan or shall provide mitigation measures to alleviate the potential impact.

This request does not impact any City approved Master Plans.

5. The amendment must constitute an overall improvement to the General Plan.

The proposed amendment represents an overall improvement to the General Plan because the development of the Property for uses compatible with the Business and Commerce with Village Center Overlay land use designation is no longer viable give the limited access to the Property resulting from the Loop 303 freeway. As such, without the amendment, the Property is likely to remain undeveloped. The proposed amendment will allow for the development of the Property in ways that are consistent with a number of the strategies of the General Plan outlined above.

6. The amendment will not adversely impact a portion of, or the entire community, by

a. Significantly reducing the balance of residents and jobs.

Re-designating the land use for this parcel from Business and Commerce to Neighborhood will not adversely impact the balance of residents and jobs within the general area or in the entire community. First, the re-designation may reflect a loss of land designated as Business and Commerce, but in reality, the re-designation is not creating a loss of land that could be developed for uses allowed under the Business and Commerce land use designation because the development of the Property for such uses has not developed in light of the limited access resulting from the location of Loop 303. Second, the re-designation area is small (approximately 31 acres) and there remains substantial amounts of land within the city designated as Business and Commerce. Immediately west of this site is a 58-acre State owned site that is undeveloped and falls within the General Plan Land Use Category of Business and Commerce. Additionally, nearly all of the land north of Interstate 10 (Papago Freeway) between Citrus Road, McDowell Road and approximately 159th Avenue is within the General Plan Land Use Designation of Business and Commerce and undeveloped.

b. Increasing traffic without mitigation.

The land use designation change should have the net effect of reducing traffic as residential uses typically generate less traffic than commercial uses and because a Neighborhood land use designation will result in the development of lower densities of residential units than would be developed under the high-density residential zoning districts that are compatible with the Business and Commerce land use designation.

c. Requiring additional and more expensive improvements to infrastructure without mitigation.

The site is generally infill with utilities nearby as well as community needs such as education as well as fire and police protection adequately provided. The developer will be responsible for ensuring City utilities such as water and sewer are extended as necessary.

d. Significantly altering the existing character of an area in a negative and unplanned way.

As noted previously, the existing Business and Commerce designation would support multi-family development. This change to a Neighborhood designation for a lower density multi-family development will not negatively impact the surrounding community as the property to the east is within the Neighborhood designation and the properties to the north are entitled for 12 units per acres or less.

e. Diminishing the environmental quality of the air, water, land, or cultural resources.

This Minor General Plan Amendment should not affect environmental quality as the property has been altered from its natural state and used for farming purposes for several years.

7. Public Participation, Public Comment and Planning and Zoning Commission Meeting:

An in-person Neighborhood Meeting was conducted for this proposal on March 29, 2022. Notice of the Neighborhood Meeting was sent to property owners within 500 feet of the property to provide ample opportunity for input prior to noticing the public hearing itself, The Neighborhood Meeting notices were mailed on March 12, 2022; a sign advertising the Neighborhood Meeting was posted to the site on March 14, 2022. During the Neighborhood Meeting, residents asked questions about traffic, building heights, access to the adjacent freeways and recent growth in the area. No formal opposition to this case has been received.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on May 11, 2022 appeared in the Arizona Republic Southwest Valley Edition April 23, 2022; postcards were mailed to adjoining owners on April 16, 2022 and again on May 4, 2022; and the sign(s) on the site were updated on April 21, 2022 to notify residents of the scheduled public hearings.

At the Planning and Zoning Commission meeting the General Plan Amendment and subsequent rezoning case were presented under one presentation, two residents spoke in opposition to the General Plan Amendment based on the proposed subsequent rezoning case. The two speakers live in the same household and were from the adjacent Canyon Trails community. They expressed concerns with a potential loss of property values and economic impact, safety, parking, traffic, lighting, setbacks from the adjacent developments and the amount of rentals within Canyon Trails.

After public discussion, the Commission voted (5-1) to recommend approval of the proposed Minor General Plan Amendment.

Attachments

Resolutions and Exhibits

Aerial Exhibit

Narrative

RESOLUTION NO. 2022-2234

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A MINOR AMENDMENT TO THE GOODYEAR 2025 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 31 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET FROM BUSINESS COMMERCE TO NEIGHBORHOOD OVER THE APPROXIMATELY 31 ACRES; 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.

WHEREAS, the Goodyear 2025 General Plan (hereinafter, “General Plan”) was adopted by the Mayor and City Council of the City of Goodyear on June 23, 2014 and ratified by a vote of the citizens of Goodyear on November 4, 2014; and,

WHEREAS, Figure 8.12 in Chapter 8 of the General Plan is a Land Use and Transportation Plan Map that represents the preferred land use, physical form, and mobility pattern for Goodyear by illustrating the general location of appropriate land uses and major transportation routes to guide future growth and development and promoting full integration of land use and transportation planning; and,

WHEREAS, approximately 31 acres generally located northeast of Cotton Lane and Van Buren Street depicted in red in that document titled General Plan Land Use and Transportation Plan attached here as Exhibit A (the “Property”) are currently designated Business and Commerce in the General Plan with a Village Center Overlay; and,

WHEREAS, the owner of the Property initiated a request to amend the Land Use designation in the General Plan applicable to the Subject Property from Business and Commerce to Neighborhood;

WHEREAS, the Village Center Overlay applicable to the Property is not affected by this General Plan Amendment; and

WHEREAS, the proposed land use designation is the same land designation as the developed residential properties to the east; and,

WHEREAS, the proposed change would allow for the development of a contiguous 31-acre multi-family development with a maximum density of 12 units per acre on the Property; and,

WHEREAS, that certain document titled General Plan Land Use and Transportation Plan -- Proposed attached hereto as Exhibit B reflects the proposed changes in land use designations; and,

WHEREAS, the proposed Minor General Plan Amendment satisfies the required standards and criteria for approval of a Minor Amendment, as specified in the General Plan and documented in the staff report for Case No. 21-700-00004; and,

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on March 12, 2022 and signs advertising the Neighborhood Meeting was posted to the site on March 14, 2022; and,

WHEREAS, the Neighborhood Meeting took place, in-person, on March 29, 2022 and no formal opposition was received; and,

WHEREAS, due and proper notice of the public hearings before the City of Goodyear Planning and Zoning Commission (the "Commission") and Goodyear City Council ("City Council") was provided in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on April 23, 2022; signs posted on the site were updated on April 21, 2022 with the public hearing dates before the Commission and the City Council; and postcard notices were mailed on April 16, 2022 and again on May 4, 2022 to the owners of property within the Northeast corner of Cotton Lane and Van Buren Street Area and within 500 feet of said Area; and,

WHEREAS, the Goodyear Planning and Zoning Commission conducted the required public hearing on this Minor General Plan Amendment on May 11, 2022 at its regular meeting location, as required by state law; and,

WHEREAS, the Goodyear Planning and Zoning Commission has found that this Minor General Plan Amendment is in the best interests of the City and general public and voted (5-1) to recommended approval that such Minor General Plan Amendment be approved; and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear City Council was given in the time, form, substance and manner provided by law, including publication of such notice in Southwest Edition of the Arizona Republic on April 23, 2022; signs were updated on the site with the Public Hearing dates on April 21, 2022; and mailing of postcard notices on April 16, 2022 and again on May 4, 2022 to the owners of property within the Northeast corner of Cotton Lane and Van Buren Street Area and within 500 feet of said Area; and,

WHEREAS, the City of Goodyear City Council conducted the required public hearing on this Minor General Plan Amendment on May 23, 2022 in the manner provided for by law; and,

WHEREAS, the City of Goodyear City Council finds that it is in the best interests of the city and general public to amend the General Plan Land Use Category Designation of the Subject Property from Business and Commerce to Neighborhood as described above, all of which is reflected in General Plan Land Use and Transportation Plan -- Proposed attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. APPROVAL OF MINOR GENERAL PLAN AMENDMENT

The Mayor and Council of the City of Goodyear hereby approve a Minor General Amendment to the Goodyear 2025 General Plan to: amend the Land Use designation of approximately 31 acres generally located at the northeast corner of Cotton Lane and Van Buren Street as depicted in red in that document titled General Plan Land Use and Transportation Plan attached here as Exhibit A from Business and Commerce to Neighborhood.

SECTION 2. AMENDMENT OF FIGURE 8.12

Staff is authorized and directed to amend Figure 8.12 Land Use and Transportation Plan in chapter 8 of the Goodyear 2025 General Plan to reflect the amended land use designation to the approximately 31 acres depicted in Exhibit A and the amendment as approved in Section 1 and as shown on that certain document titled General Plan Land Use and Transportation Plan - Proposed, a copy of which is attached hereto as Exhibit B.

SECTION 3. EFFECTIVE DATE

This resolution shall become effective as prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Exhibit A. General Plan Land Use and Transportation Plan - Current

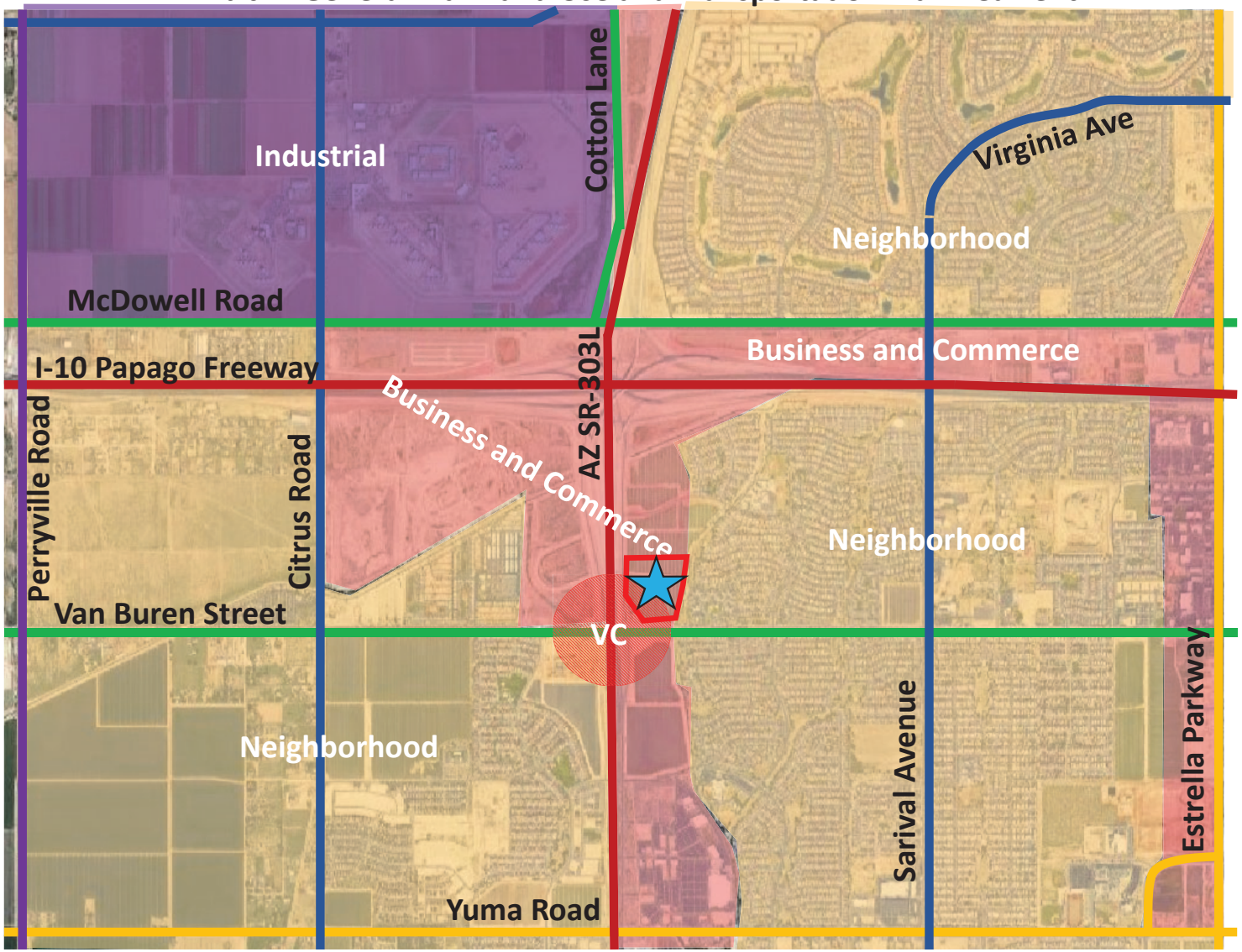
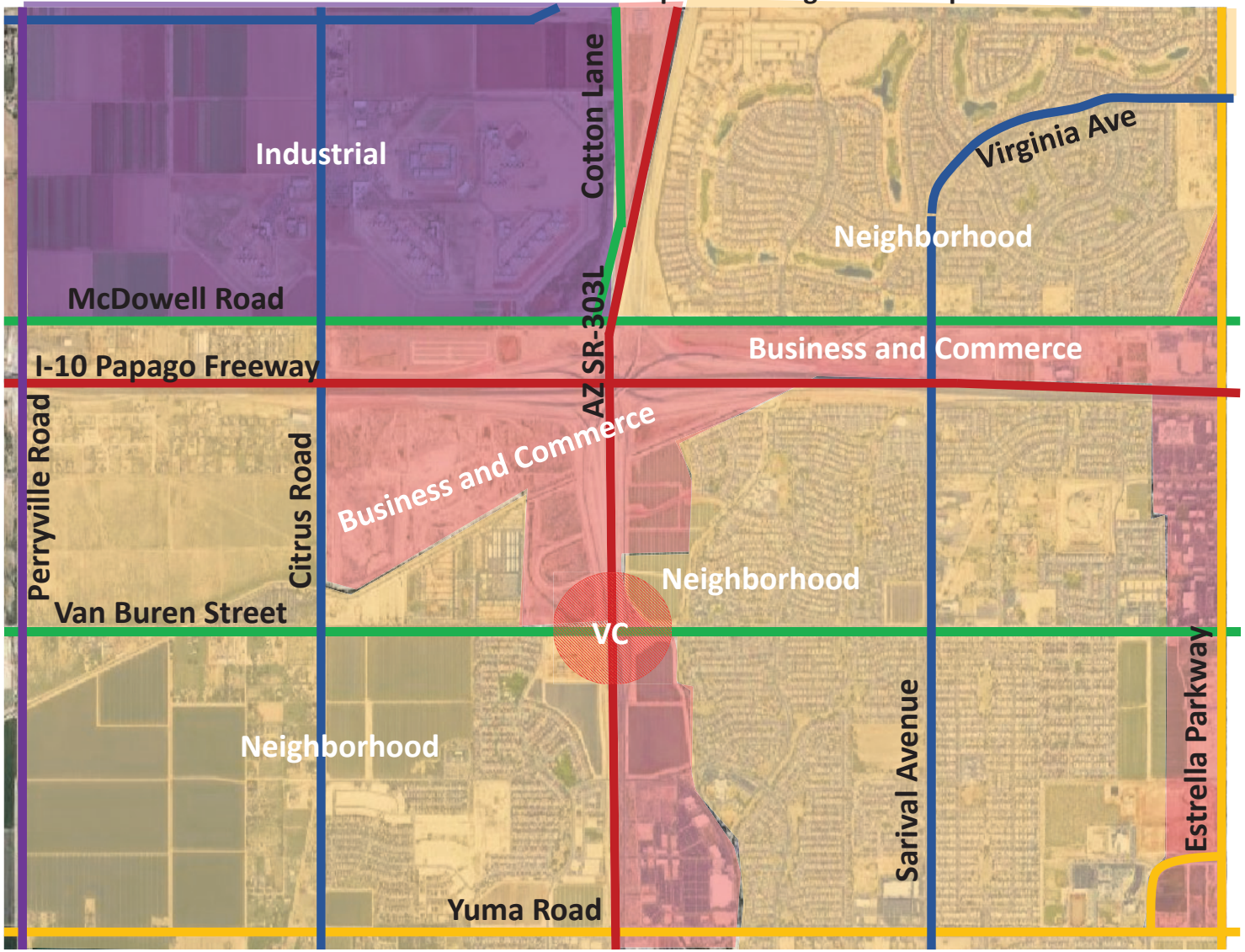


Exhibit B. Minor General Plan Amendment Case No. 21-700-00004 Proposed Changes to Transportation and Land Use Plan May 2022



City of Goodyear



0 0.02 0.04 0.09 0.14 0.18 0.22 0.27 0.31 0.36 mi

Author:

Date Saved: 5/5/2022

Data Source: City of Goodyear

When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

HANCOCK COMMUNITIES

Northeast Corner of Cotton Lane and Van Buren Street

Minor General Plan Amendment

Narrative Report

Northeast Corner of Cotton Lane and Van Buren Street

Case # 21-700-00004

Submitted: November 18, 2021

By:

Beus Gilbert McGroder PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- ajochums@beusgilbert.com

Request

The subject property is located at the northeast corner of Cotton Lane and Van Buren Street, adjacent to the Arizona State Route 303 Loop (Loop 303) Freeway on the west, and generally consists of approximately 31 gross (25 net) acres. *(See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map)*

The Goodyear 2025 General Plan designates the property with the Business and Commerce land use categories, within a Village Center Overlay and Transit Oriented Development Overlay. (*See Exhibit C, Existing General Plan Land Use Plan*) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Business and Commerce land use category allows multi-family zoning; albeit via the MF-18 zoning district, higher than that which is proposed.

For that reason, a Minor General Plan Amendment has been filed concurrently with a rezoning request to change the General Plan Land Use designation to Neighborhood (*See Exhibit D, Proposed General Plan Land Use Plan*), which would allow for a zoning for a multi-family community at less than 12-units per acre.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support the Minor General Plan Amendment and Rezoning of the property for multi-family are listed below:

Goal GD-1 - Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

<u>Medium Density Residential.</u> Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately

<u>Amendment Review Criteria</u>

Both major and minor amendments to the General Plan must address five standards for approval which are listed below with our responses.

1. The amendment must forward the vision for Goodyear as described in Chapter 3.

   The vision for Goodyear "Create a highly desirable and sustainable place for all the live, work, visit and play" is advanced by this requested amendment. The current designation of Business and Commerce would support zoning for commercial and/or high-density multi-family whereas the proposed designation (along with the companion zoning case) is for multi-family, but at a lower density than that allowed in the existing designation. The subject property has been zoned for commercial uses since 2004 and with the placement of the Loop 303 freeway, it has limited accessibility which is no conducive to a sustainable commercial project nor appropriate for a large number of vehicles associated with a high density housing development. Allowing the land use designation to change will support an attractive housing type for Goodyear residents commensurate with the job growth that is advancing in other parts of the City.

2. The amendment must be consistent with the goals, objectives, and policies contained within the General Plan.

   As detailed in the "Plan Conformance" section of this narrative, the proposed zoning does require a Minor General Plan Amendment due to that proposed zoning allowing a density less than the minimum allowed in the Zoning Correlation Table for the existing Business and Commerce designation. As detailed in this narrative and that of the companion Rezoning, if this and that request is approved, MF-12 multi-family zoning would be in conformance with the General Plan's Land Use designation and in conformance with the development standards contained within the General Plan.

3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.

Chapter 3 lists nine strategies ranging from transportation to culture and from economics to open space. This request most closely aligns with strategies 1 "Create Attractive Places and Diverse Destinations" , 5 "Advance Economic Opportunity", and 8 "Provide Opportunities for Living a Healthy Lifestyle" and is not in conflict with the other strategies. By providing for quality and diverse options for all lifestyles, additional housing types in Goodyear with provide a population base that encourages other businesses and services to locate in Goodyear; thereby attaining Strategy One's goal to have "great places" for "quality shopping, dining, recreation and entertainment experiences." It also goes without saying that a variety of attainable housing, including multi-family within a community is a strong factor in business and employer location supporting Strategy Five's goal of a "strong economic base." The additional housing opportunities support Strategy Eight's goal for "a strong and thriving community" and access to "decent shelter" for all residents.

4. The amendment must not negatively impact the implementation of any City- approved Master Plan or shall provide mitigation measures to alleviate the potential impact.

To our knowledge, this request does not impact any City approved Master Plans.

5. The amendment must constitute an overall improvement to the General Plan.

This request is to amend the designation from Business and Commerce to Neighborhoods on a 31 gross/25 net acre parcel. The existing designation allows for higher density multi-family zoning whereas the proposed designation (and companion rezoning case) would allow for a multi-family project with a density of less than 12 units per acre. This reduction on density and a conversion to residential on this parcel will not negatively affect the General Plan and if approved will allow for this long vacant parcel to be developed.

6. The amendment will not adversely impact a portion of, or the entire community, by:

a. Significantly reducing the balance of residents and jobs.

Removing a designation that would allow for commercial zoning on this small parcel would not appear to affect balance of residents and jobs. The net effect of the change would be a reduction in commercial; however, there is also enough exiting and vacant commercial land in the area to support the service and retail needs of residents.

b. Increasing traffic without mitigation.

The land use designation change should have the net effect of reducing traffic as residential uses typically generate less traffic than commercial uses. The companion rezoning case includes a Traffic Impact Statement which will evaluate traffic generation and determine if mitigation is necessary.

c. Requiring additional and more expensive improvements to infrastructure without mitigation.

The site is generally infill with utilities nearby as well as community needs such as education as well as fire and police protection adequately provided. The developer will be responsible for ensuring City utilities such as water and sewer are extended as necessary.

d. Significantly altering the existing character of an area in a negative and unplanned way.

As noted previously, the existing Business and Commerce designation would support a zoning for multi-family. This change to a Neighborhoods designation for a lower density multi-family project would not appear to negatively impact the surrounding community.

e. Diminishing the environmental quality of the air, water, land, or cultural resources

This minor General Plan Amendment should not affect environmental quality in any way.

Exhibit A

Aerial Vicinity Map

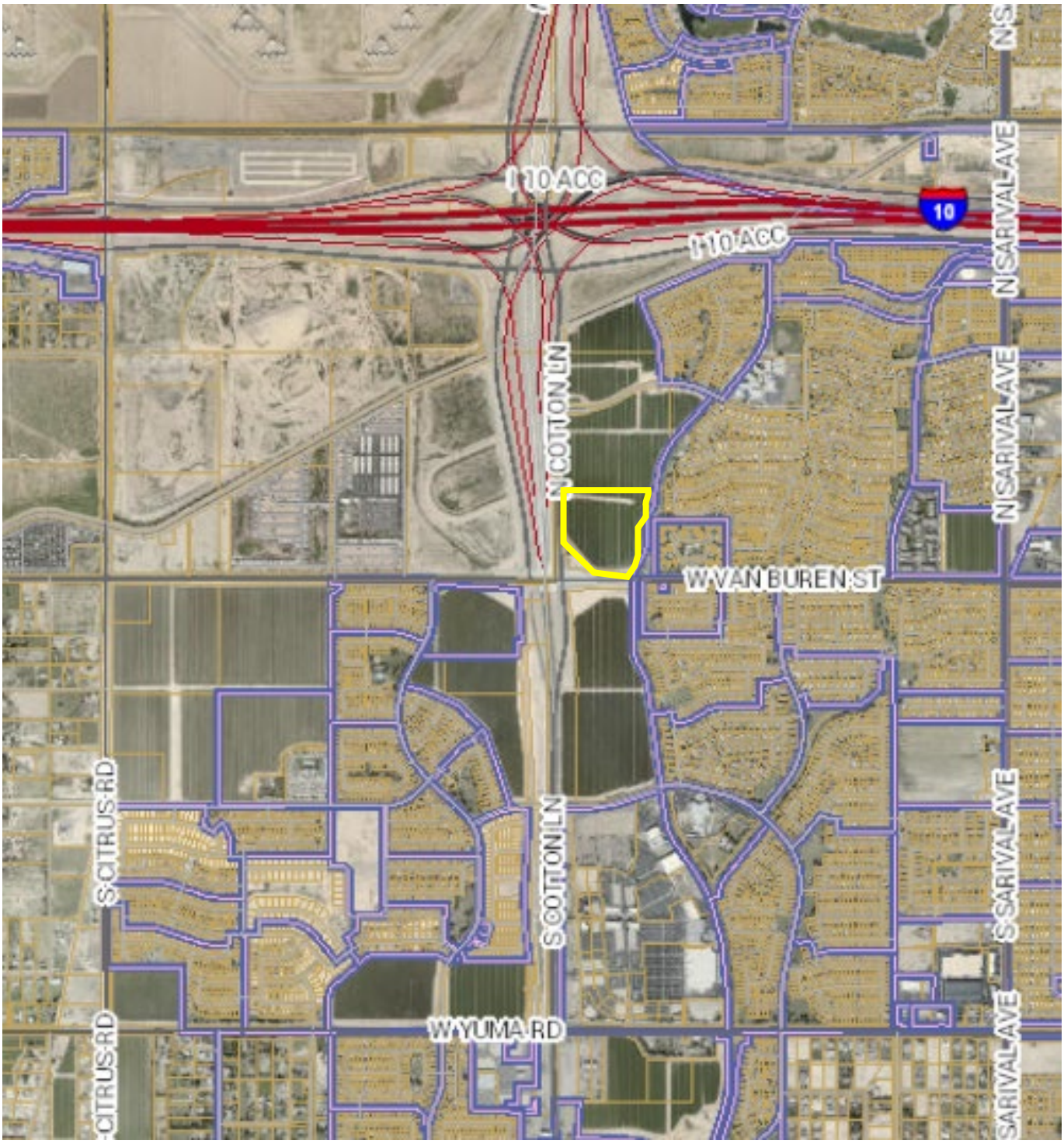


Exhibit B

Aerial Parcel Map

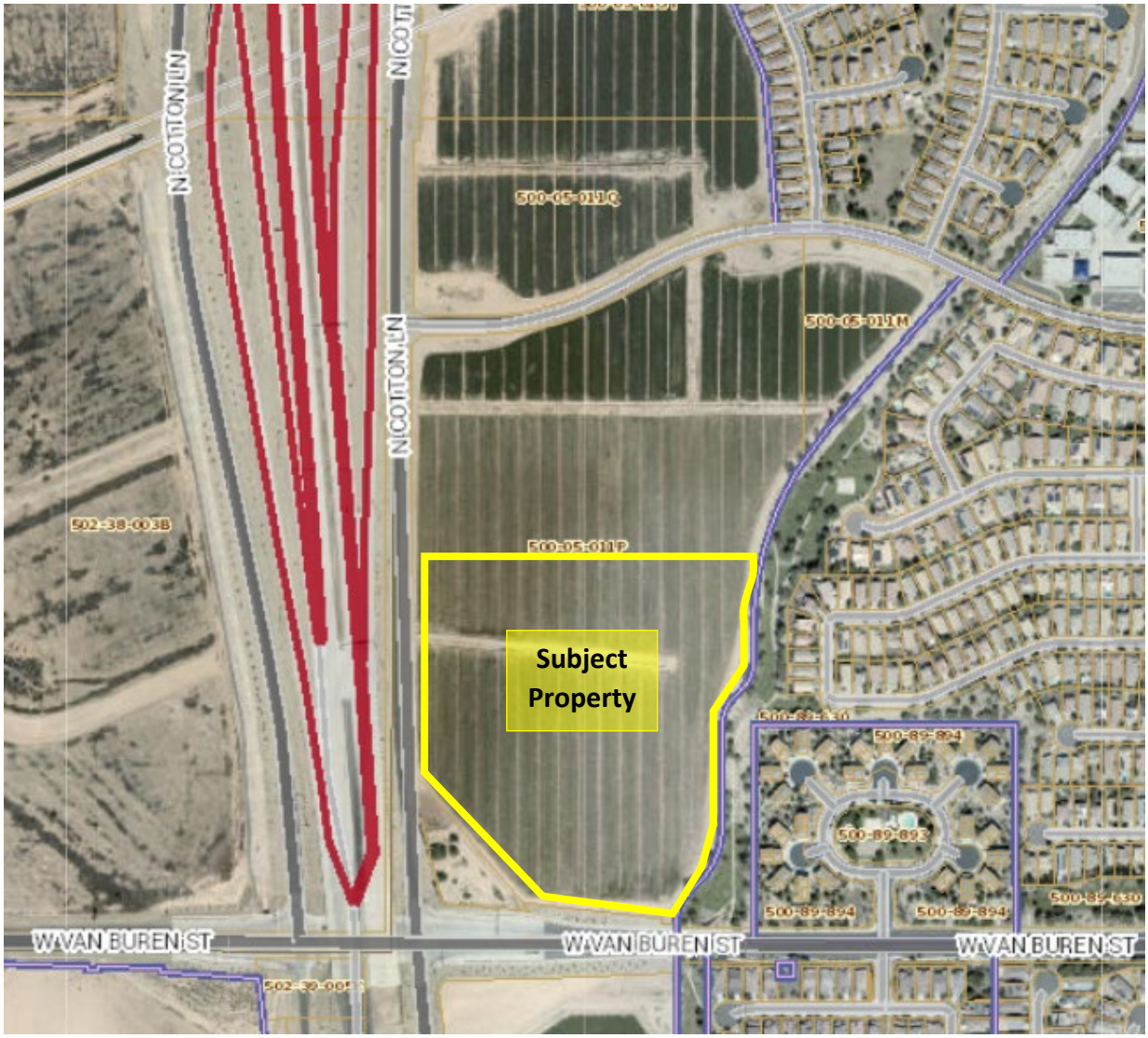


Exhibit C

Existing General Plan Land Use Plan

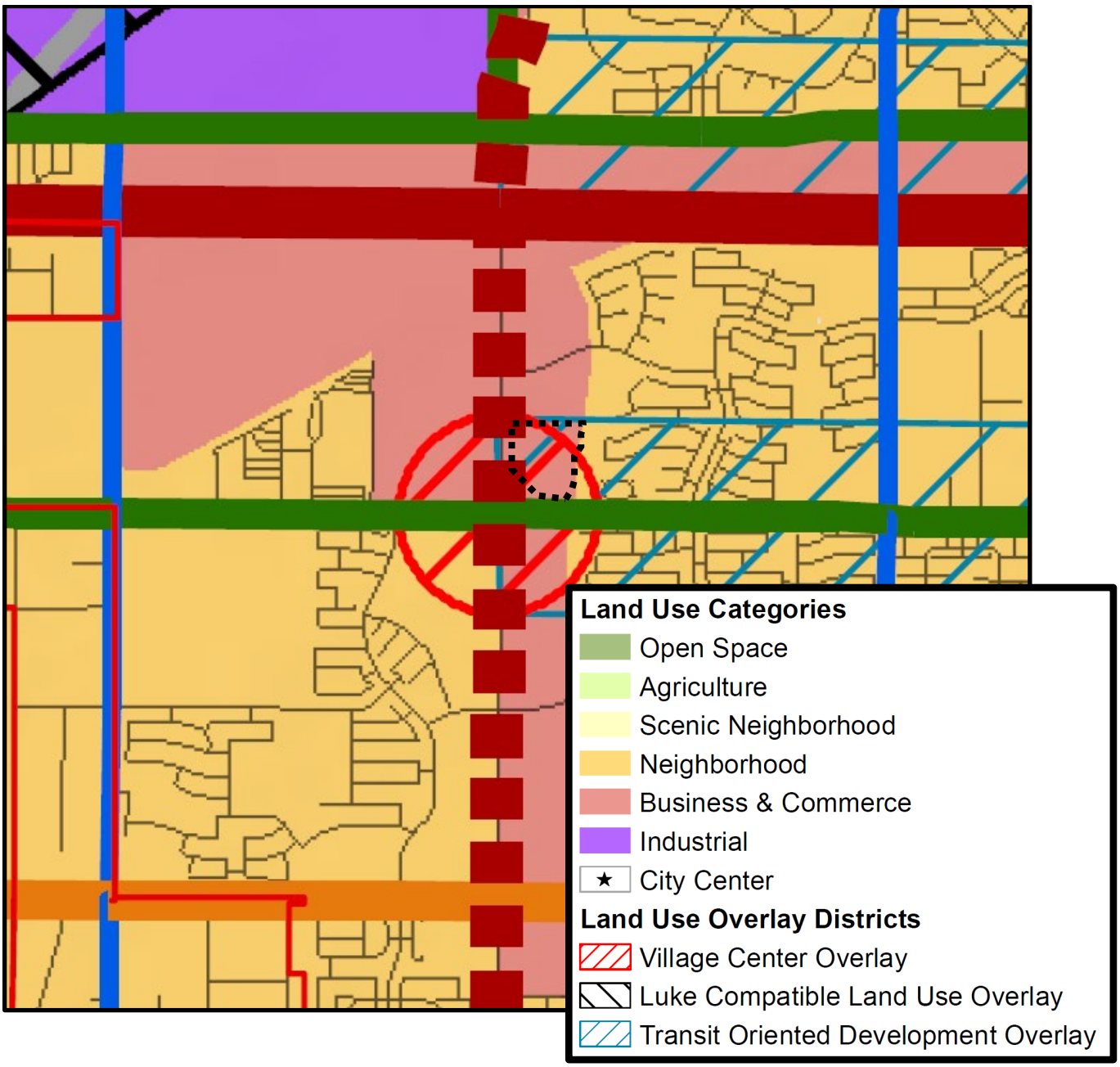
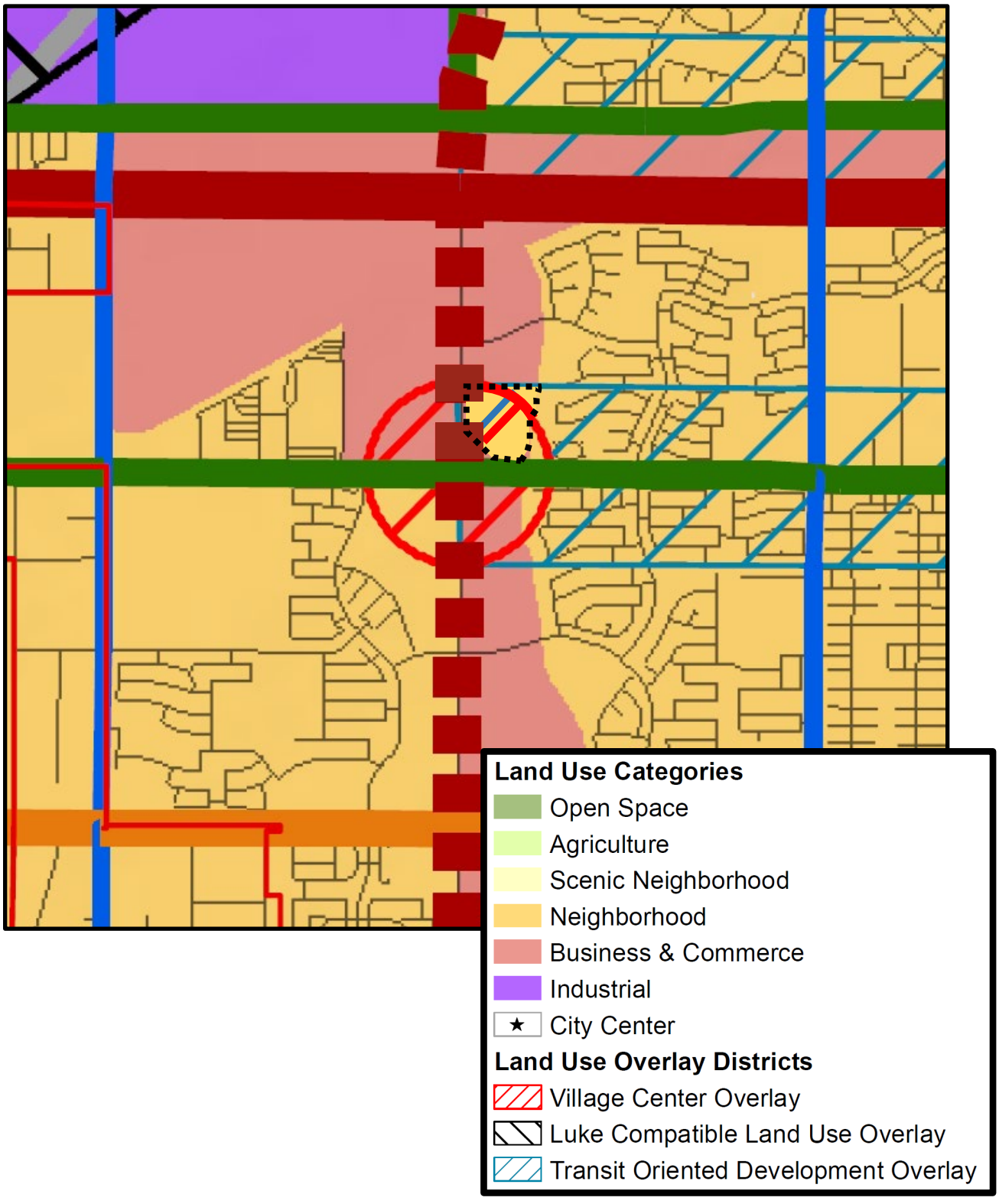


Exhibit D

Proposed General Plan Land Use Plan



ITEM #: 12.
DATE: 05/23/2022
AI #:894

CITY COUNCIL ACTION REPORT

SUBJECT: REZONE APPROXIMATELY 31 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO MF-12 FOR CANYON TRAILS PHASE 1 UNIT 6 SOUTH

STAFF PRESENTER(S): Christian M. Williams, Senior Planner

SUMMARY

This is a Public Hearing for and consideration of a request to rezone approximately 31 acres generally located northeast of Cotton Lane and Van Buren Street from Planned Area Development (PAD) to MF-12 with PAD Overlay.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2235, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-21” AND “LEGAL DESCRIPTION.”

2. ADOPT ORDINANCE NO. 2022-1539, CONDITIONALLY REZONING APPROXIMATELY 31 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET, TO BE KNOWN AS CANYON TRAILS PHASE 1 UNIT 6 SOUTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-12 WITH PLANNED AREA DEVELOPMENT (PAD) 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; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Christian M. Williams, Senior Planner).

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The zoning for this property is Canyon Trails Phase I Planned Area Development (PAD) with an underlying land use designation of Commercial, as was adopted via Ordinance No. 99-649.

The 2025 Goodyear General Plan designated the land use for this property is Neighborhood. The Neighborhood land use designation was adopted by Resolution No. 2022-2234, presented by separate action just prior to Council's consideration of this rezoning request.

STAFF ANALYSIS

Current Policy:

A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area. As set forth below, the proposed zoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Details of the Request:

The applicant is requesting a zoning change from the current Planned Area Development (PAD) to a PAD Zoning District with an underlying zoning district of MF-12 with a PAD Overlay to facilitate the development of a multi-family development under the existing city of Goodyear Zoning District. An MF-12 Zoning District shall be developed under the Multi-Family and MF-12 Design Guidelines as outlined in the Goodyear Design Guidelines.

The use of a PAD Overlay is justified as the current development standards for the MF-12 Zoning District do not address some of the unique circumstances found adjacent to this multi-family development. There are unique property characteristics such as:

· Adjacency to the Arizona State Route 303 Loop
· The presence of a large open space area between this site and the adjacent single-family development
· Adjacency to a developed and established master planned community
· A planned Canyon Trails Cotton Lane greenbelt trail which will continue through this property (as it ultimately connects from the Roosevelt Irrigation District on the north to Lower Buckeye Road on the south)
· Required Design enhancements for the two-story townhouse style multi-family product.

The proposed PAD overlay will modify the MF-12 Development Standards as follows:

Height:

The Goodyear Zoning Ordinance sets forth the standard for building height within the MF-12 zoning district. Within the MF-12 zoning district, a maximum building height of 25 feet is permitted. Additionally, parapet walls or cornices may extend to five (5) feet above the maximum building height allowed. The proposed modification requests the following: "Parapet walls, cornices, pitched/gable roofs may extend to five (5) feet above the maximum building height limit to provide required screening of mechanical equipment from street view and to add visual architectural enhancements and roof variation;"

Under this modification, pitched/gable roofs will also be allowed to extend five (5) feet above the maximum building height limit. This allowance will accommodate higher ceiling heights, accommodate first floor garages under each unit and allow pitched roofs. Typically, a pitched roof would be considered as a part of the 25 feet of allowable height for a building whereas a parapet would not be considered within the 25 feet of height allowed within the building. This modification allows a pitched roof to be treated similarly to a parapet when considering the height of the building.

The visual impact of the proposed exception (i.e., increase in height) will have minimal impact on the streetscape. There is a large buffer along the east side of the property in the form of an approximately 100-foot wide greenbelt. The proposed modification is further

justified by the fact that the proposed height of buildings on the Property with a pitched/gable roof (30 feet) is equal to the maximum building height of 30 feet for single family residences and is far less than the maximum building height of 56 feet allowed under the current zoning (commercial).

The proposed Building Height Amendment does not increase the number of units allowed or density that is otherwise permitted on the Property within the MF-12 zoning district.

Setbacks:

Reduced perimeter building setbacks have been requested on the rear side (North) only. A 30-foot building setback would normally be required along this border. The applicant has requested a reduction in the setback along the northern boundary of the Property. Given that the northern boundary of the property is directly adjacent to land similarly zoned MF-12, the reduction in setback to the requested 20 foot minimum would appear to pose no issues on the nearby properties. Additionally, the property owner will increase the setback along Cotton Lane (the Arizona State Route 303 Loop) Frontage Road to 30 feet and provide for the Cotton Lane Trail. The Property owner is required to provide screening walls along the western portion of the property adjacent to area of the RID property and the setback in this location shall be 20 feet.

Building Separation:

All MF-12 perimeter units would normally require a 15-foot building separation. The minimum building separation between buildings fronting the northern property line and fronting the portion of the western property line shared with property owned by Roosevelt Irrigation District (RID) is being reduced from 15 feet to 10 feet. In the event of lot split causes the parcel to be split north-to-south into two separate lots, all buildings adjacent to the interior boundary line created by the lot split shall be considered interior lot lines and the minimum building separation between buildings fronting these interior lot lines is being reduced from 15 feet to 10 feet.

The Property is zoned Multi-family (MF-12) Zoning District with a PAD Overlay. The terms of the PAD Overlay are set forth as stipulations in the rezoning ordinance. A description of the modifications to otherwise applicable development standards is set forth below, which includes enhancements offered in support of the PAD Overlay:

- Development within the MF-12 Parcel include color schemes that add visual interest and variation to buildings on the site.
    - The main body color(s) for the individual homes (residential structures) shall be distinctly different from one another and will not simply utilize varying shades of grey or varying shades of tan to accomplish the three unique color schemes required in the City of Goodyear Design Guidelines.
- The accent colors/shades utilized on the residential structures shall add vibrancy to the base color of the home and not simply be a darker, lighter or muted shades/colors/version of the structure's primary base color.

- The upper portions of any structure visible above the perimeter wall height, shall incorporate different trim, facia, siding, recessed features, shutters, pop-outs, etc. color (different than the main body color of the residential structure in order to add to the uniqueness and street character of the project.
- The garage portion of the residential unit with a forward-facing garage shall not extend out from the porch or livable portion(s) of the residential unit by more than six feet (6').
- If front facing garages project out from the porch or livable areas of a residential unit, the residential unit shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the Zoning Administrator.
- Two-story townhouse style structures are encouraged to appear cohesive in design while

the design of each individual unit within the structure shall give the appearance of individual townhouses being adjacent to one another; this may be accomplished through a combination of varied roof heights and styles, building massing and undulation and base and accent color articulation.

- Parapet walls, cornices, pitched/gable roofs may extend to five (5) feet above the maximum building height limit to provide required screening of mechanical equipment from street view and to add visual architectural enhancements and roof variation;
- Owner is to construct the following amenities within the Property, a pool, a spa, a ramada with fire pit, a tot lot and an event lawn;
- The minimum trash enclosure setback from Residential Buildings on the Property shall be 20 feet (20'). Trash enclosures shall visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property;
- A minimum of one evergreen tree shall be installed within each rear yard of every residential unit with a private rear yard that fronts the property to the north and east, which tree shall be continuously be maintained and replaced as necessary
- The front setback shall be considered the portion of the property that fronts Van Buren Street (South), which is to be fully landscaped:
    - In the event a lot split causes the parcel to be split north-to-south into two separate parcels or lots, a 20-foot building setback shall be maintained along either side of the new interior property line created by the split.
- In the event a lot split causes the parcel to be split north-to-south into two separate lots, for application of the building separation standards within the MF-12 Design Guidelines, this interior property line shall not be considered a "perimeter" and the minimum building separation shall be ten (10) feet;

- The minimum setback for the portion of the west side of the Property along the portion of the Property fronting Cotton Lane shall be 30 feet (30') and the minimum setback for the portion of the west side of the Property adjacent to the property at the northeast corner of Cotton Lane and Van Buren owned by Roosevelt Irrigation District (the "RID Property") shall be 20 feet (20') (collectively the "West Side Setbacks"). The West Side Setbacks shall be fully landscaped.
- The minimum setback for the northern boundary of the Property, which is considered the Rear, is twenty feet (20').
- The portion of the western property line shared with property owned by Roosevelt Irrigation District (RID) and the northern portion of the property adjacent to a property zoned multi-family shall not be considered "perimeters" and the minimum building separation shall be ten feet (10').
    - In the event a lot split causes the parcel to be split north-to-south into two separate lots, all buildings adjacent to the interior lot split shall be considered interior. All other perimeters shall exhibit the normally required fifteen (15) foot separation.

- An 8-foot concrete path is to be constructed within the West Side Setback (which shall be entirely landscaped) and run from the northern end of the property south to Van Buren Street, and it is to include:
    - at least one (1) shaded, publicly accessible seating area along the trail.
- trees on both sides of the path and contain at least 5 feet of landscaping on both sides of the path before a property wall or sound wall is present.

(the "Cotton Lane Trail")

- At least one pedestrian connection to the Cotton Lane Trail is to be provided

- At least one pedestrian connection to the Canyon Trails Open Space/Greenbelt along the eastern boundary of the Property is encouraged
- All perimeter walls constructed along the boundaries of the Project, or along the interior lot

lines resulting from the Property being split into two parcels or lots shall be cohesive in design and shall compliment the overall themes established within the Canyon Trails area and shall provide a complimentary transition between the existing Canyon Trails developments theme wall;

- If a perimeter wall or fence is constructed along the eastern boundary of the Property adjacent to Canyon Trails Open Space/Greenbelt, view walls and/or view fencing shall be utilized with a maximum of three (3) feet of Concrete Masonry Unit (CMU) or a similar material except where trash enclosures, utilities and mechanical equipment need to be screened. If parking is located along the eastern property line, the view wall shall have a minimum of three (3) feet of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall;
- A screening wall shall be placed along the western portion of the property adjacent to area of the Roosevelt Irrigation District property which contains mechanical equipment within a chain-link fenced yard;
- The multi-family residential development shall bear the name of the master plan such as " at Canyon Trails".
- The maximum number of dwelling units that can be developed within the Property shall be 300.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

Subject to the City Council adopting a Land Use Category of Neighborhoods, as requested with the companion application which was approved for a Minor General Plan Amendment, a rezone of this property from a Planned Area Development with Commercial uses to a multi-family residential use would continue to align with the General Plan.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities. Having been recently farmed, there are existing irrigation canals that will be either abandoned and removed or placed in underground piping.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:

North – Vacant property zoned residential (MF-12);
South – Vacant property zoned residential (MF-24);
East – Canyon Trails greenbelt and Canyon Trails single-family residential and condominium/townhouse-style (PAD);
West – Arizona State Route 303 Loop and Roosevelt Irrigation District Facility;

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.

The property has limited access with a single right-in/right-out driveway along Van Buren Street and a single right-in/right-out driveway along Cotton Lane which serves as a northbound freeway frontage road. There are other vacant parcels in the immediate area that are better situated to serve as locations for retail, services, and offices to provide for the surrounding neighborhoods.

Luke Air Force Base:

The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property the proposed zoning, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport:

The property does not fall within the Phoenix-Goodyear Airport DNL.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Demand in Goodyear is very high for quality rentals especially such as that proposed with close access to the freeway network. Given that it is a new zoning category, it is unlikely there is existing vacant land in the area already zoned for this use. As noted previously the property is currently zoned for commercial with other properties already in the area, with better vehicular access, to accommodate that demand.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	4.94	2.47	4.94	2.47	Fire Station #181	7.08	3.54	7.08	3.54

Police Response:

The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:

The Engineering Department has created stipulations to address traffic issues caused by the development of this property. Those stipulations address traffic signals, roadway construction and access to needed and adjacent streets.

Water/Wastewater:

The subject property will be served by city of Goodyear water and wastewater utilities.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The proposed rezoning is within proximity to existing public services. The property owner and/or developer will be responsible for the costs of making the necessary connections to these existing services.

8. General public concerns.

Public Participation, Public Comment and Planning and Zoning Commission Meeting:

An in-person neighborhood meeting was conducted for this proposal on March 29, 2022. Notice of the neighborhood meeting was sent to property owners within 500 feet of the property to provide ample opportunity for input prior to noticing the public hearing itself, those notices were mailed on March 12, 2022; a sign advertising the neighborhood meeting was posted to the site on March 14, 2022. During the neighborhood meeting, residents asked questions about traffic, building heights, access to the adjacent freeways and recent growth in the area. No formal opposition has since been received.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on May 11, 2022 appeared in the Arizona Republic Southwest Valley Edition April 22, 2022; postcards were mailed to adjoining owners on April 16, 2022; and the sign(s) on the site were updated on April 21, 2022 to notify residents of the scheduled public hearings.

At the Planning and Zoning Commission meeting the Northeast Corner of Cotton Lane and Van Buren Street Minor General Plan Amendment and this rezoning case were presented under one presentation. Two residents spoke in opposition to the General Plan Amendment and this proposed rezoning case. The two speakers live in the same household and were from the adjacent Canyon Trails community. They both expressed concerns with a potential loss of property values and economic impact, safety, parking, traffic, lighting, setbacks from the adjacent developments and the amount of rentals within Canyon Trails.

After public discussion, and a vote on the Minor General Plan Amendment, the Commission voted (6-0) to recommend approval of the proposed rezoning and stipulations, as reflected within the attached Ordinance.

9. Whether the amendment promotes orderly growth and development.

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

The subject property is a short distance from the Loop 303 freeway and this proximity brings with it the potential for negative impacts due to noise from freeway traffic. Pursuant to the Zoning Ordinance requirements, a Noise Study has been prepared and submitted as part of this application.

Results of the study have concluded that an 8-foot tall noise wall along the western perimeter will have the effect of reducing exterior noise levels by 1 to 6 dBA and all modeled receivers would be equal to or less than the 64dBA standard specified in the Zoning Ordinance. Dwelling construction methods will further reduce potential noise impacts from the freeway and nearby Luke Air Force Base.

As of the writing of this narrative, there have been no other unique factors identified at the pre-application meeting or as part of the first review of the rezoning application.

Attachments

Resolutions and Exhibits

Ordinance

Aerial Exhibit

Narrative

Presentation

RESOLUTION NO. 2022-2235

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-21" AND "LEGAL DESCRIPTION."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 21-21," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1539.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

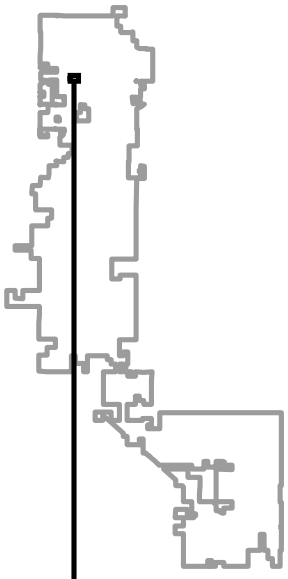
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-21

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

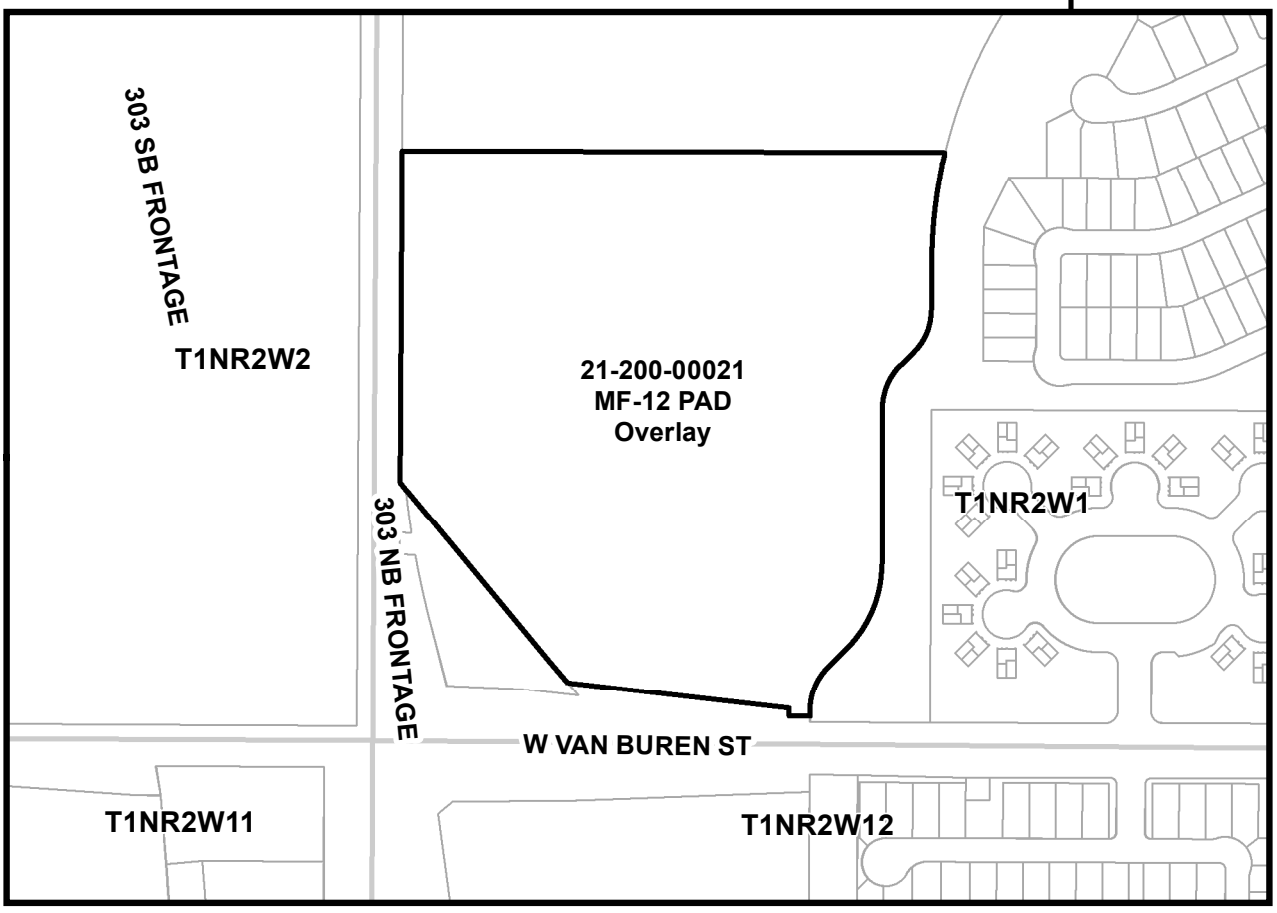


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Southwest Quarter of Section 1, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT		DATE:
A	REZONE FROM PAD TO MF-12 PAD Overlay 21-200-00021	Jan 2022

Exhibit B

Legal Description

A portion of the Southwest Quarter of Section 1, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at an aluminum cap in handhole at the West quarter-corner of said Section 1, from which a calculated position at the Southwest corner bears South 0 degrees 19 minutes 40 seconds West, 2647.42 feet;

Thence along the West line of said Southwest Quarter, South 0 degrees 19 minutes 40 seconds West, 1416.97 feet;

Thence, departing said West line South 89 degrees 40 minutes 20 seconds East, 55.00 feet to the Point of Beginning;

Thence South 89 degrees 46 minutes 21 seconds East, 1130.71 feet to a point on the West line of Tract "S" of Canyon Trails Phase 1, as recorded in Book 529, Page 43, records of Maricopa County, Arizona and the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 76 degrees 21 minutes 07 seconds East a distance of 1000.00 feet;

Thence Southwesterly 234.23 feet along the arc of said curve to the left and said West line, through a central angle of 13 degrees 25 minutes 13 seconds;

Thence South 0 degrees 13 minutes 40 seconds West, 101.27 feet along said West line, to the beginning of a curve, concave Northwest, having a radius of 125.00 feet;

Thence Southwesterly 97.68 feet along the arc of said curve to the right and said West line, through a central angle of 44 degrees 46 minutes 20 seconds;

Thence South 45 degrees 00 minutes 00 seconds West, 39.01 feet along said West line, to the beginning of a curve, concave Southeast, having a radius of 125.00 feet;

Thence Southwesterly 97.68 feet along the arc of said curve to the left and said West line through a central angle of44 degrees 46 minutes 20 seconds;

Thence South 0 degrees 13 minutes 40 seconds West, 326.01 feet along said West line to the beginning of a curve, concave Northwest, having a radius of 250.00 feet;

Thence Southwesterly 195.36 feet along the arc of said curve to the right and said West line, through a central angle of 44 degrees 46 minutes 20 seconds;

Thence South 45 degrees 00 minutes 00 seconds West, 57.67 feet along said West line to the beginning of a curve, concave Southeast, having a radius of 121.00 feet;

Thence Southwesterly 94.55 feet along the arc of said curve to the left and said West line through a central angle of 44 degrees 46 minutes 20 seconds;

Thence South 0 degrees 13 minutes 40 seconds West, 9.99 feet along said West line;

Thence North 89 degrees 46 minutes 21 seconds West, 44.55 feet along a line parallel with and 55 feet North of the South line of said Section 1, to a point on the North line of that ADOT right of way according to Document 2015-0736422, records of Maricopa County, Arizona;

Thence North 0 degrees 13 minutes 39 seconds East, 18.95 feet along said North line;

Thence North 83 degrees 31 minutes 29 seconds West, 470.58 feet along said North line to a point on the Northeasterly boundary of that 3.1 acre parcel described in Quit Claim Deed to Roosevelt Irrigation District recorded in Book 287 of Deeds, Page 209, records of Maricopa County, Arizona;

Thence North 39 degrees 51 minutes 05 seconds West, 516.14 feet along said Northeast line to a point on the East right of way line of that ADOT right of way according to Document 2012-0883525, records of Maricopa County, Arizona, said point being the beginning of a non-tangent curve, concave Easterly, from which the radius point bears North 83 degrees 52 minutes 16 seconds East a distance of 1854.23 feet;

Thence Northerly 211.79 feet along the arc of said curve to the right and said East line through a central angle of 6 degrees 32 minutes 39 seconds to a point lying 55.00 feet East of the West line of the Southwest Quarter of said Section 1;

thence North 0 degrees 19 minutes 40 seconds East, 498.92 feet along said east line to the Point of Beginning.

ORDINANCE NO. 2022-1539

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 31 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET, TO BE KNOWN AS CANYON TRAILS PHASE 1 UNIT 6 SOUTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-12 WITH PLANNED AREA DEVELOPMENT (PAD) 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; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, this ordinance applies to approximately 31 acres located northeast of Cotton Lane and Van Buren Street more particularly described in that certain document titled "Legal Description" declared a Public Record by Resolution No. 2022-2235, three copies of which are on file with the City Clerk and which is referred to and incorporated herein by this reference (the "Property"); and

WHEREAS, the property is currently zoned Canyon Trails Phase I Planned Area Development (PAD) (the “Canyon Trails Phase 1 PAD”) with an underlying land use designation of Commercial as was adopted by Ordinance No. 99-649; and,

WHEREAS, the General Plan Land Use Plan shows the Property designated as ‘Neighborhood’ as was adopted by Ordinance No. 2022-1539; and,

WHEREAS, this ordinance will rezone the Property, removing it from the Canyon Trails Phase 1 PAD and zoning it Multi-Family-12 (MF-12) Zoning District with a PAD Overlay, which modifies certain Development Standards and Development Regulations applicable to the Multi-Family-12 (MF-12) Zoning District and requires various enhancements and amenities as set forth in SECTION 4. PLANNED AREA DEVELOPMENT OVERLAY AND STIPULATIONS below; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a senior and family residential multi-family community; and

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on March 12, 2022 and signs advertising the Neighborhood Meeting was posted to the site on March 14, 2022; and,

WHEREAS, the Neighborhood Meeting took place, in-person, on March 29, 2022 and no formal opposition was received; and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on May 11, 2022, appeared in the Arizona Republic Southwest Valley edition on April 22, 2022 and postcards were mailed to adjoining owners on April 16, 2022 and signs on the site were updated on April 21, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 11, 2022; and

WHEREAS, at the Planning and Zoning Commission Meeting, the Northeast Corner of Cotton Lane and Van Buren Street Minor General Plan Amendment and this rezoning case were presented under one presentation; and

WHEREAS, two residents, who live in the same household in the adjacent Canyon Trails community, spoke in opposition to the General Plan Amendment and this proposed rezoning. The speakers expressed concerns with a potential loss of property values and economic impact, safety, parking, traffic, lighting, setbacks from the adjacent developments and the amount of rentals within Canyon Trails; and

WHEREAS, following the public hearing, the Commission voted 6-0 to recommend approval of the proposed rezoning subject to stipulations; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on May 23, 2022 appeared in the Arizona Republic Southwest Valley Edition April 22, 2022; postcards were mailed to adjoining owners on April 16, 2022; and signs on the site were updated on April 21, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1539 applies to approximately 31 acres located at the northeast corner of Cotton Lane and Van Buren Street and legally described in that certain document titled “Legal Description,” which document was declared public record by Resolution No. 2022-2235, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to the Planned Area Development (PAD) Zoning District with an underlying zoning district of the MF-12 zoning district with a Planned Area Development (PAD) Overlay.

SECTION 4. PLANNED AREA DEVELOPMENT OVERLAY AND STIPULATIONS

The rezoning of the Property is subject to the following requirements, stipulations and conditions:

1. Approval of the rezoning does not constitute approval of the site plan that has been submitted to the City. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
2. Except as modified the stipulations herein, the MF-12 Parcel shall be developed in accordance with all requirements in the Goodyear Zoning Ordinance including the requirements specific to the MF-12 (Multi-Family Residential) zoning district, which includes, by way of example, but not limitation, principal permitted uses, permitted accessory uses, use permit uses, special uses development regulations, parking, signage, lighting, and the City of Goodyear Design Guidelines, including the design guidelines applicable to multi-family residential; and
3. The minimum setback along the northern boundary of the Property, which is considered the Rear of the Property, shall be 20 feet (20'); and
4. The southern boundary of the Property fronting Van Buren Street shall be considered the front of the Property, and the front setback standards shall apply to the southern boundary of the Property. The front setback shall be fully landscaped; and
5. The minimum setback for the portion of the west side of the Property along the portion of the Property fronting Cotton Lane shall be 30 feet (30') (the "Cotton Lane Setback") and the minimum setback for the portion of the west side of the Property adjacent to the property at the northeast corner of Cotton Lane and Van Buren Street owned by Roosevelt Irrigation District (the "RID Property") shall be 20 feet (20') (the "RID Setback") (collectively Cotton Lane Setback and the RID Setback are referred to as the "West Side Setbacks"). The West Side Setbacks shall be fully landscaped; and
6. A minimum 10-foot building separation shall apply between buildings within the Property that front the northern boundary of the Property and that front the western boundary of the Property adjacent to the RID Property; and
7. Development within the Property shall include color schemes that add visual interest and variation to buildings on the site and shall comply with the following:
    a. The main body color(s) for each residential structure shall be distinctly different from adjacent/neighboring residential structures and shall not simply utilize varying shades of grey or varying shades of tan to satisfy the three unique color schemes required in the City of Goodyear Design Guidelines; and
    b. The accent colors/shades used on residential structures shall add vibrancy to the base color of the home and not simply be a darker, lighter or muted shades/colors/version of the structure's primary base color; and
    c. The upper portions of any structure visible above a perimeter wall, shall incorporate different trim, facia, siding, recessed

features, shutters, pop-outs, etc. color (different than the main body color of the residential structure) in order to add to the uniqueness and street character of the project; and

d. The garage of any residential unit with a forward-facing garage shall not extend out from the porch or livable portion(s) of the residential unit by more than six feet (6'); and
e. If front facing garages project out from the porch or livable areas of a residential unit, the residential unit shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques that extend out from the front of the garage face as approved by the Zoning Administrator; and
f. Two-story townhouse style structures are encouraged to appear cohesive in design while the design of each individual unit within the structure shall give the appearance of individual townhouses being adjacent to one another; this may be accomplished through a combination of varied roof heights and styles, building massing and undulation and base and accent color articulation; and

8. Parapet walls, cornices, pitched/gable roofs may extend to five feet (5') above the maximum building height limit to provide required screening of mechanical equipment from street view and to add visual architectural enhancements and roof variation; and
9. The minimum trash enclosure setback from Residential Buildings on the Property shall be 20 feet (20'). Trash enclosures shall be visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property; and
10. All residential units that have private rear yards that front the northern boundary of the Property and that front the eastern boundary of the Property shall have at least one evergreen tree installed within the rear yard, which shall be continuously maintained and replaced as necessary; and
11. Owner shall construct the following amenities within the Property, a pool, a spa, a ramada with fire pit, a tot lot and an event lawn (the "Community Amenities"). The Community Amenities shall be completed prior to the issuance of a Certificate of Occupancy for any residential unit within the Property; and
12. Owner shall construct an 8-foot concrete path that is open to the general public within the fully landscaped West Side Setbacks from the northern boundary of the Property to the southern boundary of the Property (the "Cotton Lane Trail"); and
    a. There shall be at least one (1) shaded, publicly accessible seating area within the Cotton Lane Trail; and
    b. The path shall have trees on both sides of the path and contain at least 5 feet of landscaping on both sides of the path. Neither a property wall or sound wall can be constructed within this area with the exception of the RID Screening Wall; and
    c. Owner shall provide an easement to the City, in a form approved by the City Attorney or his designee, that grants the public the use of the 8-foot concrete path; and

13. At least one pedestrian connection from the Property to the Cotton Lane Trail shall be constructed; and
14. At least one pedestrian connection from the Property to the Canyon Trails Open Space/Greenbelt fronting the eastern boundary of the Property (the "Canyon Trails Greenbelt") should be constructed; and
15. All perimeter walls constructed along the boundaries of the Property, including those constructed along the perimeters of any lot or parcel resulting from a lot-split, shall be cohesive in design and shall compliment the overall themes established within the Canyon Trails area and shall provide a complimentary transition between the existing theme walls located in neighboring Canyon Trails developments; and
16. If a perimeter wall or fence is constructed along the eastern boundary of the Property adjacent to Canyon Trails Greenbelt, view walls and/or view fencing shall be utilized with a maximum of three feet (3') of Concrete Masonry Unit (CMU) or a similar material except where trash enclosures, utilities and mechanical equipment need to be screened. If parking is located along the eastern property line of the Property, a view wall shall be constructed and shall have a minimum of three feet (3') of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall; and
17. A six-foot Concrete Masonry Unit (CMU) or a similar material screening wall shall be constructed along the western boundary of the Property adjacent to the RID Property. The RID Screening Wall may be placed with the landscaped RID Setback; and
18. The Exterior Noise Standards set forth in Goodyear Zoning Ordinance section 9-1-3(A) and the Interior Noise Standards set forth in Goodyear Zoning Ordinance section 9-1-3(B) apply to the development of the Property. At the time of site plan, a sound attenuation plan that includes a noise analysis shall be submitted to the City Engineer or his/her designees for approval. The sound attenuation plan shall demonstrate that the development reflected in the site plan will result in compliance with the Exterior and Interior Noise Standards in section 9-1-3 of the Goodyear Zoning Ordinance, and the Property shall be developed to incorporate all internal and external noise mitigation measures reflected in the approved sound attenuation plan. All noise mitigation measures reflected in the approved sound attenuation plan shall be constructed prior to the issuance of the first certificate of occupancy or certificate of completion for any residential unit within the Property; and
19. The following shall apply in the event the Property is split north-to-south to create two separate parcels or lots:
    a. a minimum 20-foot setback shall apply along either side of the interior property line created by the lot split; and
    b. a minimum 10-foot building separation shall apply between buildings within the Property that front the new interior property line created by a lot split. A minimum 15-foot building separation shall apply between buildings within the Property fronting all other property lines resulting from a lot split except as otherwise provided in this Ordinance, including the reduce separation requires set forth in stipulation 6 above; and
    c. each resulting lot or parcel shall provide the minimum number of resident parking space and the minimum number of required

guest parking spaces for the number of residential units constructed or to be developed within each lot or parcel created by a lot split; and

d. each resulting lot or parcel shall provide the minimum amount of recreational open space required for the MF-12 Zoning District and the residents within each resulting lot shall have access to a pool, a spa, a ramada with a fire pit, a tot lot and an event lawn; and.

20. The multi-family residential development within the Property shall bear the name of the master plan such as "<Multi-Family Development Name> at Canyon Trails; and
21. The maximum number of dwelling units that can be developed within the Property shall be 300; and
22. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:
    a. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
    b. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

    All final plats and minor land divisions subdividing all or part of the Property shall include notes setting forth the foregoing requirements; and
23. Signage shall be posted within all sales and rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and
24. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to approval of the first site plan for development within the Property, prior to the recordation of the first final plat subdividing all or part of the Property or prior to issuance of any construction permits for work within the Property, whichever is earlier; and
25. Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the

Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, all dedications shall be made prior to or concurrent with recordation of a final plat or the issuance of any permit for work within the Property whichever is earlier; and

26. The Traffic Impact Analysis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted to the city for review and approval with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Traffic Impact Analysis shall be approved by ADOT prior to the City of Goodyear approval;and
27. Approval by the City Engineer or designee and the Arizona Department of Transportation (ADOT) of a current traffic impact study for the development of the Property shall be obtained prior to the City of Goodyear issuing a Site Plan approval for any development within the Property and prior to the issuance of any permit for any work within the Property other than an at-risk grading permit. If the approved traffic impact study indicates the need for a traffic signal at any intersection adjacent to the Property, Owner shall be responsible for making an in-lieu payment for a proportionate share of the cost of a full traffic signal, with Owner being responsible for 25% of the full cost of a traffic signal for each corner of the intersection adjacent to the Property; and
28. No driveway locations off of Van Buren Street into the Property over property owned by the State of Arizona shall be permitted unless approved by the Arizona Department of Transportation (ADOT), and all required ADOT approvals shall be obtained prior to the City of Goodyear issuing a Site Plan approval and prior to the issuance of any permit for any work within the Property other than an at-risk grading permit; and
29. No driveway locations into the Property from Cotton Lane or any future frontage road constructed along the western boundary of the Property over property owned by the State of Arizona shall be permitted unless

approved by the Arizona Department of Transportation (ADOT), and all required ADOT approvals shall be obtained prior to the City of Goodyear issuing a Site Plan approval and prior to the issuance of any permit for any work within the Property other than an at-risk grading permit; and

30. Owner shall, at Owner's sole cost and expense, design and construct or cause the design and construction of the completion of full half-street improvements required for a Major Arterial as set forth in the Engineering Design Standards in effect at the time the improvements are constructed for the section of north half of W. Van Buren Street along or adjacent to the frontage of the Property. This may include pavement, curbing and gutters required for turn lanes or required bus bay, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "W. Van Buren Street Improvements"). The W. Van Buren Street Improvements shall be completed, subject to the completion of the two-year warranty period, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and
31. Prior to issuance of any permits for work within the Property except for at-risk grading permits, Owner shall dedicate 10-foot Public Utility Easements in the following locations:

    a. along the western boundary of the portion of the Property fronting the Cotton Lane alignment and
    b. along the southern boundary of the Property fronting the Van Buren Street alignment; and

    The Public Utility Easements to be dedicated herein shall be in a form and substance acceptable to the City Attorney or his designee and shall be lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances; and
32. Owner shall submit a Final Wastewater Report prior to or concurrently with the submittal of construction documents required for any work within the Property. No permits for any work within the Property shall be issued, except for at-risk grading permits, until the City Engineer or his designee has approved the Final Wastewater Report. Owner shall, design and construct, at no cost to the city, all on-site and off-site wastewater lines and facilities identified in the approved Final Wastewater Report as being needed for the City to provide wastewater service to the Property and that have not been constructed or that are not under construction when the first construction permit, except for at-risk grading permits, is issued for Work within the Property (the "Wastewater Improvements"). Owner shall, at no cost to the city, provide all on-site and off-site easements and/or or right-of-way needed for the construction of the Wastewater Improvements prior to the issuance of construction improvements for any work within the Property other than at-risk grading permits. All Wastewater Improvements shall be completed prior to issuance of Temporary Certificates of Occupancy and Certificates of Occupancy for any structure within the Property; and

33. Owner shall submit a Final Water Report prior to or concurrently with the submittal of construction documents required for any work within the Property. No permits for any work within the Property shall be issued, except for at-risk grading permits, until the City Engineer or his designee has approved the Final Water Report. Owner shall, design and construct, at no cost to the city, all on-site and off-site water lines and facilities identified in the approved Final Water Report as being needed for the City to provide water service to the Property and that have not been constructed or that are not under construction when the first construction permit, except for at-risk grading permits, is issued for Work within the Property (the "Water Improvements"). Owner shall, at no cost to the city, provide all on-site and off-site easements and/or or right-of-way needed for the construction of the Water Improvements prior to the issuance of construction improvements for any work within the Property other than at-risk grading permits. All Water Improvements shall be completed prior to issuance of Temporary Certificates of Occupancy and Certificates of Occupancy for any structure within the Property; and
34. Any modifications to existing private irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner; and
35. Where overhead electrical transmission lines are located nearby, no structures shall be permitted within 60 feet between structures and transmission lines, which shall be measured from the easement provided for the transmission lines abutting the proposed structure, to the structure. No reduction in the amount of open space required herein shall be permitted regardless of whether the structure would be eligible for a reduction pursuant to section 507.5 of the International Building Code as adopted and amended by the governing authority.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 21-21," declared a public record by Resolution 2022-2235, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including,

but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon the effective date of Resolution 2022-2234 or thirty (30) days from the date this Ordinance is adopted and passed whichever is later.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:
Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

City of Goodyear



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Author:

Date Saved: 5/5/2022

Data Source: City of Goodyear

When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

HANCOCK COMMUNITIES

Canyon Trails Phase 1 Unit 6 South

Rezoning

Narrative Report

Northeast Corner of Cotton Lane and Van Buren Street

Case # 21-200-00021

Submitted: February 10, 2022

By:

Beus Gilbert McGroder PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- ajochums@beusgilbert.com

Request

The subject property is located at the northeast corner of Cotton Lane and Van Buren Street, adjacent to the Arizona State Route 303 Loop (Loop 303) Freeway on the west, and generally consists of approximately 31 gross (25 net) acres. *(See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map)* The property is currently zoned as part of the Canyon Trails Phase I PAD with a designation for Commercial. (*See Exhibit D, Existing Zoning*)

Hancock Communities at Canyon Trails Phase 1 Unit 6 South seeks to remove the property from the Canyon Trails PAD and separately rezone it Multi-Family Residential (MF-12) as a stand-alone project pursuant to this document. Commensurate with the rezoning is a request for a minor reduction to the rear (east) building setback from 30' to 20' along with an increase in the allowed maximum building height from 25' to 30' to account for pitched roofs.

Property Overview

Adjacent to the site to the east, across a 100' to 250' wide drainageway and greenspace, are existing single-family homes within the Canyon Trails project. To the north, is land currently vacant but zoned for MF-12 multi-family. To the south, across Van Buren Street is land currently vacant but zoned for multi-family within Canyon Trails. To the west is Cotton Lane serving as a frontage road for the Loop 303 freeway along with a triangular shaped parcel currently owned by the Roosevelt Irrigation District (RID) separating the southwest property line of the subject parcel from Cotton Lane.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Business and Commerce land use categories, within a Village Center Overlay and Transit Oriented Development Overlay. (*See Exhibit C, General Plan Land Use Plan*) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Business and Commerce land use category allows multi-family zoning; albeit via the MF-18 zoning district at a density higher than that which is proposed.

For that reason, a companion Minor General Plan Amendment has been filed concurrently with this rezoning request.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support rezoning of the property for multi-family are listed below:

Goal GD-1 – Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Land Use and Transportation Plan Development Standards

Standard 1 – Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately

Development Plan

Hancock at Canyon Trails Phase 1 Unit 6 South proposes to combine our successful single-story multi-family with more traditional two-story townhome style multi-family housing.

While multi-family in zoning, with multiple dwelling units on a single parcel, Hancock at Canyon Trails Phase 1 Unit 6 South is a horizontal rental community and functions more like a grouping of attached and detached single family buildings and is akin to a compact single-family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories in height and large buildings with multiple units, horizontal communities are lower in height and made of both attached and detached homes that are for rent. Buildings are grouped to create intimate walkways and courtyards to support healthy neighborhood interaction. There is a main communal area for active recreation central to the development consists of a community swimming pool and spa, a covered ramada, and turf for recreation. Smaller recreation areas are provided throughout the community for passive recreational activities. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

Hancock at Canyon Trails Phase 1 Unit 6 South will fill the market for those Goodyear residents looking to rent because they are not ready to purchase or they are looking for a lifestyle, like condominium living, that allows them a house and yard without building and property maintenance.

Hancock at Canyon Trails Phase 1 Unit 6 South also takes the horizontal rental community design to the next level by incorporating garages. Each townhome style dwelling unit includes an attached two car garage and single-car garages (they are not rented separately) are included on around 40% of the single-story dwellings as shown on the included illustrated conceptual plans. (Exhibits E, & F)

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-12 district.

Development Standards and Design Guidelines

Development standards and Design Guideline shall be those of the MF-12 Zoning District with the following deviations.

Reduction in Rear Building Setback to 20 Feet (North)

Reduced perimeter building setbacks have been requested on the rear side (North) only. A 30' building setback would normally be required along this border; however, given that it will be directly adjacent to land zoned MF-12, the reduction in setback to the requested 20' minimum would appear to pose no issues on the nearby properties.

Increase in Maximum Building Height to 30 Feet

Proposed within the western half of the project are two-story townhome buildings. The maximum building height of 25' allows these buildings; however, with the height measured to the highest roof point, the architecture would be limited to flat roofs or pitched roofs with a very flat slope. We feel the additional 5 feet in allowed height, limited to the west half of the property, will pose no negative effects on surrounding properties while afford the variety of rooflines and quality architectural designs desired in the MF-12 district.

Building Separation

For application of the building separation standards within the MF-12 Design Guidelines, the northern property line, adjacent to multi-family (MF-12) Zoning, and the portion of the western property line shared with property owned by Roosevelt Irrigation District (RID) shall not be considered a "perimeter" and the minimum building separation shall be ten (10) feet. In the event a lot split causes the parcel to be split north-to-south into two separate lots, all buildings adjacent to the interior lot split shall be considered interior. All other perimeters shall exhibit the normally required fifteen (15) foot separation.

Additional Design and Development Considerations:

Development within the MF-12 Parcel include color schemes that add visual interest and variation to buildings on the site:

- The main body color(s) for the individual homes (residential structures) shall be distinctly different from one another and will not simply utilize varying shades of grey or varying shades of tan to accomplish the three unique colors.
- The accent colors/shades utilized on the individual homes (residential structures) shall add vibrancy to the base color of the home and not simply be a darker, lighter or muted shades/colors/version of the primary homes base color.
- The upper portions of the structure, that are visible above the perimeter wall height, shall utilize different trim, facia, siding, recessed features, shutters, pop-outs, etc. color (different than the main body color of the home (residential structure) in order to add to the uniqueness and street character of the project.
- Regarding forward facing garage plans, the garage portion of the unit shall not extend out from the porch or livable portion(s) of the home by more than six (6) feet.
- If front facing garages project out from the porch or livable areas of the unit, the plan shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the City, that extend out from the front of the garage face.

The front setback shall be considered the portion of the property that fronts Van Buren Street (South):

- In the event a lot split causes the parcel to be split north-to-south into two separate lots, the western side of the parcel adjacent to Cotton Lane shall maintain a minimum 30 foot building and landscape setback, the parcel adjacent to Van Buren Street shall maintain a minimum 30 foot building and landscape setback and a 20 foot building setback shall be maintained along either side of the interior property line created by the split.

- In the event a lot split causes the parcel to be split north-to-south into two separate lots, for application of the building separation standards within the MF-12 Design Guidelines, this interior property line shall not be considered a “perimeter” and the minimum building separation shall be ten (10) feet.

Open Space and Pedestrian Access:

- The project shall include at least one pedestrian connection to the existing Canyon Trails open space/greenbelt on the east.

- If a perimeter wall or fence is constructed along the eastern boundary of the property adjacent to the Canyon Trails open space/greenbelt, view walls and/or view fencing shall be utilized with a maximum of four (4) feet of Concrete Masonry Unit (CMU) or a similar material except where trash enclosures, utilities and mechanical equipment need to be screened further.
- The project shall include at least one pedestrian connection to the Canyon Trails-Cotton Lane greenbelt/trail on the west as discussed below.

- An 8-foot concrete trail shall be placed in the Cotton Lane frontage (which shall be entirely landscaped) and run from the northern end of the property south to Van Buren Street.

- There shall be at least one (1) shaded, publicly accessible seating area along the trail.

- The trail shall have trees on both sides and contain at least 5 feet of landscaping on both sides of the path before a property wall or sound wall is present.

Other Considerations:

- If a perimeter wall is constructed along the boundaries of the project, or to split the project, it shall be cohesive in design and shall compliment the overall themes established within the Canyon Trails area and shall provide a complimentary transition between the existing Canyon Trails developments theme wall;

- A screening wall shall be placed on the western property line adjacent to area of the Roosevelt Irrigation District property which currently contains mechanical equipment within a chain-link fenced yard.

- The multi-family residential development shall bear the name of the master plan such as "<Multi-Family Development Name> at Canyon Trails";

Zoning Ordinance Considerations

Pursuant to Section 1-3-1 D of the Goodyear Zoning Ordinance, zoning map amendments such as this request are to be evaluated for compliance with ten considerations. Below are those consideration and our responses in support of the approval of this request.

a. consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

As detailed in the "Plan Conformance" section of this narrative, the proposed zoning does require a Minor General Plan Amendment due to that proposed zoning allowing a density less than the minimum allowed in the Zoning Correlation Table. As detailed in this narrative and that of the companion Plan Amendment, if that request is approved, MF-12 multi-family zoning is in conformance with the General Plan's Land Use designation and in conformance with the development standards contained within the General Plan.

b. suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities. Having been recently farmed, there are existing irrigation canals that will be either abandoned and removed or placed in underground piping.

Adjacency to the Loop 303 freeway is discussed under paragraph "j".

c. compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The proposed MF-12 zoning is appropriate on the subject property. As noted above, multi-family zoning is supported by the General Plan.

To the west is the Loop 303 freeway and noise impacts from this necessary transportation component do exist when considering residential on this parcel. A noise impact study has been commissioned and is included in this application including appropriately sized walls to afford sound attenuation for the residents.

d. proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

As noted previously, the existing zoning is for commercial. The property's development is hindered by vehicular access with a single right-in/right-out driveway along Van Buren Street and a single right-in/right-out driveway along Cotton Lane which serves as a northbound freeway frontage road. This limited accessibility serves to render the property useless for viable commercial activity. There are other vacant parcels in the immediate area that are better situated to serve as locations for retail, services, and offices to provide for the surrounding neighborhoods.

The proposed zoning of MF-12 will allow for residential, including rentals, of a density commensurate to existing multi-family and complementary to existing single family already in the area.

e. demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Demand in Goodyear is very high for quality rentals especially such as that proposed with close access to the freeway network. Given that it is a new zoning category, it is unlikely there is existing vacant land in the area already zoned for this use. As noted previously the property is currently zoned for commercial with other properties already in the area, with better vehicular access, to accommodate that demand.

f. demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Van Buren Street and Cotton Lane adjacent to the subject property appear to be fully "built-out"; however as we work with the City of Goodyear on the site plan we will discuss any necessary improvements, such as deceleration lanes, which will be the developers responsibility. Water and sewer infrastructure is detailed in the engineering reports submitted with this application and again, the developer will install any necessary improvements to service the proposed use.

Based on the proposed MF-12 zoning, the 25 acre property could produce a maximum of 300 units. We plan a mix of townhomes as well as 2 and 1 bedroom "cottage" style units ,which based on that size should produce less school age children than a typical single family community. With that said, below is school impact table using the maximum total unit count.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) Avondale ES District	300	0.30 Students/Unit	90
High School Aqua Fria Union HS District	300	0.19 Students/Unit	57
Total	300		147

g. potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Subject property can be considered infill in that it is directly adjacent and surrounded by existing development. Services, such as police, fire, schools, sanitation, are already in the area and servicing this property will not be a burden. Private HOA parks are in the immediate Canyon Trails area and Desert Thunder Elementary School is only a few hundred feet away.

h. general public's concerns;

As a part of this application notice will be sent to all adjacent property owners within 500-feet of the property as well as any HOAs that are within the notice area. School districts, Luke AFB, ADOT, and any other City identified stakeholders will have also been noticed.

i. whether the amendment promotes orderly growth and development; and,

As described in the General Plan Conformance section and in this section, the rezoning of this property is not adverse to any policies or directives on orderly growth and development.

j. any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public

The subject property is a short distance from the Loop 303 freeway and this proximity brings with it the potential for negative impacts due to noise from freeway traffic. Pursuant to the Zoning Ordinance requirements, a Noise Study has been prepared and submitted as part of this application.

Results of the study have concluded that an 8' tall noise wall along the western perimeter will have the effect of reducing exterior noise levels by 1 to 6 dBA and all modelled receivers would be equal to or less than the 64dBA standard specified in the Zoning Ordinance. Dwelling construction methods will further reduce potential noise impacts from the freeway and nearby Luke Air Force Base.

As of the writing of this narrative, there have been no other unique factors identified at the pre-application meeting or as part of the first review of the rezoning application.

Exhibit A

Aerial Vicinity Map

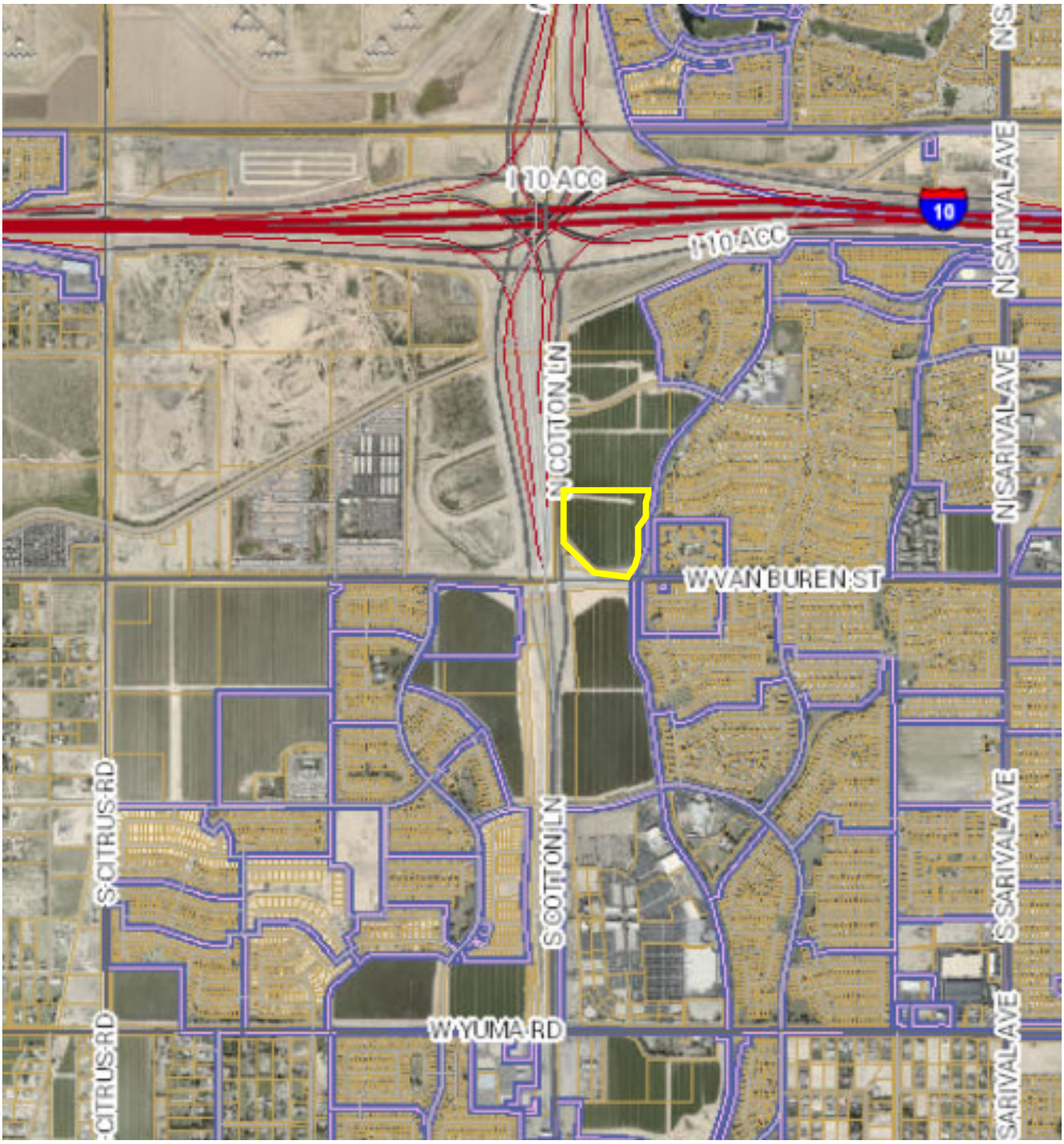


Exhibit B

Aerial Parcel Map

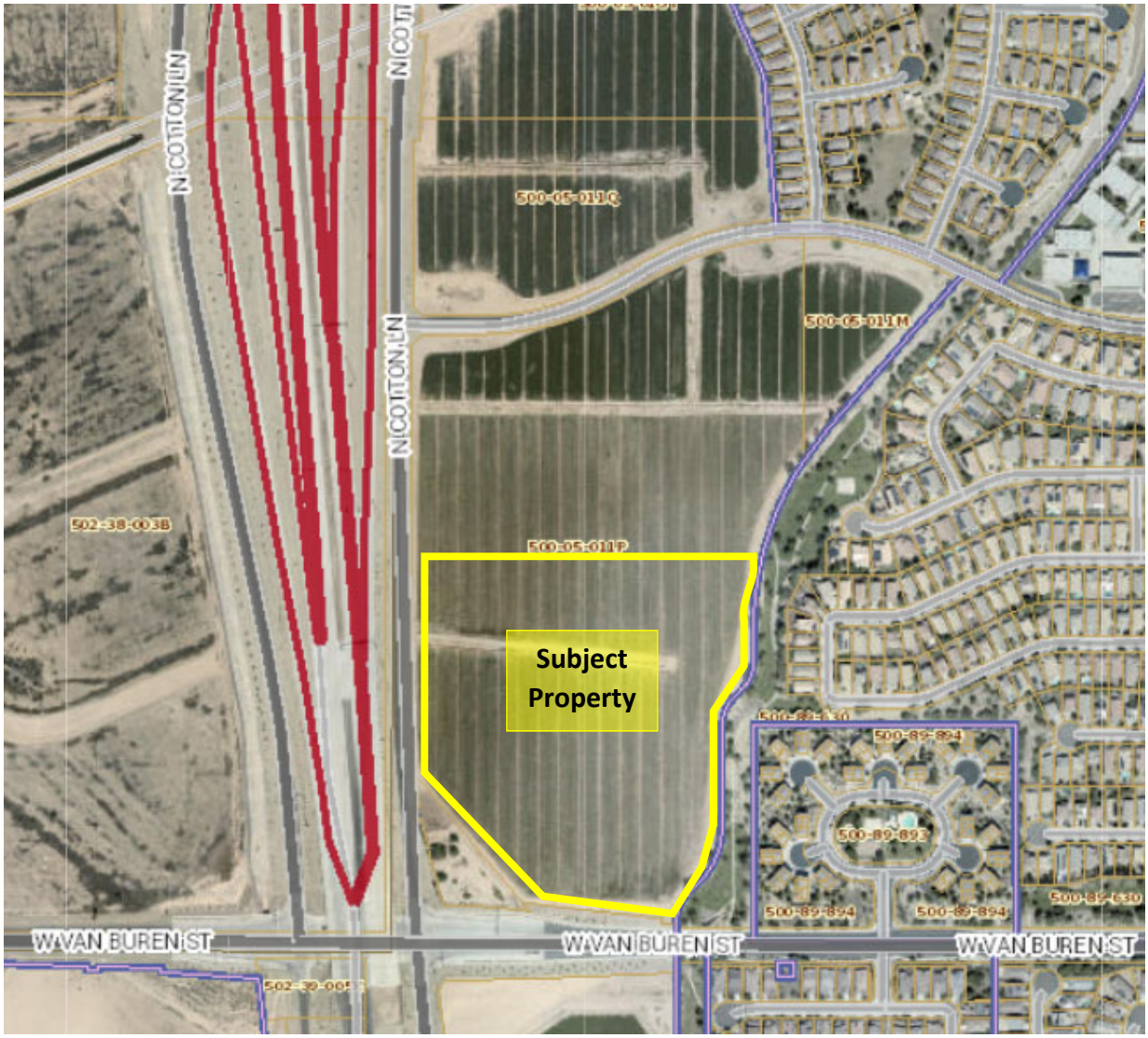


Exhibit C

General Plan Land Use Plan

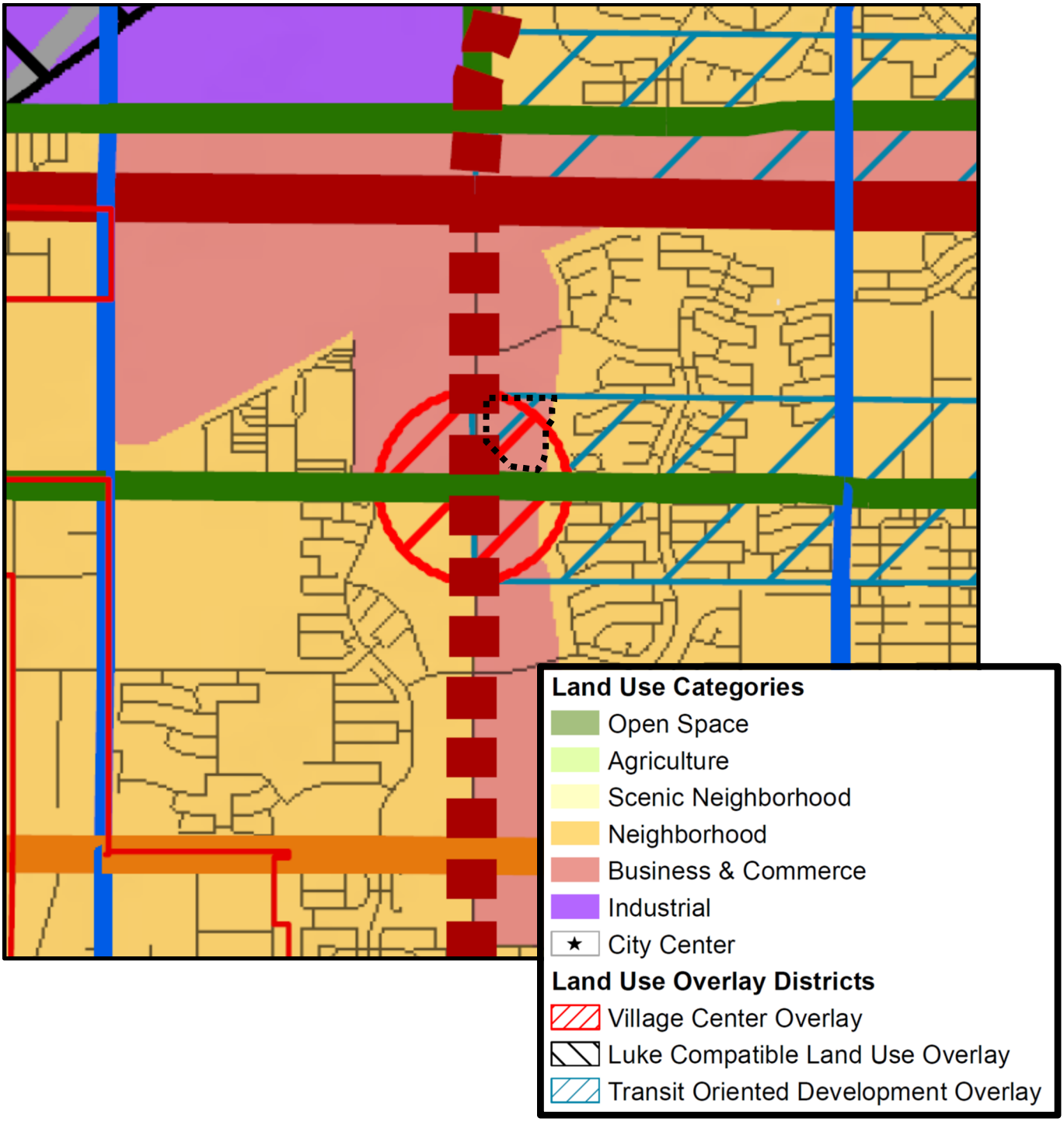
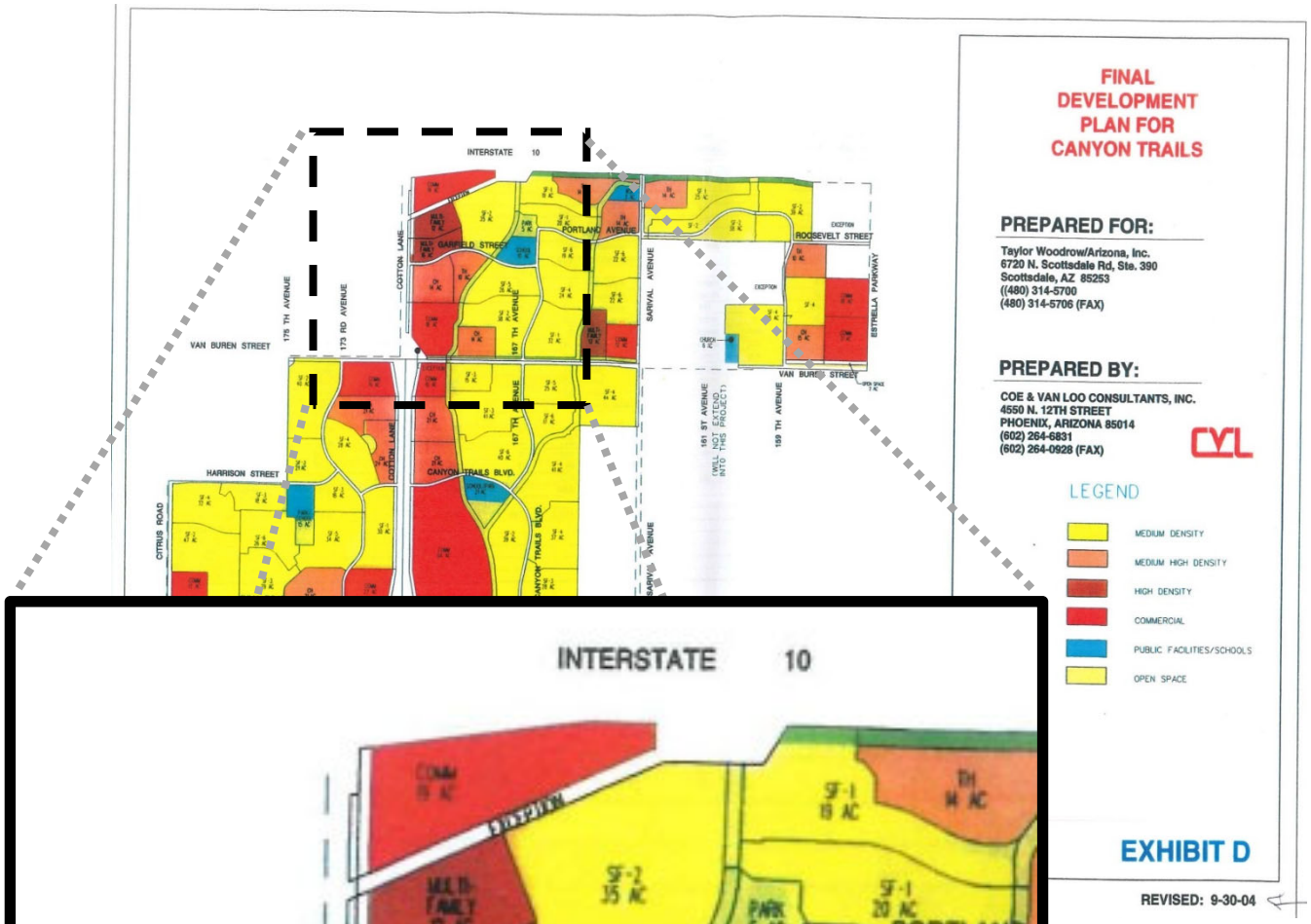


Exhibit D

Existing Zoning

(Canyon Trails PAD Land Use Plan)



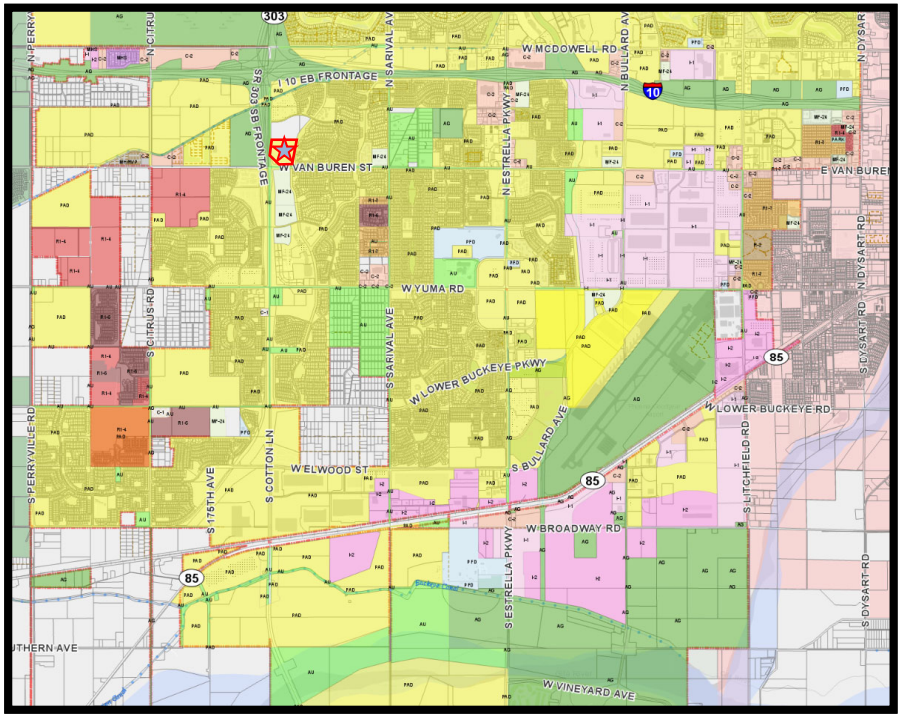
Northeast Corner of Cotton Lane and Van Buren Street Minor General Plan Amendment
+
Canyon Trails Phase 1 Unit 6 South Rezone



City Council Meeting
May 23, 2022

Location of Today's Cases

- Central Goodyear
  - Northeast corner of Cotton Lane and Van Buren Street
  - Approximately 31-acres
    - **General Plan Land Use:** Business and Commence
      - With Village Center Overlay
    - **Zoned:** Canyon Trails Phase 1 PAD
      - Underlying Commercial



Specific Location

ZOOMED IN

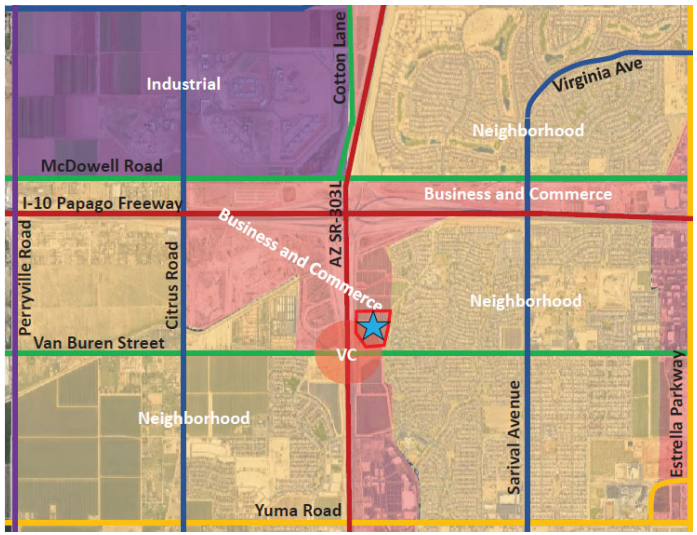
- NEC of Cotton Ln. and Van Buren St.
  - North
    - Vacant Canyon Trails MF-12
  - South
    - Vacant Estrella Springs and Suncrest Vista
  - East
    - Greenbelt and Canyon Trails single-family
  - West
    - Roosevelt Irrigation District
    - Loop 303
    - Arizona State Trust Land



NEC Cotton Ln and Van Buren St

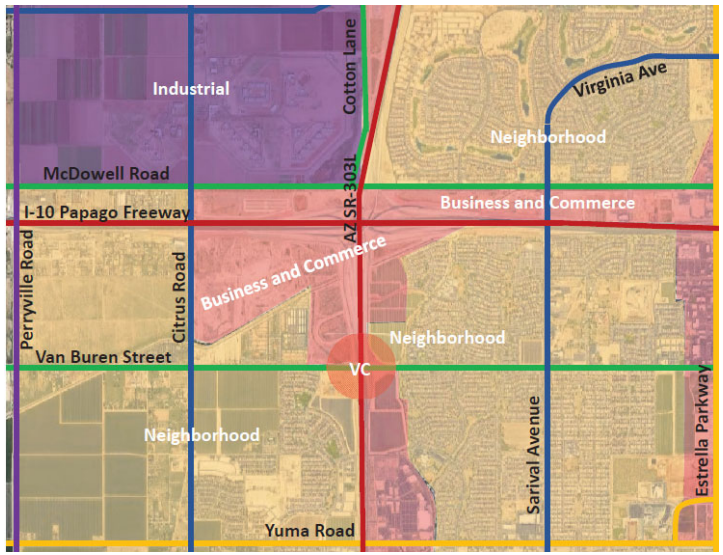
MINOR GENERAL PLAN AMENDMENT

Current



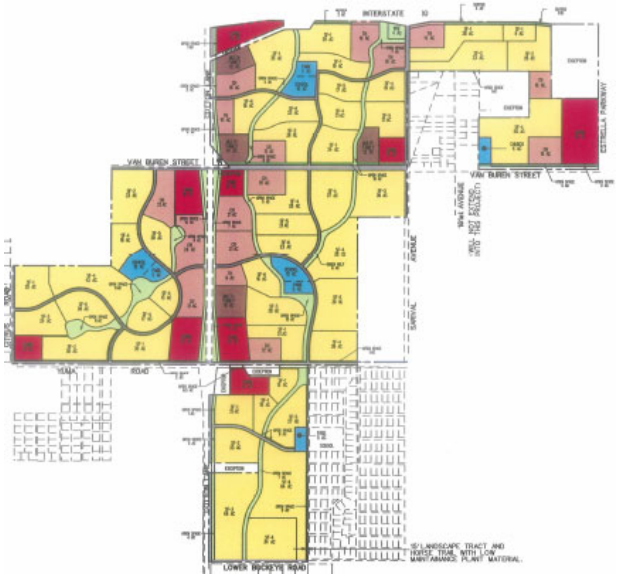
- From Business and Commerce to Neighborhood

Proposed



Zoning History

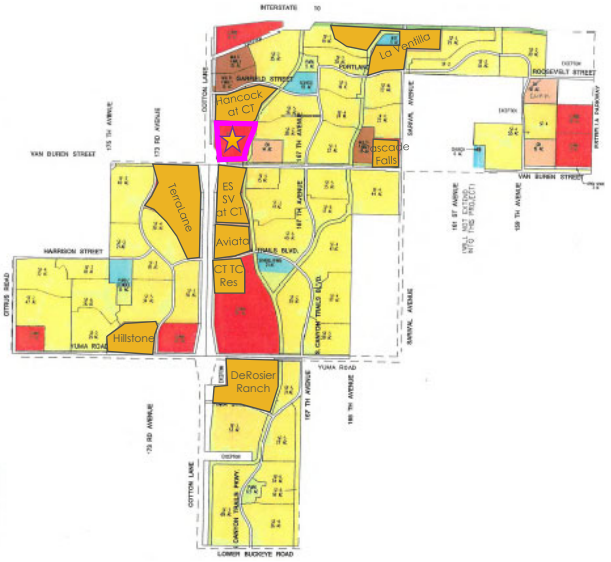
1998



1999-2003

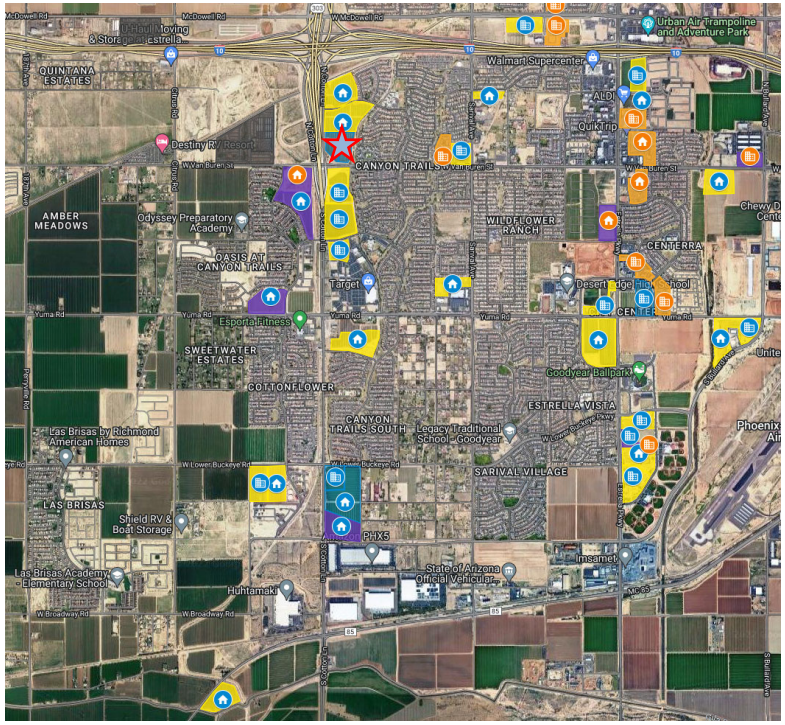


2005/APRIL 2021



Area Multi-Family

MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family

=Under Construction or Recently Completed Multi-Family

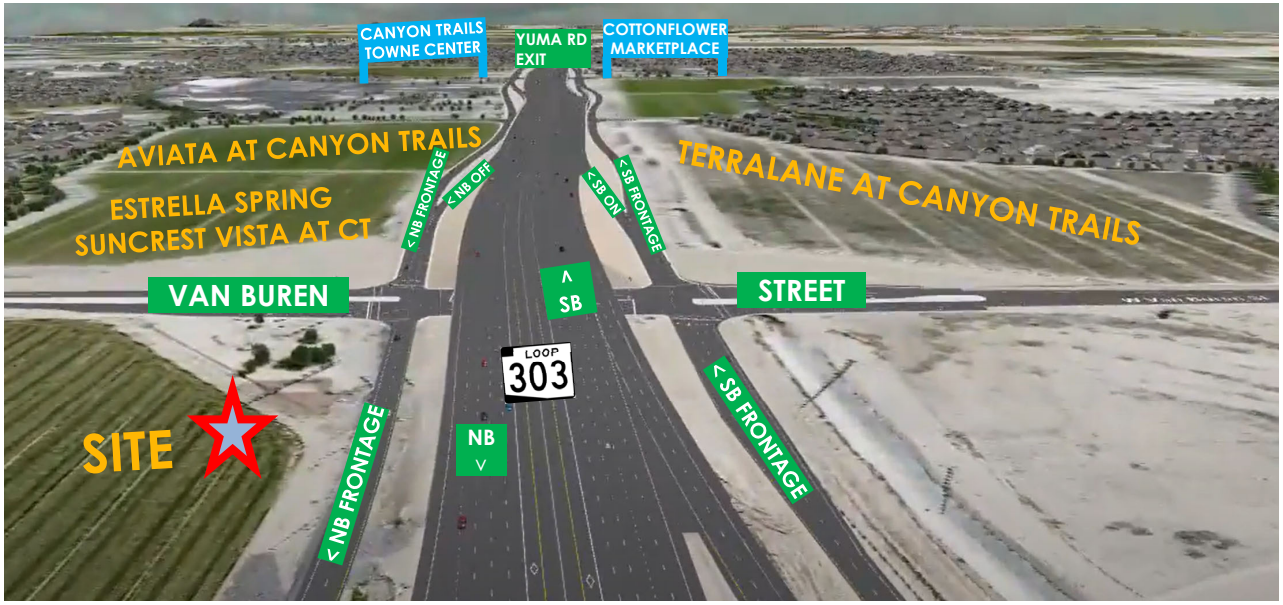
=Zoned for Multi-Family

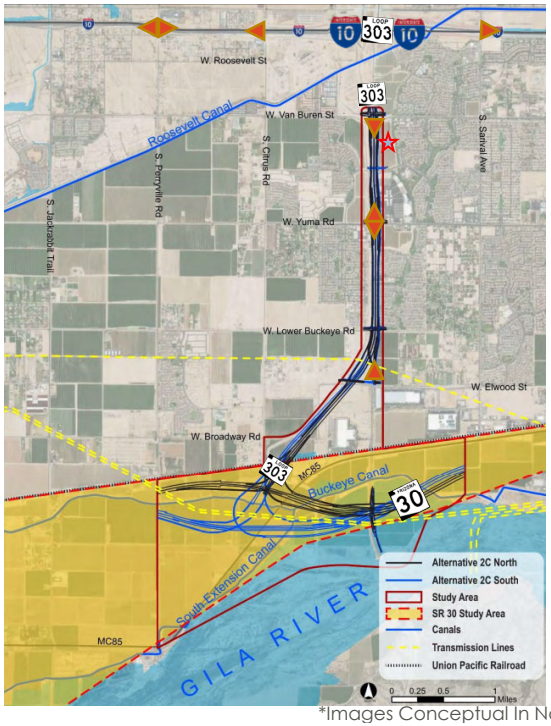
=Developer Interest in Multi-Family (Application Submitted)

= Canyon Trails PH1 U6 S

Arizona State Route 303 Extension

VAN BUREN STREET TO FUTURE STATE ROUTE 30





*Images Conceptual In Nature

Canyon Trails Ph1 U6 South

MF-12: PROPOSAL AND LAND USE

- 31 Acre Multi-Family Community
  - Will follow MF-12 Zoning and Design Guidelines with PAD Overlay
  - Zoning Cap of 300 units maximum



*Images Conceptual In Nature

Canyon Trails Ph1 U6 South

REQUESTS AND REGULATIONS

Design Standards



Height



Setbacks





Cotton Lane Greenbelt Trail

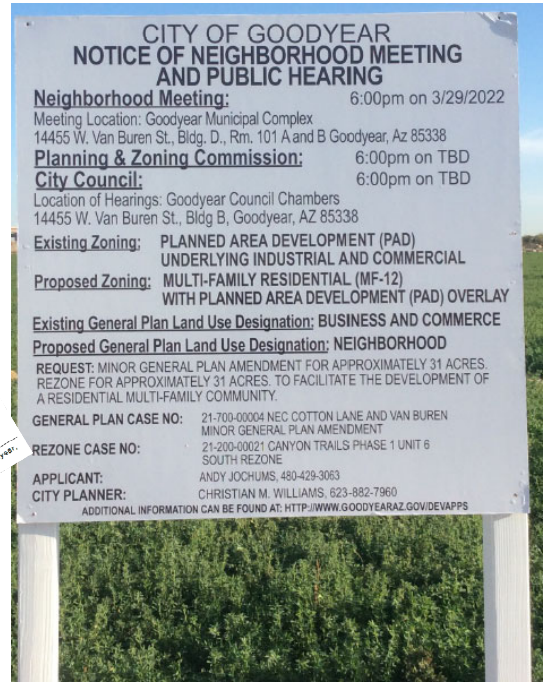
*Images Conceptual In Nature

Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Planning and Zoning Commission Meeting
- Approve General Plan Amendment (31 acres)
  - From Business and Commerce
  - To Neighborhood
- Approve Rezone:
  - From Canyon Trails Phase 1 PAD
    - Underlying Commercial
  - To MF-12 with PAD Overlay
    - Subject to Stipulations


Notice of Public Hearing


CITY OF GOODYEAR
NOTICE OF NEIGHBORHOOD MEETING AND PUBLIC HEARING

Neighborhood Meeting: 6:00pm on 3/29/2022
Meeting Location: Goodyear Municipal Complex
14455 W. Van Buren St., Bldg. D., Rm. 101 A and B Goodyear, Az 85338
Planning & Zoning Commission: 6:00pm on TBD
City Council: 6:00pm on TBD
Location of Hearings: Goodyear Council Chambers
14455 W. Van Buren St., Bldg B, Goodyear, AZ 85338

Existing Zoning: PLANNED AREA DEVELOPMENT (PAD) UNDERLYING INDUSTRIAL AND COMMERCIAL
Proposed Zoning: MULTI-FAMILY RESIDENTIAL (MF-12) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY
Existing General Plan Land Use Designation: BUSINESS AND COMMERCE
Proposed General Plan Land Use Designation: NEIGHBORHOOD
REQUEST: MINOR GENERAL PLAN AMENDMENT FOR APPROXIMATELY 31 ACRES. REZONE FOR APPROXIMATELY 31 ACRES. TO FACILITATE THE DEVELOPMENT OF A RESIDENTIAL MULTI-FAMILY COMMUNITY.
GENERAL PLAN CASE NO: 21-700-00004 NEC COTTON LANE AND VAN BUREN MINOR GENERAL PLAN AMENDMENT
REZONE CASE NO: 21-200-00021 CANYON TRAILS PHASE 1 UNIT 6 SOUTH REZONE
APPLICANT: ANDY JOCHUMS, 480-429-3063
CITY PLANNER: CHRISTIAN M. WILLIAMS, 623-882-7960
ADDITIONAL INFORMATION CAN BE FOUND AT: HTTP://WWW.GOODYEARAZ.GOV/DEVAPPS

*Conceptual Land Use Plan






CITY OF
Goodyear

ITEM #: 13.
DATE: 05/23/2022
AI #:895

CITY COUNCIL ACTION REPORT

SUBJECT: **REZONE APPROXIMATELY 27 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 AND MF-24 WITH BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY**

STAFF PRESENTER(S): Christian M. Williams, Senior Planner

SUMMARY

This is a Public Hearing to consider a rezone of approximately 27 acres generally located northeast of Estrella Parkway and Yuma Road from Planned Area Development (PAD) to C-2 and MF-24 with Ballpark Village North PAD Overlay.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2233, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED: "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-22"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH C-2 PARCELS"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH MF-24 PARCELS"; AND "BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY (APRIL 2022)."

2. ADOPT ORDINANCE NO. 2022-1538, CONDITIONALLY REZONING APPROXIMATELY 27 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS BALLPARK VILLAGE NORTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (COMMERCIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE WESTERN 9.8 ACRES AND TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-24 (MULTI-FAMILY) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE EASTERN 17.6 ACRES; 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. (Christian M. Williams, Senior Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The current zoning for this property is Goodyear City Center Northeast Final Planned Area Development (PAD) as established in 2008 through Ordinance No. 08-1118. The underlying land use designation for the property is Hospitality, Retail and Entertainment.

The 2025 Goodyear General Plan designated the land use for this property is Business and Commerce. The Business and Commerce land use designation land use designation for the Property was adopted by Resolution No. 2021-2198. The site is also located within a Village Center Overlay as was established by Resolution No. 2021-2198.

The current proposal requests to rezone the approximately 27 acres from Planned Area Development (PAD) to C-2 (Commercial) for the western 9.8 acres of the site and MF-24 (Multi-family) for the 17.6 eastern acres of the site with a PAD Overlay. This would change the land use from hospitality, retail and entertainment to commercial and residential to allow for the development of a horizontal mixed-use commercial and multi-family development.

STAFF ANALYSIS

Current Policy:
A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area. As set forth below, the proposed zoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Details of the Request:
The applicant is requesting a zoning change from the current Planned Area Development (PAD) with an underlying land use designation of hospitality, retail and entertainment to a PAD Zoning District with an underlying zoning district of C-2 (Commercial) for the western 9.8 acres of the site and MF-24 (Multi-family) for the 17.6 eastern acres of the site with a PAD Overlay to facilitate the development of a horizontal mixed-use commercial and multi-family development. As currently envisioned, the Property will include a hotel site, commercial/retail areas and traditional garden style apartment buildings. The use of a PAD Overlay is justified as the current development standards for the C-2 and MF-24 zoning districts do not independently address some of the unique circumstances found within a horizontally mixed-use development which will include increased density, Master Site Planning, pedestrian connectivity, the desire to restrict certain less-compatible commercial uses as well as allowing other commercial uses by right.

The proposed PAD Overlay will modify the C-2 standards as follows:

Prohibited C-2 (General Commercial) Uses:

In order to provide for a high-quality mixed-use commercial and residential development, support the increased residential density, provide for opportunities for walkable retail and remove non-desirable and non-compatible uses, the developer has agreed to restrict the following uses: Adult bookstore; adult novelty store and adult theater; Pawn shop; Non-Chartered Financial Institution; Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products; Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products; Convenience Storage, Mini-Storage or Recreational Vehicle Storage; Automotive repair and upholstering; Service Stations and Automotive Convenience Uses; Car Wash; Tire Repair, Oil Change (Lube) Shop; Standalone drive-thru restaurants or standalone convenience uses, except as otherwise provided Additional Permitted C-2 (General Commercial Uses).

Additional Permitted C-2 (General Commercial) Uses:

The development will allow for a maximum of one (1) stand-alone drive thru restaurant in the north half of the property so long as it has a minimum 250 square foot patio. Additionally, drive-thru restaurants that are attached to or a part of a multi-tenant shops building or connected to a shops building via a plaza, trellis or roofline are permitted. This provides certainty that the development will not become a row of multiple fast-food restaurants and provides certainty that if a single-drive thru is built it will be accompanied by outdoor seating and if more than 1 drive-thru is constructed it shall be accompanied by shop buildings, thus providing an incentive to create spaces for additional retail and restaurants that are not a drive-thru. The drive-thru must also be designed creatively based on the language within this zoning and include pedestrian connections, plaza spaces, etc.

The proposed PAD overlay will modify the MF-24 standards as follows:

The Development Standards for MF-24 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	MF-24	Ballpark Village North–MF-24
Maximum Density (dwelling units per acre)	24	35
Maximum Height (feet)	40	60
Minimum Side Setbacks Other (feet)	20	15
Minimum Rear Setback (feet.)	30	15
Private Outdoor Open Space (square feet/dwelling unit) (1)	60	50(1)
Recreational Open Space (square feet/dwelling unit)	400	440
Minimum Parking Spaces Studio 1-Bedroom 2-Bedroom 3-Bedroom Guest Parking	 1 Space per Unit 1.5 Spaces per Unit 2.0 Spaces per Unit 2.0 Spaces per Unit 1 guest space per 10 units	(2) 1 Space per Unit 1.4 Spaces per Unit 1.8 Spaces per Unit 2.0 Spaces per Unit 1 guest space per 10 units

(1) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(2) The parking requirements applicable to Multi-Family set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to any multi-family community within Ballpark Village North – MF-24. The reduced Minimum Parking Standards for Multi-Family set forth above shall apply if a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan is approved and the reduced standards apply, the Owner(s) of the multi-family development within Ballpark Village North shall be jointly and severally responsible for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

Density:

The proposed PAD includes an increase in maximum density up to 35 units per acre to provide residential in close proximity and walking distance to retail; within a mixed-use setting. The proposed increased density is within a mixed-use development that is close to the intersection of the two arterial streets, adjacent to the planned commercial center, within walking distance of existing retail and an existing mixed-use development, within a Village Center Overlay and within the Transit Oriented Development Overlay. The City of Goodyear's General Plan encourages the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. With the adjacent existing multi-family housing, planned multi-family housing in the vicinity, and the new multi-family units at Ballpark Village North; the commercial uses within this development and surrounding the Goodyear Ballpark will have a larger trade area of customers, within walking distance, to support retail.

The MF-24 Property will be fully amenitized as described in the PAD Overlay. If the MF-24 Property is developed as two or more separate multi-family communities, the amenities identified in the PAD Overlay or amenities of commensurate quality shall be provided for or made available to all residents residing within each multi-family community developed within the MF-24. The Property will be brought "to the street" to enhance the pedestrian experience for residents and others in the area. The landscaping, pathways, and building designs, as described within the PAD Overlay.

Height:

The proposed PAD modifies the maximum height in the MF-24 standard from 40 feet to 60 feet to allow development of a more urban, pedestrian-friendly product. The proposed 60 feet is significantly less than the heights allowed under the current zoning, which allows buildings on the eastern portion of the Property to be up to 78 feet high and building on the western portion of the Property to be up 150 feet high. The proposed height will allow an appropriate transition from the commercial development on the Property to the existing apartments to the north and east of the site.

Internal Setbacks:

Side and rear setbacks of the multi-family parcel may be reduced to 15 feet as they are not adjacent to a street and are internal to the Ballpark Village North development of which a Master Site Plan must be received with the first Site Plan submittal.

Parking:

The proposed PAD Overlay allows for the use of tandem parking in a multi-family/apartment setting to provide some garage parking stalls for residents and to reduce the outdoor parking footprint on the Property. This parking, will be available only for vehicles from the same apartment unit.

Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, except that tandem parking may be provided on site with the following standards:

- Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
- If a Parking Plan addressing parking management is submitted and approved by the Director of Development Services or designee, the reduced parking standards set forth in the table above shall apply.

These minor deviations from the zoning ordinance, create an opportunity for a larger amenity/outdoor common space for residents' use. Additionally, due

to the mixed-use nature of the development, the applicant anticipates that other modes of transportation will be used to access nearby commercial amenities. Further, the site is located within a Transit Oriented Development Overlay, thus multi-modal transportation is encouraged for the area and with this development, given the proximity of future and existing commercial, employment and entertainment uses in the area.

Reduction in Size and Depth of Private Outdoor Space:

Pursuant to Article 3-2-5 (Table 3-2-5), each MF-24 residential unit is required to have a dedicated private outdoor open space in the form of a yard, patio, or balcony with a minimum aggregate overall size of 60 square feet. Within Ballpark Village North, the minimum aggregate overall size of the yard, patio, or balcony may be reduced below 60 square feet to a minimum of 40 square feet.

In order to promote additional connectivity and resident access to adjacent commercial centers, recreational open space and the Maricopa Trail, all ground floor patios adjacent to Yuma Road, Goodyear Boulevard East and Goodyear Boulevard North will have gates that lead from their private open spaces to a minimum of six (6) pedestrian connections to the adjacent public sidewalks of Major pedestrian connections. This will allow residents to gain access to the surrounding commercial and recreational opportunities. The residential portions of the development are also within 1/8th – 1/4th of a miles walk to and from the 40-acre Goodyear Recreation Campus; and will be in close proximity to the plaza and commercial amenities found within the commercial portion of this development. The development will also complete the Maricopa Trail along the projects frontage of Yuma Road which will allow residents access to the Bullard Wash Trail.

This zoning case will increase the minimum Residential Open Space from a minimum of 400 square feet per unit to 440 square feet per unit. The look and feel of the projects and the extensive amenities, detailed in the Amenities section of the Narrative, will provide opportunities for residents to enjoy outdoor spaces.

Maricopa Trail:

In order to justify the smaller outdoor spaces, and to provide a beneficial amenity for residents, the developer of Ballpark Village North (“applicant”) agrees to construct the segment of the Maricopa Trail adjacent to Ballpark Village North. A path/trail along Yuma Road, which shall be part of the Maricopa Trail, that consists of a minimum of an 8-foot concrete sidewalk with 2-feet of compacted decomposed granite on both sides of the concrete sidewalk (which are level with the concrete sidewalk) and that shall be setback a minimum of 12 feet from the curb of Yuma Road following the completion of the Yuma Road Improvements. This trail will ultimately connect from Desert Edge High School (the City of Goodyear City Center NW Site) to the Bullard Wash when the adjacent owners complete their sections of Yuma Road.

The PAD Overlay also requires additional design enhancements for all buildings on site, requires multiple pedestrian connections between the commercial and multi-family developments, requires a major plaza to be developed, ensure there is street engagement and views into the community and requires a minimum level of amenities to be provided.

The developer is also required to construct a Ballpark Village Gateway Monument at the northeast corner of Estrella Parkway and Yuma Road. This monument will match themes and materials found within the Ballpark Village area and include an artistic mural that is publicly facing. Additionally, the theme for the mural is encouraged to utilize the Goodyear City Center Northeast theme of “Wind”.

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the city’s review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The applicant’s proposal for a walkable, pedestrian-friendly, mixed-use development advances several policies of the City of Goodyear General Plan and Village Center Overlay. The high-density residential component supports the commercial element of the proposal, and other development in the area, including the 10,000+ seat Goodyear Ballpark. Below is a summary documenting consistency of the project with the General Plan.

Objective CC?5?1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community’s vision and needs.

Physical Growth and Development
Goal GD?1 - A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

Policies: (b) Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents; (f) High density residential should locate near commercial uses.

The proposed development should complement existing uses in the area. A United States Post Office is on the north side of Hadley Street adjacent to the project site. Across Goodyear Boulevard North, north and northeast of the site, is the Serafina Apartments development within Centerra. The Lunaire Apartments are on the east side of Goodyear Boulevard East within Centerra. The parcels on the other three corners of the Yuma Road and Estrella Parkway intersection are in various stages of planning for development.

The proposed rezone is compatible with the ultimate vision for the area. High quality, diverse developments, such as the proposed project, help the city improve quality of life and promote economic healthy communities. This mixed-use development provides a logical transition of land uses from a commercial intersection to existing multi-family residential in the area. In addition, residents of the high-density residential component of the project will be within a short walk or bike ride away from commercial opportunities provided by the project as well as recreational amenities which are existing in the immediate area.

Physical Growth and Development
Goal GD-2 – Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

Objective GD-2-3. Redevelop, revitalize, or enhance Goodyear’s older areas.

Policies: (b) Encourage infill development with the Transit Oriented Development Overlay to increase density within this area to support an efficient transit system.

The proposed project will develop a vacant parcel within Ballpark Village, a key development area for the City. The Property falls within the Transit Oriented Development (TOD) Overlay; the City of Goodyear General Plan encourages the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. More specifically, standards 56 and 58 specifically encourage the development of mixed-use projects anywhere within the TOD. The proposed project fuels development in an area specifically identified for growth and does so with a level of intensity and mix of complementary uses envisioned by the City of Goodyear.

Community and Cultural Development
Goal CC-2 – A diverse stock of high-quality housing that meets the needs of all residents.

Objective CC-2-1. Provide diverse and quality housing products.
Policy: (a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

The high-density residential component of the proposed project will provide the City of Goodyear with much-needed multi-family housing inventory. Highly-amenitized leased housing options are an essential component to provide housing for an expanding employment base.

Although the City of Goodyear has a substantial stock of single-family housing and apartments which are not a part of a mixed-use development, the proposed project addresses this need, providing high-quality, urban-designed residences for prospective employees in the market for leased housing.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.
The Property's physical and natural features are perfectly suited for the proposed uses. The Property has no major topographical features that limit its development potential.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.
Current and future uses and development of the properties surrounding the subject property include:
North – United States Post Office and Centerra master planned community (multi-family);
South – Fulton Homes at Ballpark Village master-planned community (vacant);
East – Centerra master planned community (multi-family);
West – United States Post Office and vacant City-owned City Center NW Property;

The proposal is very compatible with the surrounding area because it is an extension of Ballpark Village, which anticipates greater densities and intensity of land uses. A high-quality development like this will support existing property values because of the amenities and offerings it provides. All required improvements will be constructed with this project, as required.

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.
Luke Air Force Base:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and the proposed zoning, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport:
The property does not fall within the Phoenix-Goodyear Airport DNL.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.
Over the past decade, the City of Goodyear has welcomed new, exciting developments at a rapid pace. Unfortunately, this large, infill Property has continued to remain vacant for decades. In recognition of the area's planned developments, surrounding demographics, and evolving retail patterns, the applicant has re-envisioned the Property as a blend of commercial and multi-family uses that creates synergy to support one another.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.
School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	1.96	0.98	2.74	1.37	Fire Station #181	4.78	2.39	5.44	2.72

Police Response:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The property will be accessed via private streets/driveways within the development that will gain access to Estrella Parkway and Yuma Road. The Engineering Department has created stipulations to address traffic requirements applicable to this development; specifically, Estrella Parkway will be widened and improved, Yuma Road will be widened and improved, Goodyear Boulevard North will be completed and Goodyear Boulevard East will be completed.

Water/Wastewater:
The subject property will be served by city of Goodyear for water and wastewater.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.
The Property abuts existing public services. It is located along scenic arterial roadways with the necessary capacity. As indicated in the Water and Sewer Reports submitted with the rezoning, there is adequate water and sewer infrastructure/capacity to serve the development.

8. General public concerns.
Public Participation, Public Comment and Planning and Zoning Commission Meeting:
A virtual Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on March 12, 2022; signs advertising the Neighborhood Meeting were placed on the site on March 15, 2022. The Neighborhood Meeting took place on March 30, 2022. No residents spoke in opposition to the proposed rezone.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on May 11, 2022 appeared in the Arizona Republic Southwest Valley Edition April 22, 2022; postcards were mailed to adjoining owners on April 16, 2022; and signs were posted on the site on April 21, 2022.

On May 11, 2022, the Planning and Zoning Commission held a public hearing for this item. No objection was received from the public during the public hearing. The Planning and Zoning Commission voted (6-0) to recommend approval of the proposed rezoning with stipulations, as reflected within the attached Ordinance.

9. Whether the amendment promotes orderly growth and development.
The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

The subject property is located to the northwest of the Phoenix Goodyear Airport. While the subject property is located near the airport, it is located fully outside of any accident potential zones at the ends of the runway and fully outside any aircraft takeoff and approach patterns from the runway. The property is also significantly removed from the 65ldn noise contour. Dwelling construction methods will further reduce potential noise impacts from the Phoenix Goodyear Airport.

Attachments

Resolutions and Exhibits
Ordinance
Aerial Exhibit
Narrative
Narrative Exhibits
Presentation

RESOLUTION NO. 2022-2233

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED: "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-22"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH C-2 PARCELS"; "LEGAL DESCRIPTION – BALLPARK VILLAGE NORTH MF-24 PARCELS"; AND "BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY (APRIL 2022)."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 21-22," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description – Ballpark Village North," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled "Legal Description – Ballpark Village North C-2 Parcels," a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

That certain document titled "Legal Description – Ballpark Village North MF-24 Parcels," a copy of which is attached hereto as Exhibit D, is hereby declared a public record.

That certain document titled "Ballpark Village North Development Regulations C-2 and MF-24 with PAD Overlay (April 2022)," a copy of which is attached hereto as Exhibit E, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1538.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

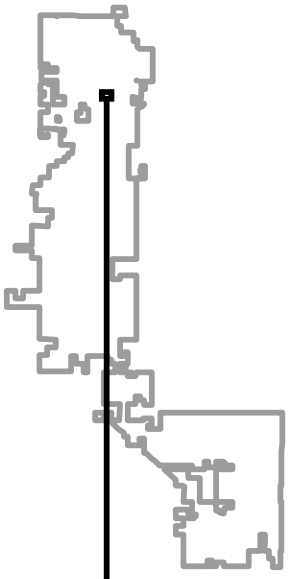
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-22

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

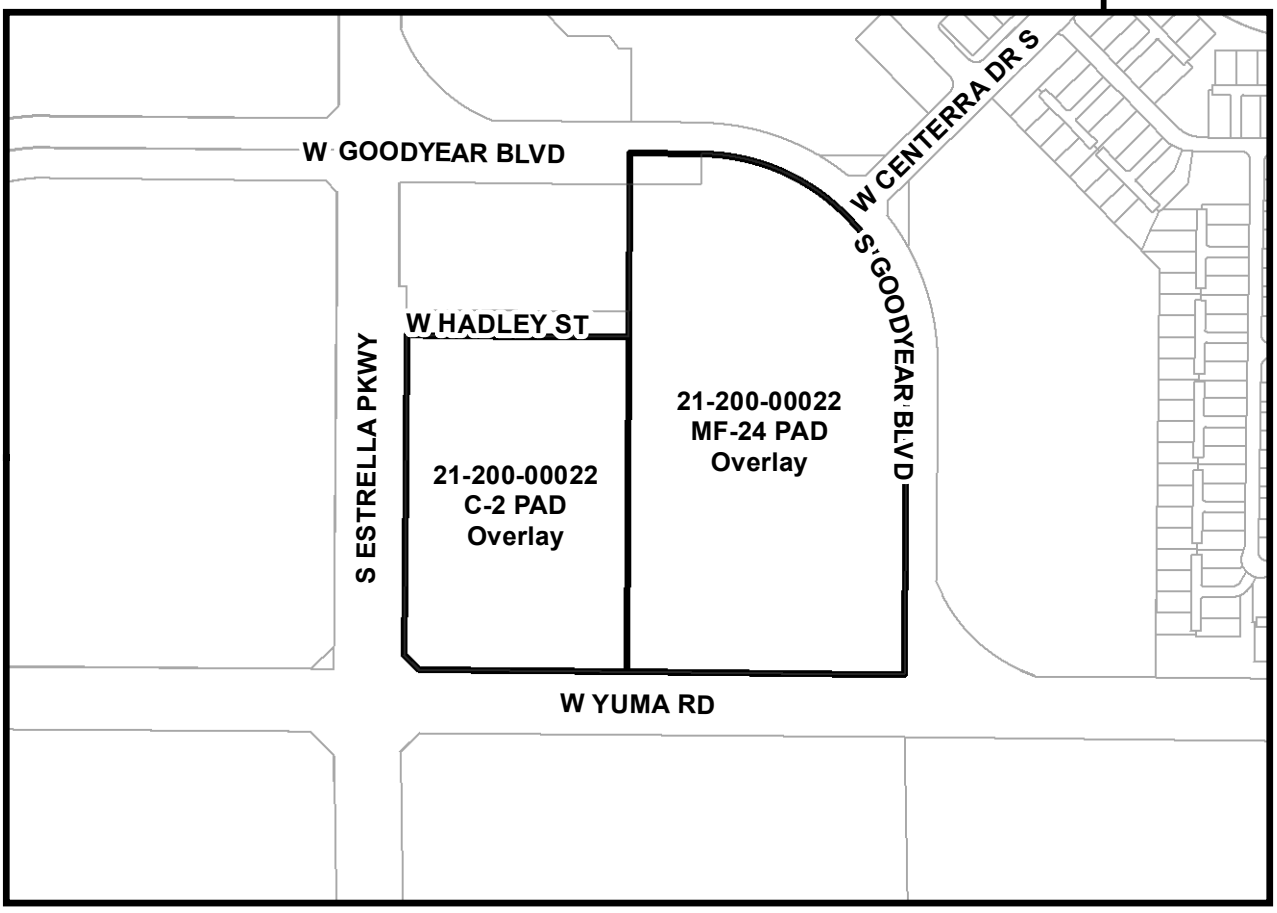


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Southwest Quarter of the Southwest Quarter of Section 8, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT		DATE:
A	REZONE FROM PAD TO C-2 & MF-24 PAD OVERLAY 21-200-00022	April 2022

Exhibit B
Legal Description – Ballpark Village North

LEGAL DESCRIPTION - LOT 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 129.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

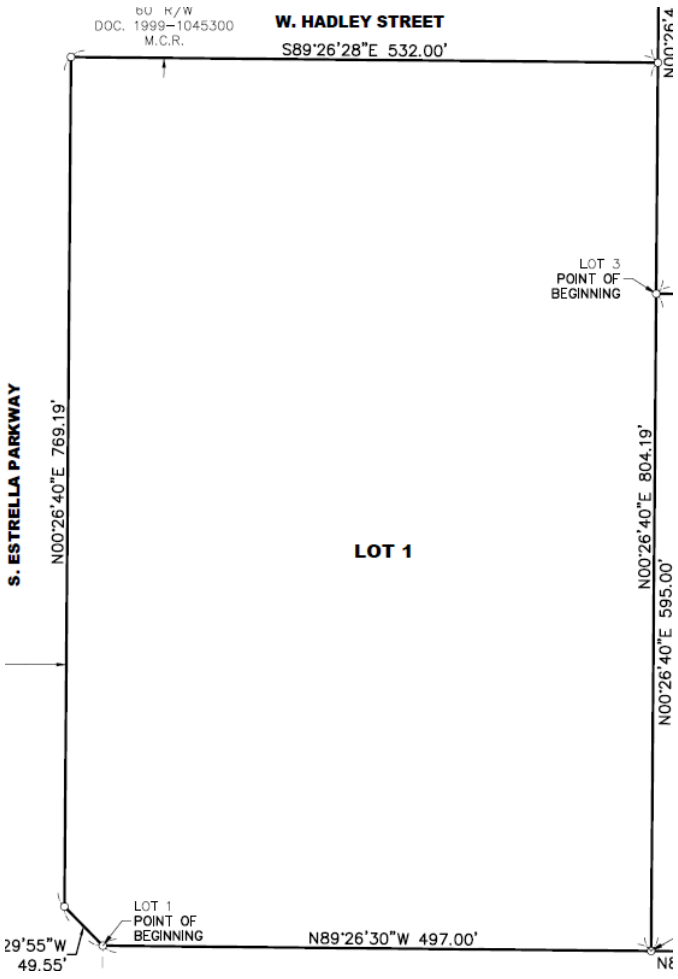
THENCE NORTH 44 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 49.55 FEET TO THE EAST RIGHT OF WAY LINE OF ESTRELLA PARKWAY;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 95.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 769.19 FEET TO THE SOUTH RIGHT OF WAY LINE OF HADLEY STREET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 532.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 804.19 FEET TO THE NORTH RIGHT OF WAY LINE OF YUMA ROAD;

THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 497.00 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION - LOT 2

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 626.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 595.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG A LINE BEING 670.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 667.71 FEET TO THE WEST RIGHT OF WAY LINE OF GOODYEAR BOULEVARD;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 595.00 FEET TO THE NORTH RIGHT OF WAY LINE OF YUMA ROAD;

THENCE DEPARTING SAID RIGHT OF WAY LINE OF GOODYEAR BOULEVARD, NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 666.78 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 3

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 626.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 574.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF GOODYEAR BOULEVARD;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 168.79 FEET;

THENCE CONTINUING ALONG THE RIGHT OF WAY LINE FOR GOODYEAR BOULEVARD THE FOLLOWING (3) COURSES:

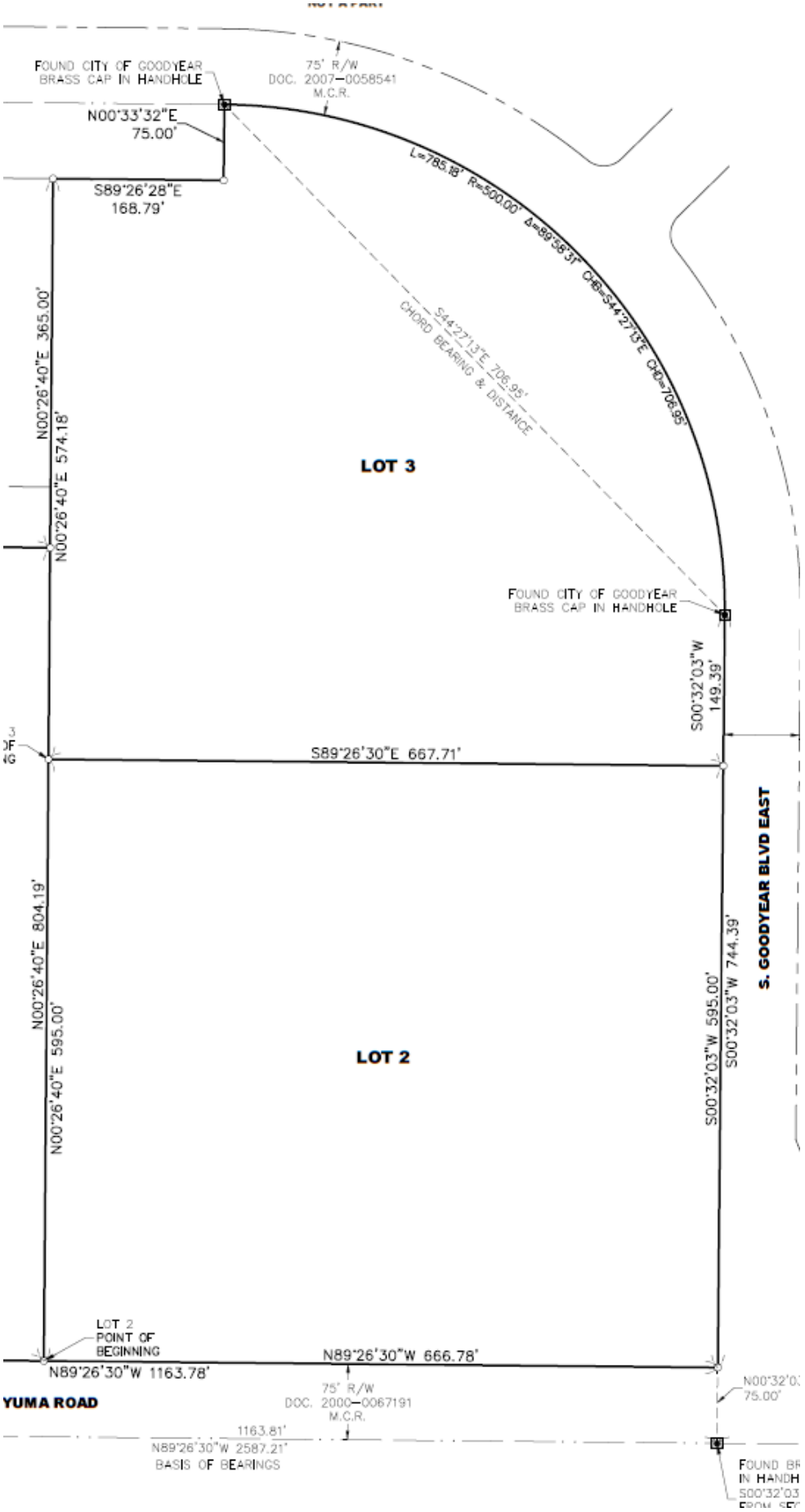
THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 44 DEGREES 27 MINUTES 13 SECONDS EAST, A CHORD DISTANCE OF 706.95 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 31 SECONDS, A DISTANCE OF 785.18 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 149.39 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 149.39 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG A LINE BEING 670.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 667.71 FEET TO THE POINT OF BEGINNING.


FOUND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE
75' R/W
DOC. 2007-0058541
M.C.R.
N00°33'32"E
75.00'
S89°26'28"E
168.79'
L=785.18' R=500.00' Δ=89°58'31" CHB=S44°27'13"E CHD=706.95'
S44°27'13"E 706.95'
CHORD BEARING & DISTANCE
N00°26'40"E 365.00'
N00°26'40"E 574.18'
LOT 3
FOUND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE
S00°32'03"W
149.39'
S89°26'30"E 667.71'
S. GOODYEAR BLVD EAST
N00°26'40"E 804.19'
N00°26'40"E 595.00'
LOT 2
S00°32'03"W 595.00'
S00°32'03"W 744.39'
LOT 2
POINT OF
BEGINNING
N89°26'30"W 1163.78'
N89°26'30"W 666.78'
N00°32'0
75.00'
YUMA ROAD
75' R/W
DOC. 2000-0067191
M.C.R.
1163.81'
N89°26'30"W 2587.21'
BASIS OF BEARINGS
FOUND BR
IN HANDH
S00°32'03

LEGAL DESCRIPTION GOODYEAR BOULEVARD NORTH RIGHT OF WAY

A PORTION OF RIGHT OF WAY DEDICATED IN DOCUMENT NUMBER 2015-0120487, MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2,587.21 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,319.19 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID RIGHT OF WAY DEDICATION, A DISTANCE OF 627.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 168.94 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID DEDICATION, A DISTANCE OF 75.00 FEET;

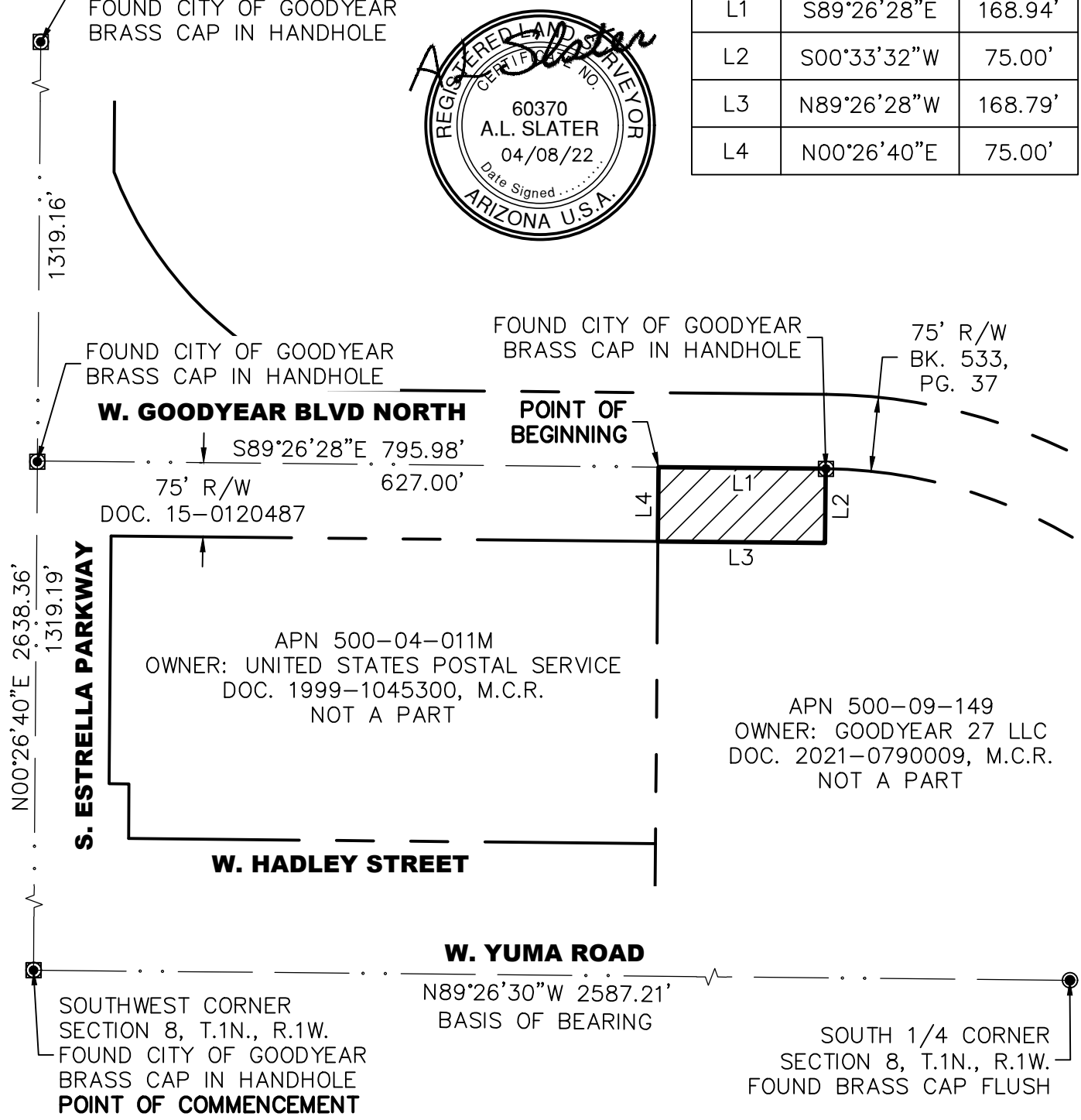
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DEDICATION, A DISTANCE OF 168.79 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

SAID ABANDONMENT CONTAINS 12,665 SQUARE FEET OR 0.291 ACRES, MORE OR LESS.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°26'28"E	168.94'
L2	S00°33'32"W	75.00'
L3	N89°26'28"W	168.79'
L4	N00°26'40"E	75.00'



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rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

LEGAL DESCRIPTION
RIGHT OF WAY
GOODYEAR, ARIZONA

PROJECT NO:	P5965		
DRAWN BY:	TS	SCALE:	1"=150'
CHECKED BY:	JAS	DATE:	4/8/2022

EXHIBIT 'C'

Legal Description – Ballpark Village North C-2 Parcels

RETAIL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 129.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 44 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 49.55 FEET TO THE EAST RIGHT OF WAY LINE OF ESTRELLA PARKWAY;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 95.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 769.19 FEET TO THE SOUTH RIGHT OF WAY LINE OF HADLEY STREET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 304.50 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG A LINE BEING 399.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 402.69 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG A LINE BEING 476.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 227.50 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 401.50 FEET TO THE NORTH RIGHT OF WAY LINE OF YUMA ROAD;

THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 497.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 335,605 SQUARE FEET OR 7.704 ACRES, MORE OR LESS.

HOTEL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 627.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 476.50 FEET TO THE **POINT OF BEGINNING**;

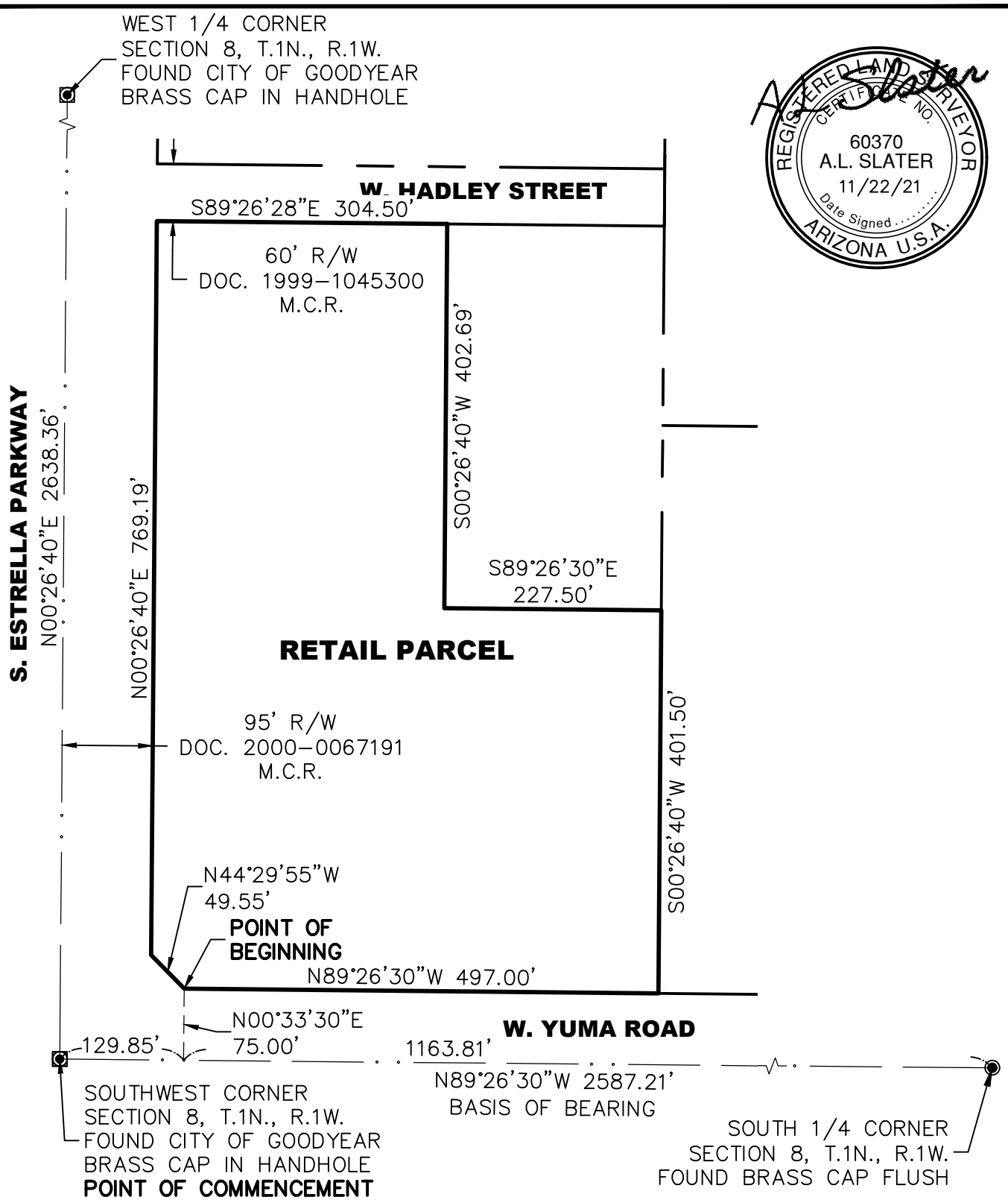
THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG A LINE BEING 476.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 227.50 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 399.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 402.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF HADLEY STREET;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 227.50 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 402.69 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 91,611 SQUARE FEET OR 2.103 ACRES, MORE OR LESS.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
60370
A.L. SLATER
11/22/21
Date Signed
ARIZONA U.S.A.

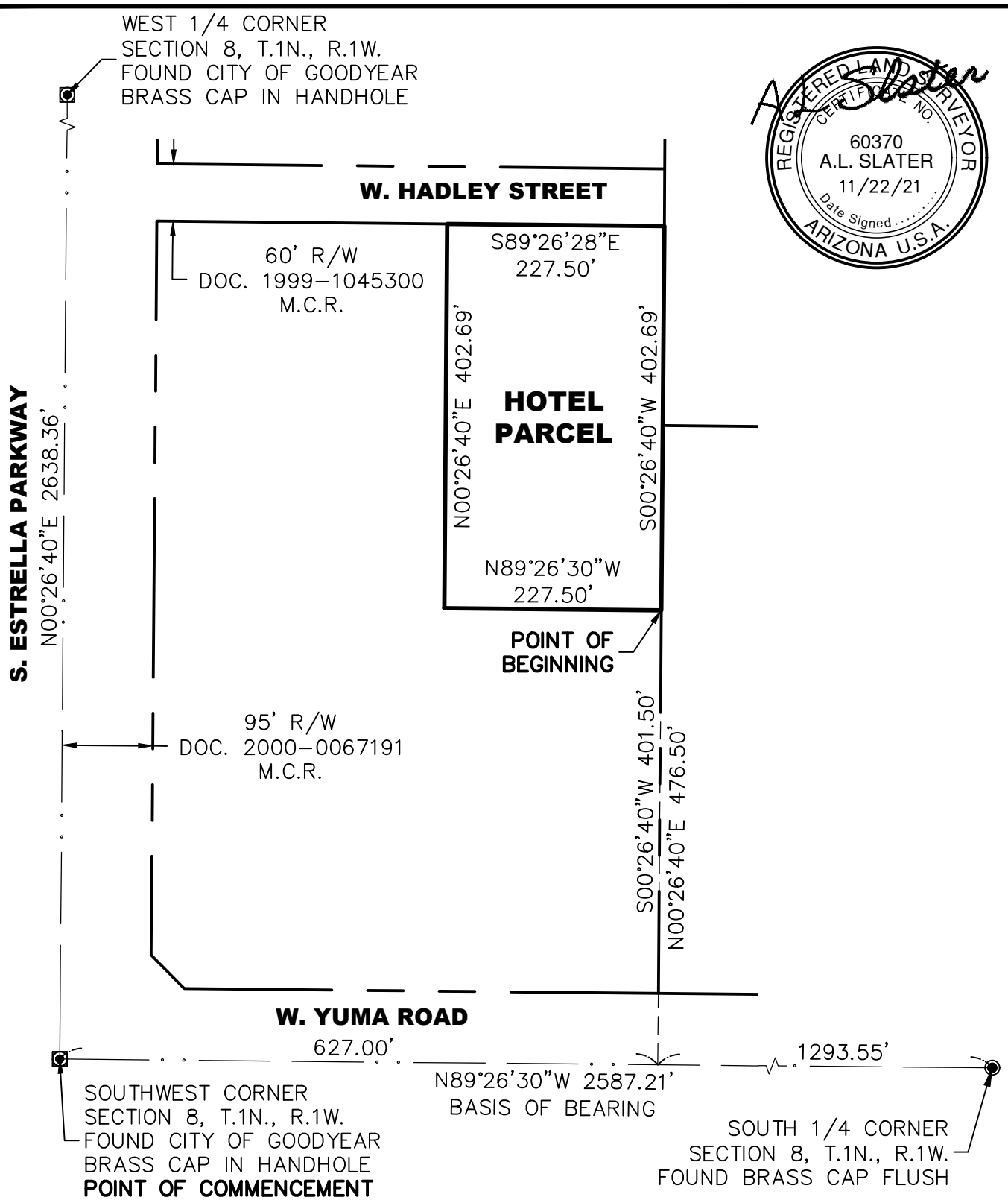
RICK ENGINEERING COMPANY
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rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

LEGAL DESCRIPTION

RETAIL PARCEL

GOODYEAR, ARIZONA

PROJECT NO:	P5965		
DRAWN BY:	TS	SCALE:	1"=150'
CHECKED BY:	JAS	DATE:	11/22/2021



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San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

LEGAL DESCRIPTION

HOTEL PARCEL

GOODYEAR, ARIZONA

PROJECT NO:	P5965		
DRAWN BY:	TS	SCALE:	1"=150'
CHECKED BY:	JAS	DATE:	11/22/2021

EXHIBIT 'D'

Legal Description – Ballpark Village North MF-24 Parcels

LEGAL DESCRIPTION - LOT 2

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 626.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 595.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG A LINE BEING 670.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 667.71 FEET TO THE WEST RIGHT OF WAY LINE OF GOODYEAR BOULEVARD;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 595.00 FEET TO THE NORTH RIGHT OF WAY LINE OF YUMA ROAD;

THENCE DEPARTING SAID RIGHT OF WAY LINE OF GOODYEAR BOULEVARD, NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 666.78 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 3

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2587.21 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 626.85 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG A LINE BEING 627.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 574.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF GOODYEAR BOULEVARD;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 168.79 FEET;

THENCE CONTINUING ALONG THE RIGHT OF WAY LINE FOR GOODYEAR BOULEVARD THE FOLLOWING (3) COURSES:

THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 44 DEGREES 27 MINUTES 13 SECONDS EAST, A CHORD DISTANCE OF 706.95 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON–TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 31 SECONDS, A DISTANCE OF 785.18 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 149.39 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 149.39 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG A LINE BEING 670.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 667.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - GOODYEAR BOULEVARD NORTH RIGHT OF WAY

A PORTION OF RIGHT OF WAY DEDICATED IN DOCUMENT NUMBER 2015-0120487, MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF GOODYEAR BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER OF SAID SECTION 8, BEARS SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 2,587.21 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,319.19 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID RIGHT OF WAY DEDICATION, A DISTANCE OF 627.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 168.94 FEET;

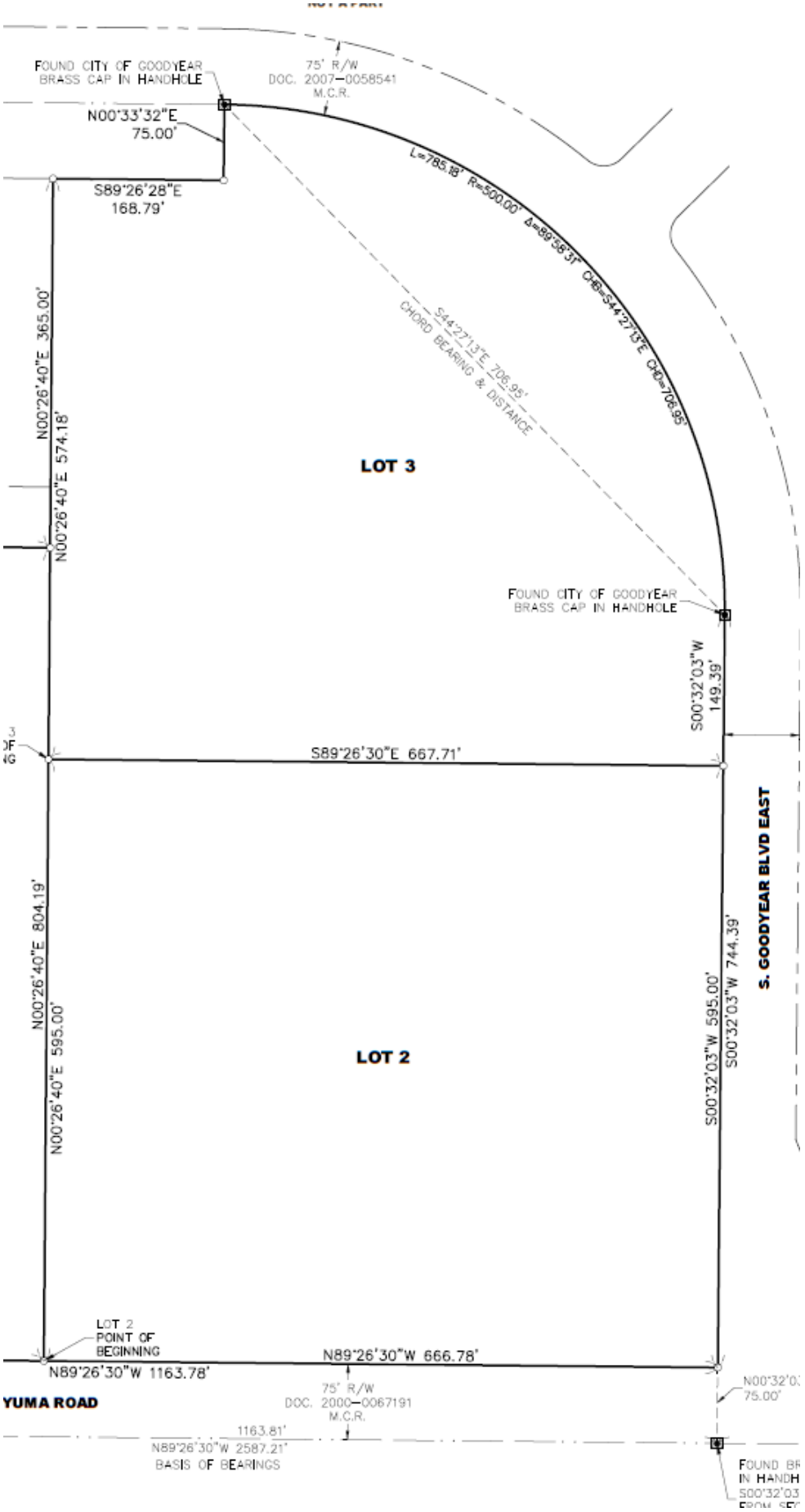
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID DEDICATION, A DISTANCE OF 75.00 FEET;

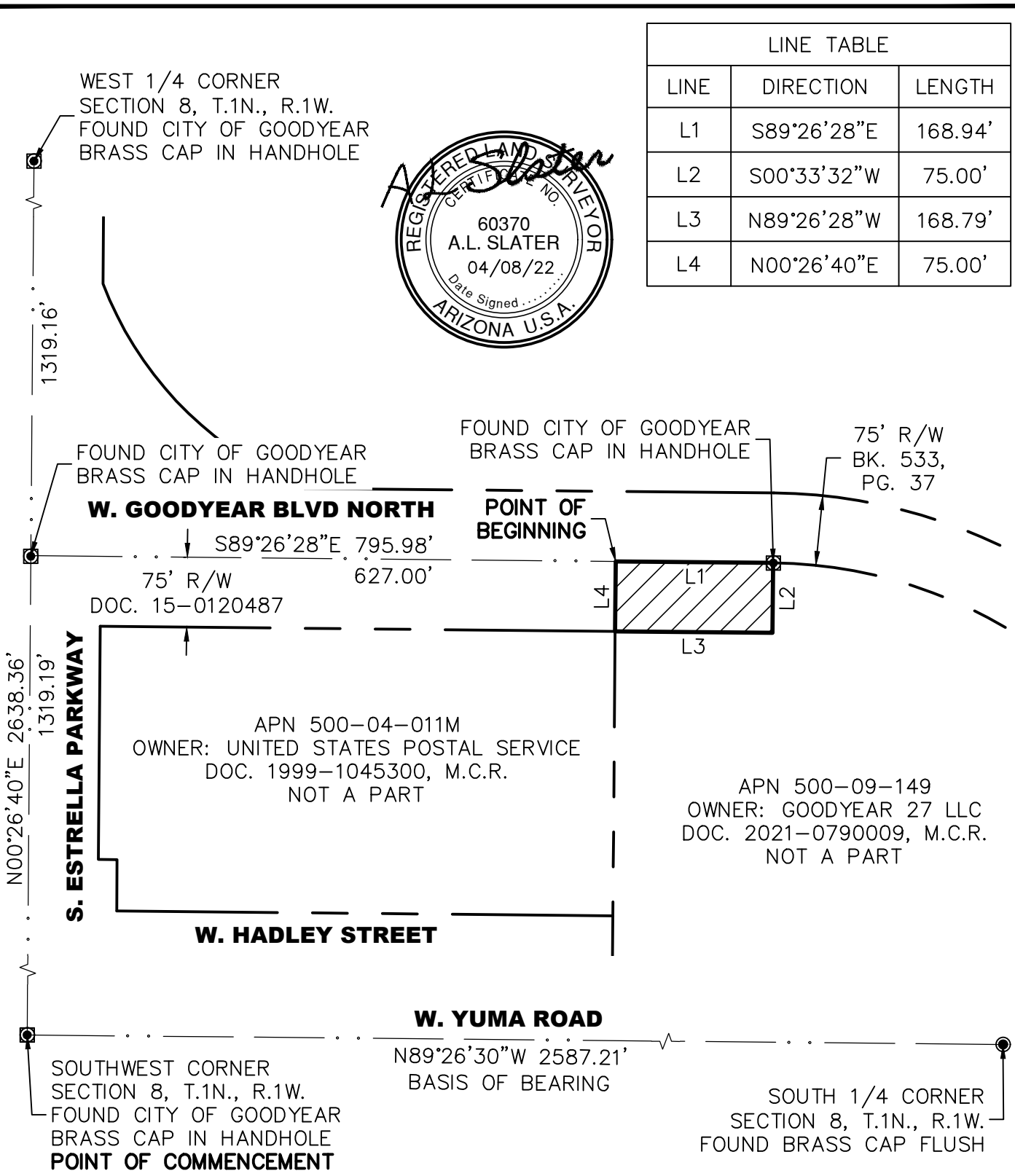
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DEDICATION, A DISTANCE OF 168.79 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

SAID ABANDONMENT CONTAINS 12,665 SQUARE FEET OR 0.291 ACRES, MORE OR LESS.




FOUND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE
75' R/W
DOC. 2007-0058541
M.C.R.
N00°33'32"E
75.00'
S89°26'28"E
168.79'
L=785.18' R=500.00' Δ=89°58'31" CHB=S44°27'13"E CHD=706.95'
S44°27'13"E 706.95'
CHORD BEARING & DISTANCE
N00°26'40"E 365.00'
N00°26'40"E 574.18'
LOT 3
FOUND CITY OF GOODYEAR
BRASS CAP IN HANDHOLE
S00°32'03"W
149.39'
S89°26'30"E 667.71'
S. GOODYEAR BLVD EAST
N00°26'40"E 804.19'
N00°26'40"E 595.00'
LOT 2
S00°32'03"W 595.00'
S00°32'03"W 744.39'
LOT 2
POINT OF
BEGINNING
N89°26'30"W 1163.78'
N89°26'30"W 666.78'
N00°32'0
75.00'
YUMA ROAD
75' R/W
DOC. 2000-0067191
M.C.R.
1163.81'
N89°26'30"W 2587.21'
BASIS OF BEARINGS
FOUND BR
IN HANDH
S00°32'03



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°26'28"E	168.94'
L2	S00°33'32"W	75.00'
L3	N89°26'28"W	168.79'
L4	N00°26'40"E	75.00'

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LEGAL DESCRIPTION
RIGHT OF WAY
GOODYEAR, ARIZONA

PROJECT NO:	P5965		
DRAWN BY:	TS	SCALE:	1"=150'
CHECKED BY:	JAS	DATE:	4/8/2022

Exhibit E

Ballpark Village North

Development Regulations

C-2 and MF-24 with PAD Overlay

April 2022

PERMITTED USES

The permitted uses for the portions of the Property zoned MF-24 (Multi-Family Residential) with a PAD Overlay (the “MF-24 Property”) are those uses allowed in the MF-24 Multi-family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

The permitted uses for the portions of the Property zoned C-2 (General Commercial) with a PAD Overlay (the “C-2 Property”) are those uses allowed in the C-2 General Commercial Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance except as modified below.

Additional Permitted C-2 General Commercial Uses:

- Drive-thru restaurants that are attached to or a part of a multi-tenant shops building or connected to a shops building via a plaza, trellis or roofline.
- One (1) stand-alone drive-thru restaurant with a minimum 250 square foot patio, in the north half of the Property.

Prohibited C-2 General Commercial Uses:

- Adult bookstore, adult novelty store and adult theater
- Pawn shop
- Non-Chartered Financial Institution
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Automotive repair and upholstering
- Service Stations and Automotive Convenience Uses
- Car Wash
- Tire Repair, Oil Change (Lube) Shop
- Standalone drive-thru restaurants or standalone convenience uses, except as otherwise provided above

DEVELOPMENT STANDARDS

The Development Standards for the C-2 District shall apply to the C-2 Property except as modified herein.

The Development Standards for MF-24 Multi-family Residential Zoning District shall apply to the MF-24 Property except as modified below:

Development Standard	Ballpark Village North– MF-24
Maximum Density (dwelling units per acre)	35
Maximum Height (feet)	60
Minimum Side Setbacks Other (feet)	15
Minimum Rear Setback (feet.)	15
Private Outdoor Open Space (square feet/dwelling unit)	50
Recreational Open Space (square feet/dwelling unit)	440
Minimum Parking Spaces (2)	
Studio	1 Space per Unit
1-Bedroom	1.4 Spaces per Unit
2-Bedroom	1.8 Spaces per Unit
3-Bedroom	2.0 Spaces per Unit
Guest Parking	1 guest space per 10 units

(1) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(2) The parking requirements applicable to Multi-Family set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to any multi-family community within Ballpark Village North – MF-24. The reduced Minimum Parking Standards for Multi-Family set forth above shall apply if a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan is approved and the reduced standards apply, the Owner(s) of the multi-family development within Ballpark Village North

shall be jointly and severally responsible for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

DEVELOPMENT AND DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all development within The Property.

General

1. Prior to the issuance of any construction permits for work on the Property and the submittal of any site plan for development of a portion of the Property, whichever is earlier, Owner shall submit a Master Site Plan for the entire Property. The Master Site Plan shall be approved by the Zoning Administrator and shall determine the location of the pedestrian connections, pedestrian plaza/greenspace, trails, walls, and other community features; determine the design, materials, and colors of these features; and the phasing of construction of these improvements. The Master Site Plan shall indicate pedestrian connection(s) for residents of the multi-family development to the C-2 area and through to Estrella Parkway and Yuma Road; refinement of these details regarding the C-2 area and minor interconnections within the C-2 area shall be included in an overall site plan for the C-2 development, which is required before any commercial development on the Property.
2. The Master Site Plan shall include a significant number of pedestrian connections (both major and minor) within the Property, providing multiple pedestrian connections between the various uses within the Property. The location and types of pedestrian connections between the MF-24 Property and the C-2 Property shall be established with the Master Site Plan. Major pedestrian connections will be a minimum of 8-feet-wide and include a paved path with a combination of shade structures and/or shade trees. Where a pedestrian connection crosses a roadway, drive-aisle, drive- way or drive-through, it will contain decorative pavers and the drive-aisle will narrow, contain a landscape median, contain a raised crossing or other features to calm traffic and provide for safe pedestrian passage (note: example concepts of a major pedestrian connection (not including width) can be found in Westgate, Desert Ridge, Park West and Mountain Ranch). Minor pedestrian connections will be a minimum of 5-feet-wide and contain a paved path. Shade elements such as shade trees and/or shade structures shall be included when physically possible.
3. A major plaza (pedestrian plaza/greenspace) shall be constructed within the property adjacent to Estrella Parkway and Yuma Road. The plaza should be a minimum of 8,400 sq. ft and include a major shade amenity and seating. Up to 50% of the plaza may be designed within the street side landscape setback right-of-way. The major plaza will be flanked on either side by a large pedestrian path, store fronts, patios and/or have a pedestrian loop surrounding it. The plaza shall connect to pedestrian connections established by the Master Site Plan.
4. Owner/Developer shall construct a path/trail along Yuma Road, which shall be part of the Maricopa Trail. The path/trail shall consist of a minimum of an 8-foot concrete sidewalk with 2-feet of compacted decomposed granite that is level with the concrete sidewalk on both sides of the concrete sidewalk. The path/trail shall be setback a minimum of 12 feet from the curb of Yuma Road following the completion of the Yuma Road Improvements as described in Ordinance 2022-1538. The path/trail referred to herein shall be constructed with the Yuma Road Improvements; and

5. If walls or fencing are constructed, view fencing shall be used between the multi-family and commercial center, except where screening of mechanical equipment and trash enclosures is necessary.
6. To provide pedestrian access to the C-2 Property from Goodyear Boulevard North, an ungated north-south Major Pedestrian Connection shall be made from Goodyear Boulevard North (to the C-2 Property south of Hadley Street. The Major Pedestrian Connection shall be located somewhere east of the post office property and west of Centerra Drive.)
7. A Ballpark Village Gateway Monument Sign shall be installed at the northeast corner of Estrella Parkway and Yuma Road. The size and scale of this monument shall be similar in nature to the attached **Exhibit 1** which will match the character and theme being established in the greater Ballpark Village.
    a. The Ballpark Village Gateway Monument Sign and adjacent landscaping at the hard corner of Estrella Parkway and Yuma Road is encouraged to incorporate the theme "Wind" as was envisioned in the original Goodyear City Center Northeast; and
    b. The Ballpark Village Gateway Monument Sign shall be installed with the first phase of development within the Property

MULTI-FAMILY (MF-24) DEVELOPMENT AND DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all development within MF-24 Property.

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, with the following exceptions and standards:
    a. Tandem parking may be provided on site.
    b. Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
    c. If a Parking Plan addressing parking management is submitted and approved by the Director of Development Services or designee, the reduced parking standards set forth in the table above shall apply. The failure to comply with all terms of an approved Parking Plan shall constitute a zoning violation.
4. All walls constructed within the MF-24 Property shall complement existing walls and materials used within in the Ballpark Village area.
5. All walls and fences constructed between the multi-family apartments and the following streets: Yuma Road, Goodyear Boulevard East and Goodyear Boulevard North shall be full view fencing, except where screening of mechanical equipment and trash enclosures are necessary.
6. Ground floor patios of residential units that are located adjacent to Yuma Road, Goodyear Boulevard East and/or Goodyear Boulevard North shall have gates and

sidewalks/paths to provide direct access to at least one (1) of the six (6) required pedestrian connections to Yuma Road and Goodyear Boulevard East (Described in MF-24 Connectivity #16 and #17).

7. Each residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent public sidewalk or Major pedestrian connection.
8. Site lighting, pavers, landscaping, signage design, and other community features constructed and installed within the MF-24 Property shall complement the character and themes established within the Ballpark Village area.
9. Each multi-family residential apartment development within the MF-24 Property shall bear the name of the master plan such as "<Multi-family Project Name> at Ballpark Village."

Architecture and Building Design

10. Color schemes should add interest and variation to buildings on the site.
    a. If developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site. A variation in roof height is encouraged.
        i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across the site.
    b. If developed as two or more separate multi-family developments, each development shall have at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 2 (two) unique building schemes throughout the site. A variation in roof height is encouraged.
        i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across each development.
11. The design of all multi-family residential structures shall incorporate four-sided architecture.
12. Ground floor facades facing Yuma Road, Goodyear Boulevard East, Goodyear Boulevard North, Goodyear Boulevard East, OR adjacent to the commercial portions of the center, shall not extend for more than thirty (30) feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out.
13. Where the MF-24 Property interfaces with the C-2 Property, the development with the MF-24 Property shall not be fronted with "back of house" type features such as carriage garages or largely walled off patios. The interface point between the MF-24 Property and the C-2 Property shall be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which residents of the multi-family development can traverse between the two parcels at keyed and/or gated access points.
14. The front or side of at least one (1) of the multi-family residential building on the north half of the MF-24 Property shall, be located along the boundary of the C-2 Property and shall provide visual and pedestrian connectivity to the C-2 Property AND the front or side of at least one (1) of the multi-family residential structures on the south side of the MF-

24 Property shall be located along the boundary of the C-2 Property and shall provide visual and pedestrian connectivity to the C-2 Property.

15. Architecture Elements on all residential structures shall include all of the following features:
    - Articulated parapet line including variation in height
    - Expressed window heads and sills
    - Variety of Reglet stucco patterning (horizontal and vertical)
    - Flat metal shading elements and awnings
    - Variety in window articulation
    - Stepped cornice detailing
    - Celebrated entries
    - Complementary color palette
    - Metal accent detailing where appropriate

Connectivity

16. A minimum of two (2) pedestrian connections to the perimeter sidewalks shall be provided along the east portions of the MF-24 Property, creating at least one (1) pedestrian connection to adjacent Goodyear Boulevard North and at least one (1) pedestrian connection to adjacent Goodyear Boulevard East.
17. A minimum of four (4) total pedestrian connections to the perimeter sidewalks shall be provided along the southern portions of the MF-24 Property, creating pedestrian connectivity with the adjacent Yuma Road.
18. A minimum of two (2) pedestrian connections shall be provided to the C-2 Property along the western boundary of the MF-24 Property.
    a. If the MF-24 Property is developed as two or more separate multi-family communities, at least one (1) pedestrian connection to the C-2 Property along the western boundary of the MF-24 Property shall be provided from each separate multi-family community.
19. Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.
20. Parking lots, with the exception of limited visitor/guest parking, shall not be placed adjacent to Goodyear Boulevard North, Goodyear Boulevard East or Yuma Road. Instead, buildings, activity centers and amenities should be placed along roadways to facilitate pedestrian access by residents in the MF-24 Property to and through the Property.

Amenities

21. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance. In addition, each of the following additional enhanced amenities shall also be provided:
    - Minimum 6,500 square foot clubhouse/leasing office (may be located in separate buildings)
    - Resort-style pool
    - Shaded seating areas
    - Dog park

- Fitness center (may be located in clubhouse)
- Outdoor barbeque area
- Outdoor kitchen
- Turf area(s)

22. Amenities should be included along the western and eastern boundary of the MF-24 Property or within view of the entrance of the multi-family development(s), as this brings more pedestrian activity to the areas within view of the commercial center or creates prominent view corridors of activity into the C-2 Property.
23. If the MF-24 Property is developed as two or more separate multi-family communities, the above listed amenities or amenities of commensurate quality shall be provided for or made available to all residents residing within each multi-family community developed within the MF-24 Property.
24. If the MF-24 Property is developed as two or more separate multi-family communities and the main entrance(s) are located off Goodyear Boulevard East or Goodyear Boulevard North, the activity center for at least one of the multi-family developments shall be located to be aligned with Centerra Drive.

COMMERCIAL (C-2) DEVELOPMENT AND DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all development within the C-2 Property.

General

1. Unless expressly modified in this document, all commercial development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6.
4. All walls constructed within the C-2 Property shall complement existing walls in the Ballpark Village area and walls constructed within the MF-24 Property.
5. All walls and fences constructed between the MF-24 Property and the C-2 Property shall be full view fencing, except where screening of mechanical equipment and trash enclosures are necessary.
6. Site lighting, pavers, landscaping, signage design, and other community features constructed and installed within the C-2 Property shall complement the character and themes established within the Ballpark Village area.
7. The commercial development shall bear the name of the master plan such as “<Project Name> at Ballpark Village.”

Architecture and Building Design

8. Color schemes should add interest and variation to buildings on the site.
    a. At least two (2) base colors and three (3) accent colors/materials shall be used throughout the C-2 Property. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four)

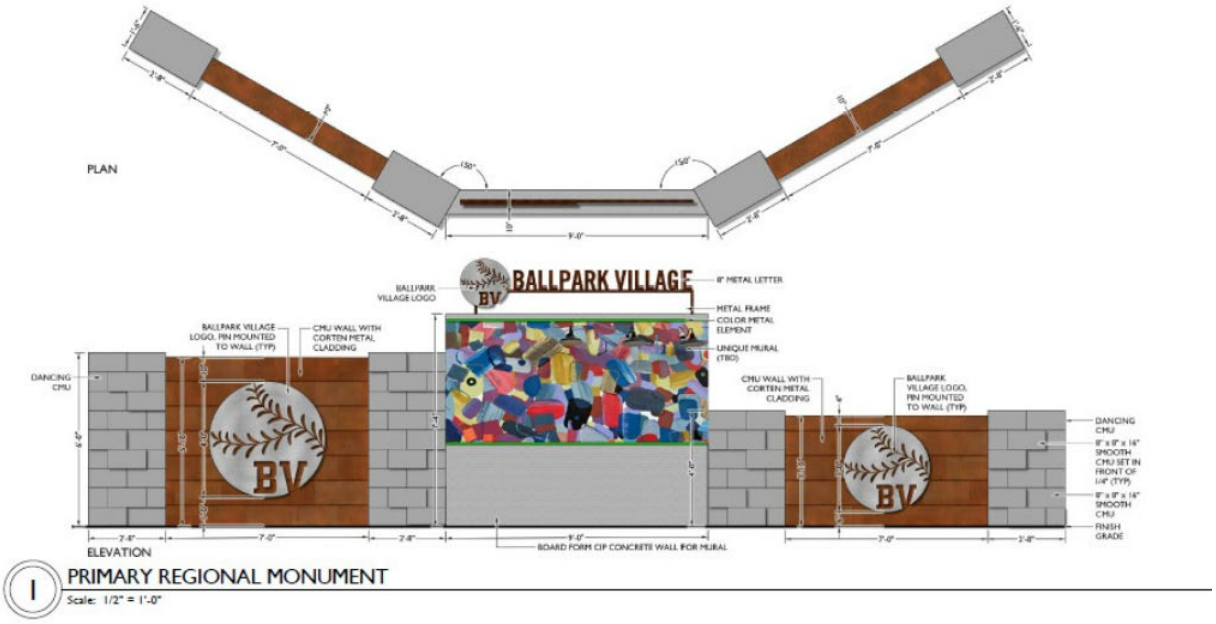
unique building schemes throughout the C-2 Property.

9. All structures within the C-2 Property shall incorporate four-sided architecture.
10. Structures adjacent to Estrella Parkway and Yuma Road are encouraged to provide pedestrian entrances from the adjacent arterial roadways

Connectivity

11. All pad sites and structures within the C-2 Property shall have continuous pedestrian connections to Estrella Parkway, Yuma Road and to one another internally as established through the Master Site Plan.

Exhibit 1: Ballpark Village Gateway Monument



ORDINANCE NO. 2022-1538

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 27 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS BALLPARK VILLAGE NORTH, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (COMMERCIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE WESTERN 9.8 ACRES AND TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF MF-24 (MULTI-FAMILY) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY ON THE EASTERN 17.6 ACRES; 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.

WHEREAS, this property subject to this Ordinance consists of approximately 27 acres and is located at the northeast corner of Estrella Parkway and Yuma Road and is known as Ballpark Village North as more particularly described in that certain document titled “Legal Description – Ballpark Village North,” which document was declared public record by Resolution No. 2022-2233, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”); and

WHEREAS, approximately 27 acres of the Property is currently zoned Planned Area Development with an underlying land use of Hospitality, Retail and Entertainment pursuant to Ordinance 08-1118 in which the Goodyear City Council conditionally approved the PAD zoning adopting the Goodyear City Center Northeast District Final PAD; and

WHEREAS, the land use designation in the Goodyear 2025 General Plan for the Property was recently amended by Resolution No. 2021-2198 from City Center to Business and Commerce; and,

WHEREAS, the owner of the Property is seeking to rezone approximately 9.8 acres of the Property located on the western side of the Property as more particularly described a that certain document titled “Legal Description – Ballpark Village North C-2 Parcels” declared a Public Record by Resolution No. 2022-2233, and which is referred to and incorporated herein by this reference (the "C-2 Property") from Planned Area Development (PAD) Zoning District to the Planned Area Development Zoning District with an underlying zoning district of C-2 (Commercial) with Planned Area Development (PAD) Overlay; and

WHEREAS, the owner of the Property is seeking to rezone approximately 17.6 acres of the Property located on the eastern side of the Property as more particularly described a that certain document titled “Legal Description – Ballpark Village North MF-24 Parcels” declared a Public Record by Resolution No. 2022-2233, and which is referred to and incorporated herein by this reference (the "MF-24 Property") from Planned Area Development (PAD) Zoning District to the Planned Area Development Zoning District with an underlying zoning district of MF-24 (Multi-Family) with Planned Area Development (PAD) Overlay; and

WHEREAS, the General Plan designates the Property as being within a General Plan Land Use Designation of Neighborhoods; and

WHEREAS, a rezoning of the Property from Planned Area Development (PAD) to C-2 (Commercial) and MF-24 (Multi-Family) for the development of a horizontal mixed-use commercial and multi-family development is consistent with the current General Plan; and

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a horizontal mixed-use commercial and multi-family development; and

WHEREAS, a virtual Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on March 12, 2022 and signs advertising the Neighborhood Meeting was posted to the site on March 15, 2022; and,

WHEREAS, the neighborhood meeting took place, virtually, on March 30, 2022 and no opposition was received; and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on May 11, 2022, appeared in the Arizona Republic Southwest Valley edition on April 22, 2022 and postcards were mailed to adjoining owners on April 16, 2022 and signs on the site were updated on April 21, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 11, 2022, and at that meeting the Commission voted (6-0) to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on May 23, 2022 appeared in the Arizona Republic Southwest Valley Edition April 22, 2022; postcards were mailed to adjoining owners on April 16, 2022; and signs on the site were updated on April 21, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1538 applies to approximately 27 acres located at the northeast corner of Estrella Parkway and Yuma Road and legally described in that certain document titled “Legal Description – Ballpark Village North,” which document was declared public record by Resolution No. 2022-2233, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to the Planned Area Development (PAD) Zoning District with approximately 9.8 aces of the Property as more particularly described in that certain document titled “Legal Description – Ballpark Village North C-2 Parcels” declared a Public Record by Resolution No. 2022-2233, and which is referred to and incorporated herein by this reference (the "C-2 Property") conditionally zoned C-2 (General Commercial) with a PAD Overlay and with approximately 17.6 aces of the Property as more particularly described in that certain document titled “Legal Description – Ballpark Village North MF-24 Parcels” declared a Public Record by Resolution No. 2022-2233, and which is referred to and incorporated herein by this reference (the "MF-24 Property") conditionally zoned MF-24 (Multi-Family Residential) with a PAD Overlay.

Planned Area Development Overlay by the adoption herein of that certain document titled.

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

2. Except as modified by the “Ballpark Village North Development Regulations C-2 and MF-24 with PAD Overlay (April 2022)” which document was declared public record by Resolution No. 2022-2233, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance and except as may be further modified by the stipulations and conditions set forth in this Ordinance, the C-2 Property shall be developed in accordance with all requirements in the Goodyear Zoning Ordinance including the requirements specific to the C-2 (General Commercial) zoning district, which includes, by way of example, but not limitation, principal permitted uses, permitted accessory uses, use permit uses, special uses development regulations, parking, signage, lighting, and the City of Goodyear Design Guidelines, including the design guidelines applicable to Commercial and Mixed-Use; and

3. Except as modified by the “Ballpark Village North Development Regulations C-2 and MF-24 with PAD Overlay (April 2022)” which document was declared public record by Resolution No. 2022-2233, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance and except as may be further modified by the stipulations and conditions set forth in this Ordinance, the MF-24 Property shall be developed in accordance with all requirements in the Goodyear Zoning Ordinance including the requirements specific to the MF-24 (Multi-Family Residential) zoning district, which includes, by way of example, but not limitation, principal permitted uses, permitted accessory uses, use permit uses, special uses development regulations, parking, signage, lighting, and the City of Goodyear Design Guidelines, including the design guidelines applicable to Multi-Family Residential and Mixed-Use; and

4. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:
   a. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
   b. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and
   c. The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; and
   d. The Property shall disclose that the Property is subject to road closures and community events on adjacent public rights-of-way and open spaces.

   All final plats and minor land divisions subdividing all or part of the Property shall include notes setting forth the foregoing requirements; and

5. Signage shall be posted within all sales and rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property; and

6. The Traffic Impact Analysis ("TIA") submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis (the "Updated TIA") that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat, minor land division, and/or site plan submitted for the development of the Property. The Updated TIA shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual. No site plan, preliminary plat or Minor Land Division shall be approved and no permits for any work on the Property shall be issued except for at-risk grading permit(s) until an Updated TIA is approved by the City Engineer of his/her designee.

7. Owner shall, at no cost to the city, design and construct full half-street improvements, except for the construction of ½ the median and ½ median landscaping, for the north-half of the section of W. Yuma Road along or adjacent to the frontage of the Property required for a Scenic Arterial as set forth in the City of Goodyear Engineering Design Standards in effect when the improvements are constructed, which may include but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Yuma Road Improvements"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Yuma Road Improvements shall be completed prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property; and

8. Owner shall, at no cost to the city, design and construct full half-street improvements, except for the construction of ½ the median and ½ median landscaping, for the east-half of the section of S. Estrella Parkway along or adjacent to the frontage of the Property required for a Scenic Arterial as set forth in the City of Goodyear Engineering Design Standards in effect when the improvements are constructed, which may include but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Estrella Parkway Improvements"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Estrella Parkway Improvements shall be completed prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property; and

9. Owner shall, at no cost to the city, design and construct full half-street improvements, except for the construction of ½ the median and ½ median landscaping for west-half of the section of Goodyear Boulevard along or adjacent to the frontage of the Property required for a major collector as set forth in the City of Goodyear Engineering Design Standards in effect when the improvements are constructed, which may include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Goodyear Blvd Improvements"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Goodyear Blvd Improvements shall be completed prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property; and

10. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is required under the City of Goodyear Engineering Design Standards to be installed within the section of Goodyear Blvd North and Goodyear Boulevard East along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the in-lieu payments required herein shall be made prior to the recordation of the first final plat or minor land division subdividing all or part of the Property, the approval of the first site plan for development within the Property, or the issuance of any permits for construction work within the Property, whichever is earlier; and

11. Owner shall submit an application with all supporting documents, including required clearance letters, asking the city to abandon a portion of the south-half of Goodyear Boulevard North right-of-way from the eastern property line of the post office (APN 50004011M) east approximately 170 feet, to reduce the existing 75-foot right of way to a 45-foot right of way for the half-street improvements for a major collector street section (the "Goodyear Blvd Abandonment"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Goodyear Blvd Abandonment shall be approved by the City Council prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property. In no event

shall a permit be issued for the construction of the Goodyear Blvd Improvements or for any work within the portion of Goodyear Boulevard to be abandoned until the Goodyear Blvd Abandonment has been approved by the City Council; and

12. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. Hadley Street along or adjacent to the frontage of the Property required for a minor collector as set forth in the Engineering Design Standards in effect when the improvements are constructed, which may include but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Hadley Street Improvements"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Hadley Street Improvements shall be completed prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property; and

13. Owner shall, at no cost to the city, design and construct improvements required in the City of Goodyear Engineering Designs in effect when the improvements are constructed for a public turnaround within the Property at the terminus of W. Hadley Street, which improvements may include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Hadley Street Turnaround"). Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the Hadley Street Turnaround shall be completed prior to the issuance of any Certificate of Completion or Occupancy or any Temporary Certificate of Completion or Occupancy for any structure within the Property; and

14. If the construction of the Yuma Road Improvements or the Estrella Parkway Improvements requires cutting into the existing median, Owner shall, at Owner's sole cost and expense, salvage all median trees and all other plant material removed from the median and transplant the salvaged trees and plant material to city right-of-way or other city property as directed by city staff; and

15. Owner is responsible for a proportionate share of the costs of traffic signal at the intersection identified below. Owner shall make an in-lieu payment for the percentage of the full cost of such traffic signal (all four legs) as set forth below:
    a. 25% of the cost of the full traffic signal (all four legs) at W. Yuma Road and S. Goodyear Boulevard East

Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the in-lieu payments required herein shall be made prior to the recordation of the first final plat or minor land division subdividing all or part of the Property, the approval of the first site plan for development within the Property, or the issuance of any permits for construction work within the Property, whichever is earlier. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee; and

16. Owner shall, at no cost to the city, relocate, remove and replace, or modify existing improvements at intersection of S. Estrella Parkway and W. Yuma Road (the existing pole and mast arm) to as needed to accommodate the completion of the Yuma Road Improvements and the Estrella Parkway Improvements, including but not limited relocating, removing and replacing, or modifying: existing poles, mast arms, pedestrian push button poles, and ADA ramps; and

17. Owner shall be responsible for designing and constructing, at Owner's sole costs and expense, all additional infrastructure improvements, including traffic signals, identified in an approved TIA as being needed to support the development and occupancy of the Property as rezoned. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the additional improvements to be designed and constructed as discussed herein shall be completed prior to the issuance of any temporary certificate of completion or occupancy and/or certificate of completion or occupancy for any building within the Property

18. Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be percentage of the cost of a full traffic signal for each leg of the traffic signal located Property. For example, if a four-leg traffic signal is required and two legs are located adjacent to the Property, Owner's proportionate

share of the full cost of the traffic signal would be ½ (50%). If a traffic signal is required solely to accommodate traffic from the Property, Owner would be responsible, at Owner's sole cost, for constructing the entire signal rather than making an in-lieu payment. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made when requested by the City Engineer or his/her designee; and

19. If an approved TIA indicates that traffic signals are warranted at any intersections adjacent to the Property by the development of the Property, then, upon the request of the City Engineer or his/her designee, Owner shall, rather than make an in-lieu contribution for a proportionate share of the cost of a full traffic signal(s), construct such full traffic signal(s) subject to reimbursement by the city for the proportionate share of the cost of the signal for which others are responsible. The reimbursements provided for herein are subject to compliance with the requirements of title 34 of the Arizona Revised Statutes governing the use of public funds for the construction or payment of public infrastructure; and

20. Owner, if they own them, shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to all of the property rezoned by Ordinance 2022-1538 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of any Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier; and

21. Any modifications to existing private irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner; and

22. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance, including but not limited to the Yuma Road Improvements, the Estrella Parkway Improvements, the Goodyear Blvd Improvements, and the Hadley Street Improvements, have been constructed or are being constructed by others when development on the Property occurs, Owner shall remit a payment to the city for the costs of such improvements. Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the payment required herein shall

be prior to the approval of the first site plan for development within the Property, the recordation of the first final plat or minor land division subdividing all or part of the Property, or the issuance of any construction permits for work within the Property, whichever is earlier. The payment required herein shall be based on the actual cost of the improvement(s) if they have been constructed or if the payment is required before the improvement(s) are completed, the payment shall be based on the estimated cost of the improvement(s) as determined by the City Engineer or designee; and

23. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

24. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, including but not limited to the Yuma Road Improvements, the Estrella Parkway Improvements, the Goodyear Blvd Improvements, the Hadley Street Improvements and the Hadley Street Turnaround, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other

easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 21-22," declared a public record by Resolution 2022-2233, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

City of Goodyear



0 0.02 0.04 0.09 0.14 0.18 0.22 0.27 0.31 0.36 mi

Author:

Date Saved: 5/5/2022

Data Source: City of Goodyear

When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

C-2 and MF-24 with PAD Overlay
Project Narrative

for

Ballpark Village North

Generally located along the east side of Estrella Parkway between Goodyear Boulevard North and Yuma Road.



Case No. 21-200-00022

Final Submittal: April 2022

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C-2 AND MF-24 WITH PAD OVERLAY PROJECT NARRATIVE – BALLPARK VILLAGE NORTH

I. Introduction

The Ballpark Village North rezone brings an exciting, innovative mixed-use project to the long vacant 27 +/- acres at the northeast corner of Yuma Road and Estrella Parkway (the "Property"), which is identified on **Exhibit 1 – Aerial Map**. After careful review of existing entitlements and surrounding development, this rezoning was crafted to replace the existing Goodyear City Center Northeast District PAD with an updated plan to add a variety of uses that will add vibrancy and a pedestrian oriented development to the corner. The uses will complement and support other development in the area, including the 10,000+ seat Goodyear Ballpark, from which the rezoning derives its name, and the Cincinnati Reds and Cleveland Guardians Development Complexes. Activation of the Property and addition of new residents and residential opportunities is critical to support further development in the area, particularly commercial and entertainment uses proximate to the Ballpark.

The project is designed with significant landscaping along all street frontages to enhance the appearance of the intersection and encourage pedestrian use. Ballpark Village theming will be placed at the intersection of Yuma Road and Estrella Parkway to underscore the importance of the development for the overall Ballpark Village area and the connection to the baseball uses at Goodyear Ballpark and the Development Complexes.

The Ballpark Village North development proposes to includes the following uses:

- Within the C-2 (General Commercial) section on the west:
    - A retail component encompassing 7.7 +/- acres will extend from Yuma Road to Hadley Street along Estrella Parkway. The retail site is proposed to have one vehicular access point to Yuma Road, one vehicular access point to Estrella Parkway, and one vehicular access point to Hadley Street.
    - A 2.1 +/- acre hotel site on the south side of, and access from, Hadley Street will be behind the retail center. The hotel will include a four-story franchise-branded hotel.
- Within the MF-24 (Multi-Family 24 units per acre) section on the east:
    - Two gated multiple family developments will be developed on the 17.6 +/- acres along Goodyear Boulevard North, Goodyear Boulevard East and Yuma Road. Both projects will front residential units on the adjacent streets and move parking fields away from those frontages. Pedestrian pathways for residents will extend through both apartment sites to the streets and to the commercial development.
        - The northern apartment development, fronting entirely along Goodyear Boulevard, will cover 8.2 +/- acres with an estimated 258 dwelling units in three-story buildings. This site will also have a detached clubhouse and leasing office. Vehicular access to this development will be from one driveway to Hadley Street and one driveway to Goodyear Boulevard (North and East) at the Centerra Drive alignment.
        - The southern apartment development, fronting on Goodyear Boulevard East and Yuma Road, will cover 9.4 +/- acres with 300+ luxury dwelling units in four-story buildings; patios and balconies will front on both street frontages. This multi-family neighborhood

will have a clubhouse and a fitness center attached to the apartment building. The site will have two vehicular access points to Goodyear Boulevard East and no vehicular access to Yuma Road.

The Ballpark Village North rezone establishes a hard zoning of C-2 (General Commercial) and MF-24 (Multi-family 24 units per acre) with a Planned Area Development Overlay to modify certain standards and create enhanced design guidelines for the Property, provided within the PAD Overlay Development Regulations included with this application. Initial Master Site Planning will detail numerous connections from the multi-family sites to the commercial area; there will be further site planning when tenants are identified for the commercial site that will build upon these connections to encourage a robust relationship between the mix of uses on the Ballpark Village North Property.

II. Conceptual Illustrative Plans

The following conceptual illustrative plans show the intent for development of Ballpark Village North. As the Property develops and final site plans are reviewed and approved, the final site plans shall refine these concepts and shall satisfy the standards of the MF-24 and C-2 districts except as modified herein.

A. Conceptual Mixed-Use Development Site plan – **Exhibit 2**

B. Conceptual Overall Site Plan Rendering – **Exhibit 3**

C. Conceptual Multi-Family Elevations – **Exhibit 4**

III. General Plan and Zoning Designations

The site is classified on the Goodyear General Plan Land Use Map as "Business and Commerce" and within the Transit Oriented Development Overlay and a Village Center Overlay; it is zoned PAD – Goodyear City Center Northeast District PAD. The two zoning designations included in the Ballpark Village North rezone are: 1) MF-24 (Multi-Family 24 units per acre) and 2) C-2 (General Commercial). The locations of the zoning designations are shown on **Exhibit 5 – Ballpark Village North Zoning Map**. The MF-24 area of the Property has frontage on Yuma Road and Goodyear Boulevard East and Goodyear Boulevard North; this area is approximately the eastern half of the site. The C-2 portion of the Property has frontage on Yuma Road and Estrella Parkway, between the US Post Office on the north and Yuma Road on the south; this area is approximately the western half of the site.

IV. Zoning Amendment Criteria (Section 1-3-1D)

1. **Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;**

   The applicant's proposal for a walkable, pedestrian-friendly, mixed-use development advances several policies of the City of Goodyear General Plan. The high-density residential component supports the commercial element of the proposal, and other development in the area, including the 10,000+ seat Goodyear Ballpark. Below is a summary documenting consistency of the project with

the General Plan.

Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Physical Growth and Development

Goal GD-1 - *A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.*

Policies: (b) Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents; (f) High density residential should locate near commercial uses.

The proposed development should complement existing uses in the area. A US Post Office is on the north side of Hadley Street adjacent to the project site. Across Goodyear Boulevard North, north and northeast of the site, is the Serafina Apartments development. The Lunaire Apartments are on the east side of Goodyear Boulevard East. The parcels on the other three corners of the Yuma Road and Estrella Parkway intersection are in various stages of planning for development.

The proposed rezone is compatible with the ultimate vision for the area. High quality, diverse developments, such as the proposed project, help the city improve quality of life and promote economic healthy communities. The proposed development will serve as an excellent addition to the area. This mixed-use development provides a logical transition of land uses from a commercial intersection to existing multi-family residential in the area. In addition, residents of the high-density residential component of the project will be a short walk or bike ride away from commercial opportunities provided by the project.

Physical Growth and Development

Goal GD-2 – *Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.*

Objective GD-2-3. Redevelop, revitalize, or enhance Goodyear's older areas.

Policies: (b) Encourage infill development with the Transit Oriented Development Overlay to increase density within this area to support an efficient transit system.

The proposed project will develop a vacant parcel within Ballpark Village, a key development area for the City. The Property falls within the Transit Oriented Development (TOD) Overlay; the City of Goodyear General Plan encourages the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. More specifically, standards 56 and 58 specifically encourage

the development of mixed-use projects anywhere within the TOD. The proposed project fuels development in an area specifically identified for growth and does so with a level of intensity and mix of complementary uses envisioned by the City of Goodyear.

Community and Cultural Development

Goal CC-2 – *A diverse stock of high-quality housing that meets the needs of all residents.*

Objective CC-2-1. Provide diverse and quality housing products.

Policy: (a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

The high-density residential component of the proposed project will provide the City of Goodyear with much-needed multi-family housing inventory. High-quality leased housing options are an essential component of any serious effort by a municipality to expand its employment base.

Although the City of Goodyear has a substantial stock of single-family housing, younger generations of job seekers that cities often attempt to attract do not yet have the means to afford homes of their own, especially in the current market. As a result, purchasing a home is becoming less and less attainable for the younger generations within the workforce and the demand for multi-family housing is reaching historic highs. The proposed project addresses this need, providing high-quality, urban-designed residences for prospective employees in the market for leased housing.

2. **Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;**

   The Property's physical and natural features are perfectly suited for the proposed uses. The Property has no major topographical features that limit its development potential.

3. **Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;**

   The proposal is very compatible with the surrounding area because it is an extension of Ballpark Village, which anticipates greater densities and intensity of land uses. A high-quality development like this will support existing property values because of the amenities and offerings it provides. All required improvements will be constructed with this project, as required.

4. **Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;**

   The Property is suitable for the proposed project as it is located within the larger Ballpark Village,

which is planned for higher levels of density and intensity.

5. **Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;**

   Over the past decade, the City of Goodyear has welcomed new, exciting developments at a rapid pace. Unfortunately, this large, infill Property has continued to remain vacant for decades. In recognition of the area's planned developments, surrounding demographics, and evolving retail patterns, the applicant has re-envisioned the Property as a blend of commercial and multi-family uses that creates synergy to support one another.

6. **Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;**

   The types of uses proposed are generally expected on parcels of this size within a Transit Oriented Development and Village Center as denoted by the General Plan.

   The project is located within the Goodyear Service Area for water and sewer; necessary improvements will be constructed, as required.

   Overhead power lines run along the north side of Yuma Road at the southern edge of the Property, as they do along the southern edge of the Lunaire Apartments. No impacts are anticipated from this arrangement.

   The proposed 558-unit +/- project is anticipated to generate the following number of students, based upon the city's criteria:

School Type	No. of Units	Student Ratio	No. of Students
Elementary (K-8) Avondale Elementary School District	558	0.30 Students/Unit	167.4
High School Agua Fria Union #216 High School District	558	0.19 Students/Unit	106.02
Total Number of Students			**273.42**

V. Planned Area Development Overlay Requested Modifications and Justification

The Ballpark Village North will utilize the C-2 Zoning District on the west and MF-24 Zoning District on the east. The development will utilize the associated development standards except that the below described modifications are requested as part of this PAD Overlay. The use of a PAD Overlay is justified as the current development standards for the C-2 and MF-24 zoning districts do not address the desire to create an

integrated, higher density, and cohesive development as is planned within this horizontally mixed-use development. The requested modifications and their justifications are more fully set forth below:

DEVELOPMENT STANDARDS

The Development Standards for MF-24 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	MF-24	Ballpark Village North– MF-24
Maximum Density (dwelling units per acre)	24	35
Maximum Height (feet)	40	60
Minimum Side Setbacks Other (feet)	20	15
Minimum Rear Setback (feet.)	30	15
Private Outdoor Open Space (square feet/dwelling unit) (1)	60	50(1)
Recreational Open Space (square feet/dwelling unit)	400	440
Minimum Parking Spaces		(2)
Studio	1 Space per Unit	1 Space per Unit
1-Bedroom	1.5 Spaces per Unit	1.4 Spaces per Unit
2-Bedroom	2.0 Spaces per Unit	1.8 Spaces per Unit
3-Bedroom	2.0 Spaces per Unit	2.0 Spaces per Unit
Guest Parking	1 guest space per 10 units	1 guest space per 10 units

(1) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(2) Article 6 of the Goodyear Zoning Ordinance shall apply to any multi-family community within Ballpark Village North – MF-24 unless a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan addressing parking management is approved, then the reduced parking requirements in the Ballpark Village North – MF-24 Modified Development Standards table above shall apply. The Owner of the multi-family development within Ballpark Village North shall be responsible

for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

Deviation Justifications

Maximum Density – The Ballpark Village North requests an increase in maximum density to help ensure the project is a true, successful mixed-use development. As noted above, the proposal is to provide another housing option that complements the area, including the lower density apartments to the north and east. The proposed densities will be a small increase in intensity close to the intersection of the two arterial streets and adjacent to the planned commercial center. With the other proposed housing in the vicinity, the new multi-family units at Ballpark Village North will help support the new commercial uses at the corner and the development at the Goodyear Ballpark and surrounding uses. Each of the two planned apartment communities will be fully amenitized, as discussed below, and will be brought "to the street" to enhance the pedestrian experience for residents and others in the area. The landscaping, pathways, and building designs are intended to add an exciting, attractive element to Ballpark Village.

Maximum Height – The Ballpark Village North requests an increase in building height from the MF-24 standard of 40 feet to 60 feet to allow development of a more urban, pedestrian-friendly product. Although taller than the standard height, the proposed 60 feet is significantly less than current PAD's allowance of 78 feet on the eastern portion of the Property and 150 feet on the western portion of the Property. The proposed height will allow an appropriate transition from the commercial development on the Property and the existing apartments to the north and east of the site.

Minimum Side Setbacks - The Ballpark Village North proposes a small decrease in the minimum side setback from 20 to 15 feet to allow a larger area on the sites for both apartment neighborhoods for a generous amenities package. The resort-style look and feel of the projects and the amenity areas will enhance the value of the apartments and their appearance. These amenities, which are detailed in the Amenities section of this Narrative, below. In addition, the side setbacks are internal to the Property and not along the street frontages so will have little impact on passersby views of the project.

Minimum Rear Setbacks - The Ballpark Village North proposes a decrease in the minimum rear setback from 30 to 15 feet to allow a larger area on the sites for both apartment neighborhoods for a generous amenities package. The resort-style look and feel of the projects and the amenity areas will enhance the value of the apartments and their appearance. These amenities, which are detailed in the Amenities section of this Narrative, below. In addition, the rear setbacks are internal to the Property and not along the street frontages so will have little impact on passersby views of the project.

Private Outdoor Open Space – Pursuant to Article 3-2-5(Table 3-2-5), each MF-24 residential unit is required to have a dedicated private outdoor open space in the form of a yard, patio, or balcony with a minimum aggregate overall size of 60 square feet. Within Ballpark Village North, the minimum aggregate overall size of the yard, patio, or balcony may be reduced below 60 square feet to a minimum of 50 square feet. As discussed in this narrative, extensive common open space and recreation amenities will be provided, including improvements of a trail in the City owned Bullard wash to offset this minimum reduction in private outdoor space.

In order to promote additional connectivity and resident access to adjacent commercial centers, recreational open space and the Maricopa Trail, all ground floor patios adjacent to Yuma Road, Goodyear Boulevard East

and Goodyear Boulevard North will have gates that lead from their private open spaces to a minimum of six (6) pedestrian connections to the adjacent public sidewalks of Major pedestrian connections. This will allow residents to gain access to the surrounding commercial and recreational opportunities. The residential portions of the development are also within 1/8th – 1/4th of a miles walk to and from the 40-acre Goodyear Recreation Campus; and will be in close proximity to the plaza and commercial amenities found within the commercial portion of this development. The development will also complete the Maricopa Trail along the projects frontage of Yuma Road which will allow residents access to the Bullard Wash Trail.

The apartment developments will have extensive common areas/amenities for all residents to enjoy. The northern apartments will have approximately 42,000 square feet more common area than required; the southern apartments will have approximately 28,000 square feet more common area than required. This zoning case will increase the minimum Residential Open Space from a minimum of 400 square feet per unit to 440 square feet per unit. The resort style look and feel of the projects and the extensive amenities, detailed in the Amenities section of this Narrative, below, will provide outstanding opportunities for residents to enjoy outdoor spaces.

Parking - The Ballpark Village North proposes use of tandem parking in a multi-family/apartment setting to provide some garage parking stalls for residents and to reduce the outdoor parking footprint on the Property. This parking, will be available only for vehicles from the same apartment unit. This PAD Overlay also provides minor deviations for one (1) and two (2) bedroom unit parking ratios from 1.5 spaces to is 1.4 spaces per unit and 2.0 spaces to 1.8 spaces per unit, respectively. These minor departures from the zoning ordinance, create an opportunity for a larger amenity/outdoor common space for residents' use. Additionally, due to the mixed-use nature of the development, it is anticipated that other modes of transportation will be used to access nearby commercial amenities. Further, the site is located within a Transit Oriented Development Overlay, thus multi-modal transportation is encouraged for the area and with this development, given the proximity of future and existing commercial, employment and entertainment uses in the general area.

Ballpark Village North will provide the following Development Design Guidelines and Regulations as a way to ensure the development is high quality, cohesive, walkable and is constructed in line with a Village Center and transit-oriented development. The following design guidelines and regulations shall apply to all developments within Ballpark Village North.

DEVELOPMENT DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all developments within Ballpark Village North.

DEVELOPMENT DESIGN REGULATIONS

General

1. There shall be a significant number of pedestrian connections (both major and minor) within the Property, providing multiple pedestrian connections between the various uses within the Property. The location and types of pedestrian connections from the MF-24 to the C-2 areas shall be established with the Master Site Plan. Major pedestrian connections will be a minimum of 8-feet-wide and include a paved path with a combination of shade structures and/or shade trees. Where the connection crosses a roadway, drive-aisle, drive- way or drive-through it will contain decorative pavers and the drive-aisle will narrow, contain a landscape median, contain a raised crossing or other features to calm traffic and provide for safe pedestrian passage (note: example concepts of a

major pedestrian connection (not including width) can be found in Westgate, Desert Ridge, Park West and Mountain Ranch). Minor pedestrian connections will be a minimum of 5-feet-wide and contain a paved path. Shade elements such as shade trees and/or shade structures should be included.

2. A major plaza (pedestrian plaza/greenspace) shall be constructed within the property adjacent to Estrella Parkway and Yuma Road. The plaza should be a minimum of 8,400 sq. ft and include a major shade amenity and seating. Up to 50% of the plaza may be designed within the street side landscape setback right-of-way. The major plaza will be flanked on either side by a large pedestrian path, store fronts, patios and/or have a pedestrian loop surrounding it. The plaza shall connect to pedestrian connections established by the Master Site Plan.
3. A Master Site Plan shall be submitted with the submittal of the first site plan. The Master Site Plan shall be approved by the Zoning Administrator and shall determine the location of the pedestrian connections, pedestrian plaza/greenspace, trails, walls, and other community features; determine the design, materials, and colors of these features; and to determine the phasing of construction of these improvements. The Master Site Plan shall indicate pedestrian connection(s) for residents of the multi-family development to the C-2 area and through to Estrella Parkway and Yuma Road; refinement of these details regarding the C-2 area and minor interconnections within the C-2 area shall be included in an overall site plan for the C-2 development, which is required before any commercial development on the Property.
4. If walls or fencing are constructed, view fencing shall be used between the multi-family and commercial center, except where screening of mechanical equipment and trash enclosures is necessary.
5. An ungated north-south pedestrian connection shall be made from Goodyear Boulevard North (east of the post office and west of Centerra Drive) to the commercial area south of Hadley Street.
6. A Ballpark Village Gateway Monument Sign shall be installed at the northeast corner of Estrella Parkway and Yuma Road. The size and scale of this monument shall be similar in nature to the attached **Exhibit 1** which will match the character and theme being established in the greater Ballpark Village.

MULTI-FAMILY (MF-24) DESIGN GUIDELINES AND REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, with the following exceptions and standards:
    a. Tandem parking may be provided on site.
    b. Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
    c. A Parking Plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved Parking Plan.

4. Site wall styles shall complement existing walls and materials used within in the Ballpark Village area.
5. If walls or fencing are constructed, full view fencing shall be used between the multi-family apartments and Yuma Road, Goodyear Boulevard East and Goodyear Boulevard South, except where screening of mechanical equipment and trash enclosures are necessary.
6. Ground floor patios of units that are located adjacent to Yuma Road, Goodyear Boulevard East and/or Goodyear Boulevard South shall have gates and sidewalks/paths to provide direct access to at least one (1) of the five (6) required pedestrian connections to Yuma Road and Goodyear Boulevard East (Described in MF-24 Connectivity #16 and #17).
7. Each residential building shall provide a minimum of one (1) pedestrian connection from the building to an adjacent public sidewalk or Major pedestrian connection.
8. Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the Ballpark Village area.
9. The multi-family residential apartment development shall bear the name of the master plan such as "<Multi-family Project Name> at Ballpark Village."

Architecture and Building Design

10. Color schemes should add interest and variation to buildings on the site.
    a. If developed as one large multi-family development, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site. A variation in roof height is encouraged.
        i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across the site.
    b. If developed as two or more separate multi-family developments, at least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 2 (two) unique building schemes throughout the site. A variation in roof height is encouraged.
        i. A minimum of two distinctive roof styles/elevations and heights shall be utilized across the site.
11. All multi-family residential apartment building design shall incorporate four-sided architecture.
12. Ground floor facades facing Yuma Road, Goodyear Boulevard East, Goodyear Boulevard North, Goodyear Boulevard East, OR adjacent to the commercial portions of the center, shall not extend for more than thirty (30) feet without being interrupted by a change in color, material, texture, or an architectural feature such as, but not limited to, a window, shade awning, or pop-out.
13. As the multi-family residential parcel interfaces with the commercial center, it should not be fronted with "back of house" type features such as carriage garages or largely walled off patios. It should be pedestrian oriented or fronted by the narrowest section of the apartment buildings or ground level pedestrian accessible patios thus providing gaps in which residents of the multi-family development can traverse between the two parcels at keyed and gated access points.
14. At least one (1) of the multi-family residential building on the north half of the multi-family zoning

shall front or side the west side of the development, be located adjacent to the commercial zoning district and provide visual and pedestrian connectivity to the commercial center AND one (1) of the multi-family residential buildings on the south side of the multi-family zoning shall front or side the west of the development, be located adjacent to the commercial zoning district and provide visual and pedestrian connectivity to the commercial center.

15. Architecture Elements on the residential buildings shall include all of the following features:
    - Articulated parapet line including variation in height
    - Expressed window heads and sills
    - Variety of Reglet stucco patterning (horizontal and vertical)
    - Flat metal shading elements and awnings
    - Variety in window articulation
    - Stepped cornice detailing
    - Celebrated entries
    - Complementary color palette
    - Metal accent detailing where appropriate

Connectivity

16. A minimum of two (2) pedestrian connections to the perimeter sidewalks shall be provided along the east portions of the multi-family parcel(s), creating at least one (1) pedestrian connectivity with the adjacent Goodyear Boulevard North and at least one (1) pedestrian connection with Goodyear Boulevard East.
17. A minimum of four (4) total pedestrian connections to the perimeter sidewalks shall be provided along the southern portions of the multi-family parcel(s), creating pedestrian connectivity with the adjacent Yuma Road.
18. A minimum of two (2) pedestrian connections shall be provided to the commercial center along the western edge of the multi-family parcel.
    a. If the multi-family areas are developed as two or more separate multi-family communities, the above listed at least one (1) connection shall be made from each multi-family community to the commercial center along the western edge of the multi-family parcel.
19. Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete or other approved material.
20. Parking fields, with the exception of limited visitor/guest parking shall not be placed adjacent to Goodyear Boulevard North, Goodyear Boulevard East or Yuma Road. Instead, buildings, activity centers and amenities should be placed along roadways to allow residents of the multi-family development pedestrian access to and through the site(s).

Amenities

21. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance; each of the following additional enhanced amenities shall also be provided:
    - Minimum 6,500 square foot clubhouse/leasing office (may be located in separate buildings)
    - Resort-style pool

- Shaded seating areas
- Dog park
- Fitness center (may be located in clubhouse)
- Outdoor barbeque area
- Outdoor kitchen
- Turf area(s)

22. If the multi-family areas are developed as two or more separate multi-family communities, the above listed amenities or amenities of commensurate quality shall be provided for or made available to all residents residing within any given multi-family community within Ballpark Village North.
23. If the multi-family areas are developed as two or more separate multi-family communities and the main entrance(s) are located off Goodyear Boulevard East or Goodyear Boulevard North, the activity center for at least one of the multi-family developments shall be located to be aligned with Centerra Drive. Amenities should be included along the western and eastern boundary of the property or within view of the entrance of the multi-family development, as this brings more pedestrian activity to the areas within view of the commercial center or creates prominent view corridors of activity into the center.

COMMERCIAL (C-2) DESIGN GUIDELINES AND REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6.
4. Site wall style shall complement existing walls in the Ballpark Village area.
5. If walls or fencing are constructed, full view fencing shall be used between the multi-family apartments and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
6. Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the Ballpark Village area.
7. The commercial development shall bear the name of the master plan such as "<Project Name> at Ballpark Village."

Architecture and Building Design

8. Color schemes should add interest and variation to buildings on the site.
9. All commercial building design shall incorporate four-sided architecture.
10. Commercial Buildings adjacent to Estrella Parkway and Yuma Road are encouraged to include pedestrian entrances from the arterial roadways

Connectivity

11. All pad sites and shop building sites shall have continuous pedestrian connections to Estrella

Parkway, Yuma Road and connect to one another internally as established through the Master Site Plan.

VI. Utilities and Drainage

Wastewater

The proposed use of this site compares very well to the uses shown in the City of Goodyear Integrated Water Master Plan (IWMP). The IWMP lists the land use of this site to be '*City Center"*. This allows for a multitude of uses including retail, commercial and high density residential. The IWMP also shows this project as Entitlement Level 2, which includes lands with preliminary entitlements. The IWMP shows this site as part of Water Planning Area 2 (WPA2).

This site proposes a mixed use of retail, hotel and apartments, which is consistent with the land uses as envisioned for the area. The site intends to drain to the south and remain part of WPA2. The timing and purposed use of the site aligns well with the IWMP.

Water

The proposed use of this site compares very well to the uses shown in the City of Goodyear Integrated Water Master Plan (IWMP). The IWMP lists the land use of this site to be '*City Center"*. This allows for a multitude of uses including retail, commercial and high density residential. This site resided in the LPSCO Pressure Zone. The storage and booster locations closest to this site is Site 11. IWMP Table 5-2 shows that the facility has an existing water storage reservoir of 2 MG. IWMP Table 5-3 shows that the existing pump station has an installed capacity of 8.4 MGD and a Firm Capacity of 4.8 MGD.

The site preliminary water report shows the proposed water average day, maximum day and peak day demands. These demands align with the IWMP and based on the use and preliminary calculations there are no concerns dealing with pressure and capacity of the existing system.

Drainage

The proposed site will retain the 100-year 6-hour storm event onsite for both the onsite runoff and the runoff from the adjacent half streets. The retention will be provided in underground retention tanks and above ground retention, where available. The proposed basins and underground tanks will be drained by drywells in a maximum of 36 hours as required by code.

The only offsite flows that affect the site will be the adjacent half street retention. No major drainage ways exist across the site and no impacts will be made to downstream adjacent properties.

VII. Summary

The Ballpark Village North rezone to C-2 and MF-24 with a PAD Overlay brings an exciting, innovative mixed-

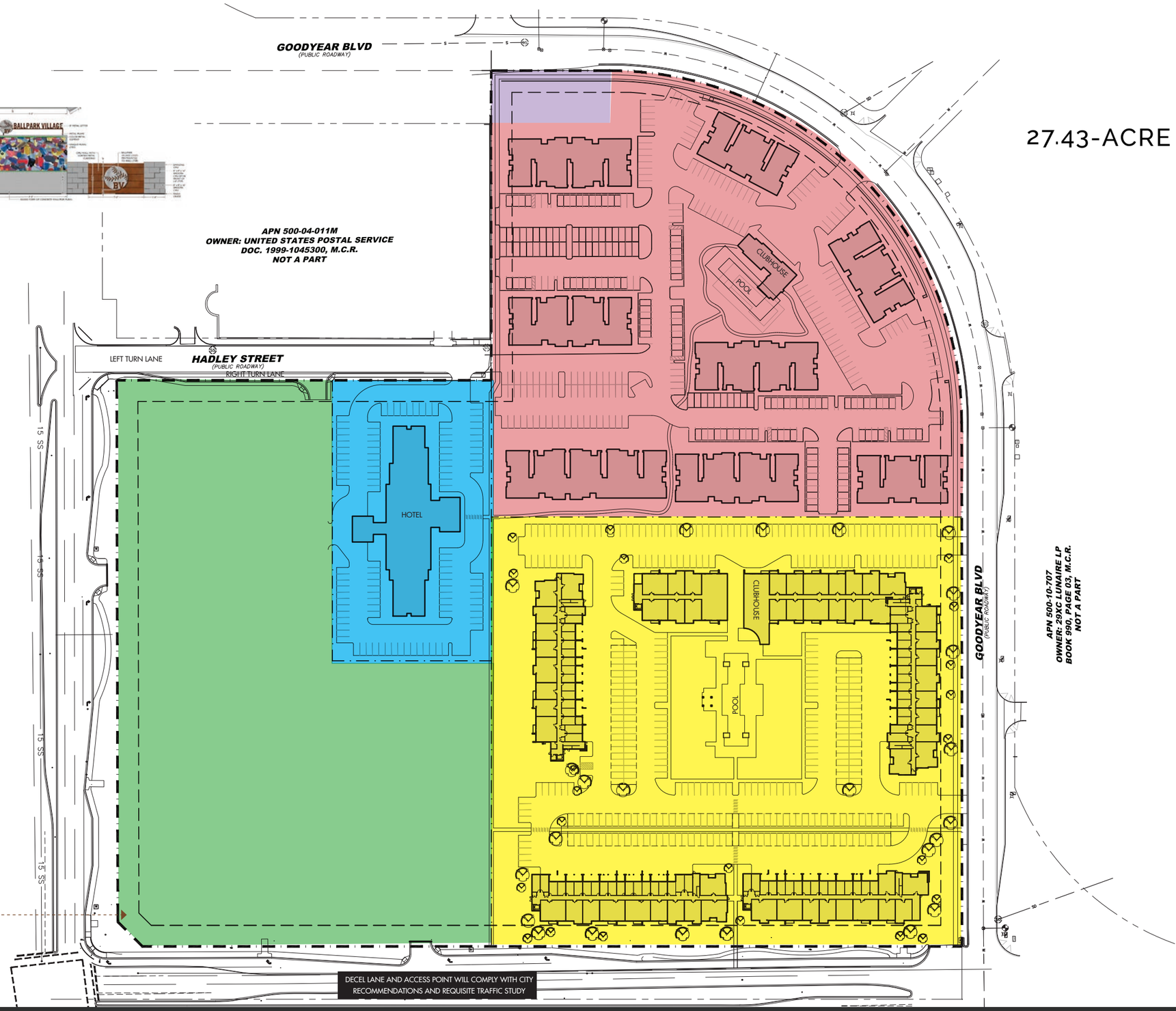
use project to the long vacant northeast corner of Yuma Road and Estrella Parkway. The new residents and businesses will add vibrancy to the corner and will complement and support other development in the area, including the Goodyear Ballpark and the Cincinnati Reds and Cleveland Guardians Development Complexes. This new development is both appropriate for the Property and critical to support further development in the area, particularly commercial and entertainment uses proximate to the Goodyear Ballpark.

EXHIBIT 1


SUBJECT PROPERTY
CENTERRA
Yuma Rd
Yuma Rd
Estrella Pkwy
S Bullard Ave
VILLAS AT
ESTRELLA VISTA
2188 S Wood
Blvd Parking
W Lower Buckeye Pkwy
W Lower Buckeye Pkwy
S Bullard Ave
2601 S Wood
Blvd Parking
Estrella Vista South Park
Cleveland Indians
Spring Training Facility
Goodyear Complex
Phoenix
Goodyear
Airport
Cincinnati Reds Spring
Training Facility
Estrella Pkwy
Field 1 Reds
S Bullard Ave
ESTRELLA
CROSSING
BUSINESS PARK
85
S Bullard Ave
IAC Industries
Del Monte

EXHIBIT 2





27.43-ACRE MIXED-USE DEVELOPMENT
AT ESTRELLA FALLS

RETAIL SITE
Future Drive Through & Retail Sites
7.73 Acres (336,625 sf)
41,000 Total SF

HOTEL SITE
2.07 Acres (89,932 sf)
101 Rooms
101 Parking Spaces

THE MOUND
3 Story Apartments
8.21 Acres (357,542 sf)
240 Units
9 Buildings
- 8 Apartment Buildings
- Clubhouse
- Leasing Office

387 Parking Spaces (1.6 spaces per unit)

CHAMPIONS
4 Story Luxury Apartments
9.36 Acres (407,632 sf)
300+ Units
3 Buildings
- Apartments
- Clubhouse
- Fitness Center

496 Parking Spaces (1.6 spaces per unit)
199 Surface | 184 Carports | 62 Garages | 51 Tandem

CITY OWNED PARCEL
To be to be zoned multi-family.

OVERALL SITE PLAN
27.43-ACRE MIXED-USE DEVELOPMENT

HCW

EXHIBIT 3



OVERALL SITE PLAN RENDERING
27.43-ACRE MIXED-USE DEVELOPMENT

HCW

EXHIBIT 4



THE MOUND - 3 STORY APARTMENT DEVELOPMENT RENDERING

HCW



CHAMPIONS - 4 STORY LUXURY APARTMENT DEVELOPMENT RENDERING

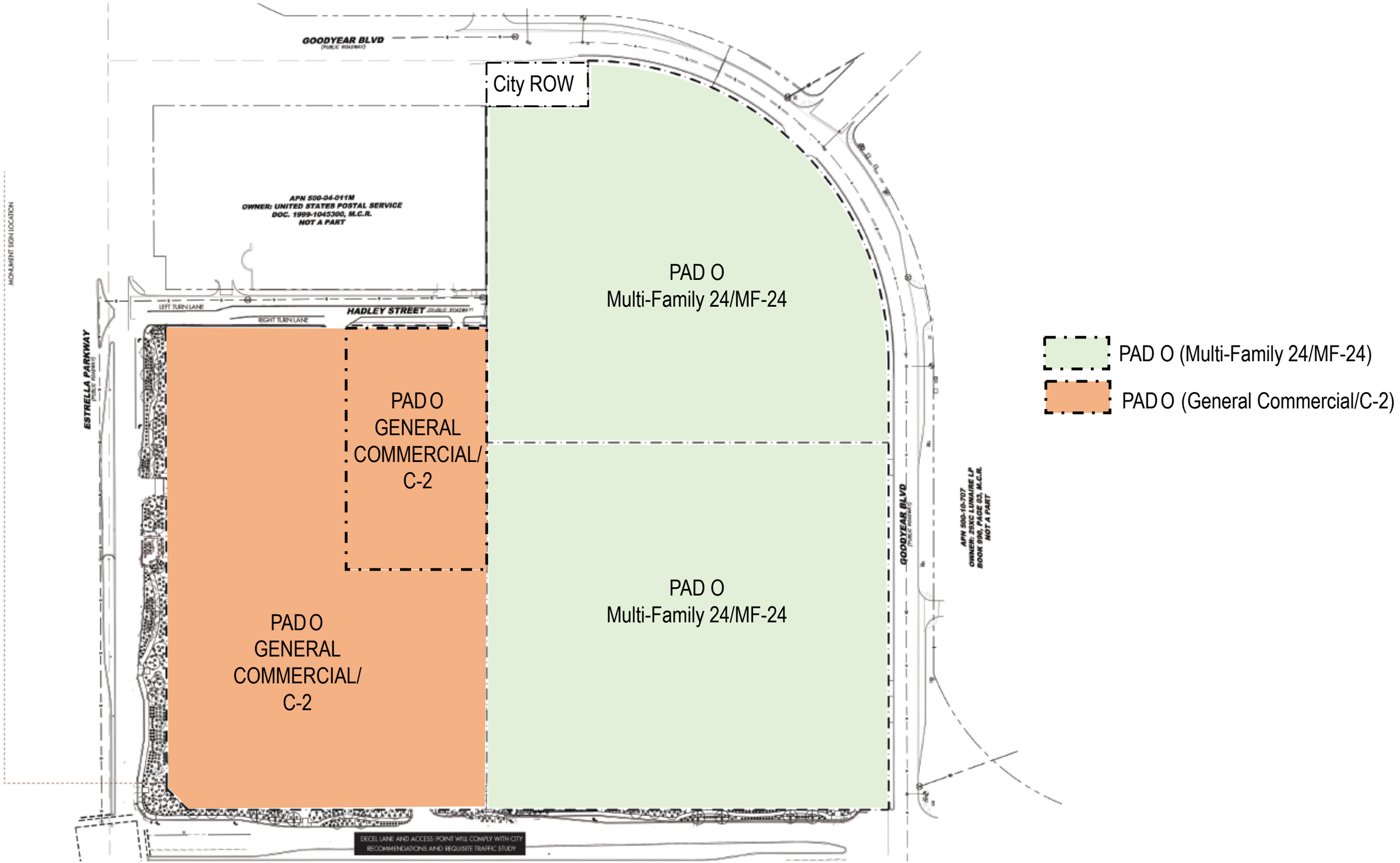
HCW



CHAMPIONS - 4 STORY LUXURY APARTMENT DEVELOPMENT RENDERING

HCW

EXHIBIT 5



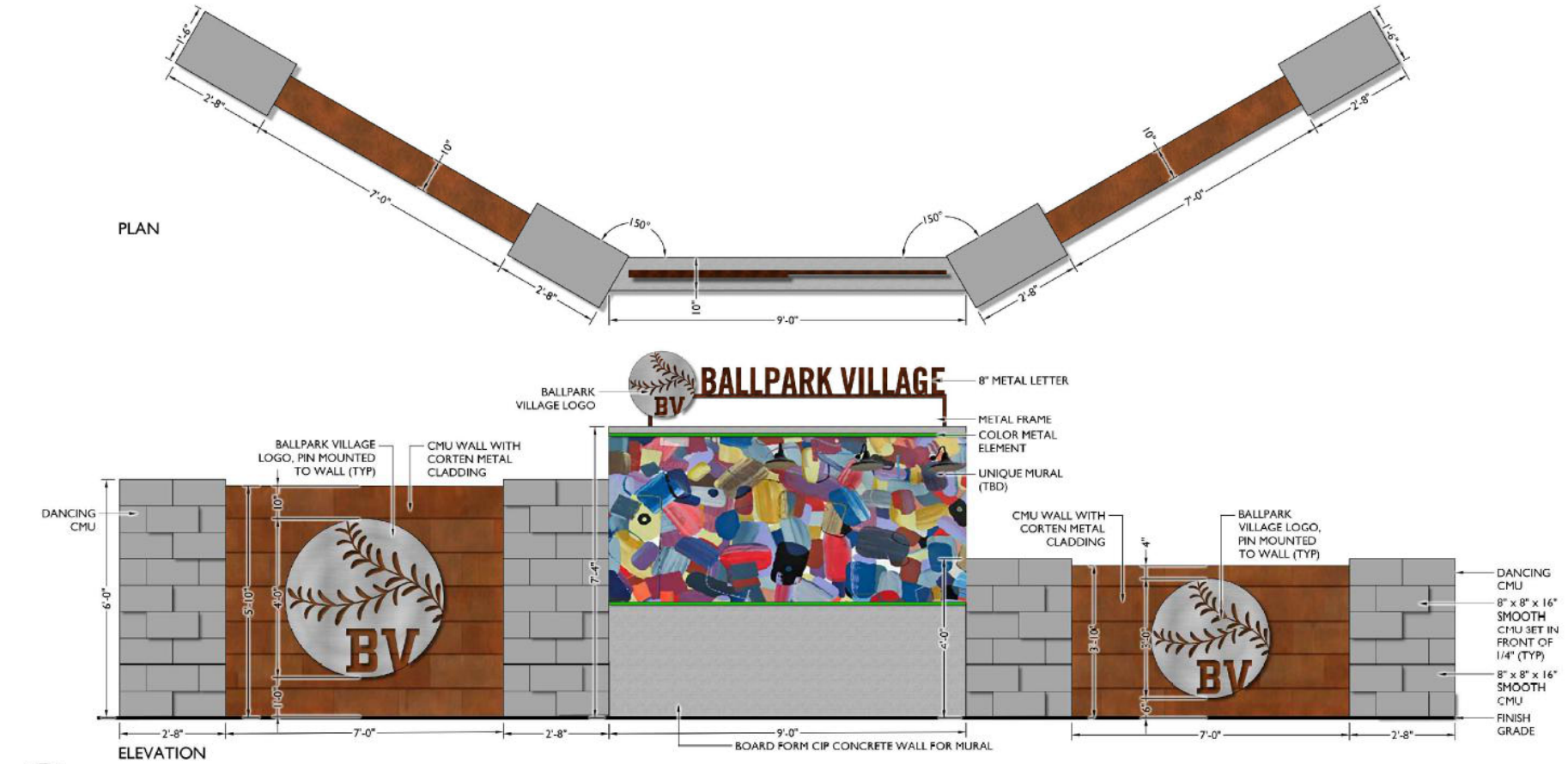
Ballpark Village Northeast Zoning Map

27.43-ACRE MIXED-USE DEVELOPMENT

HCW

EXHIBIT 6

Gateway Monument Details

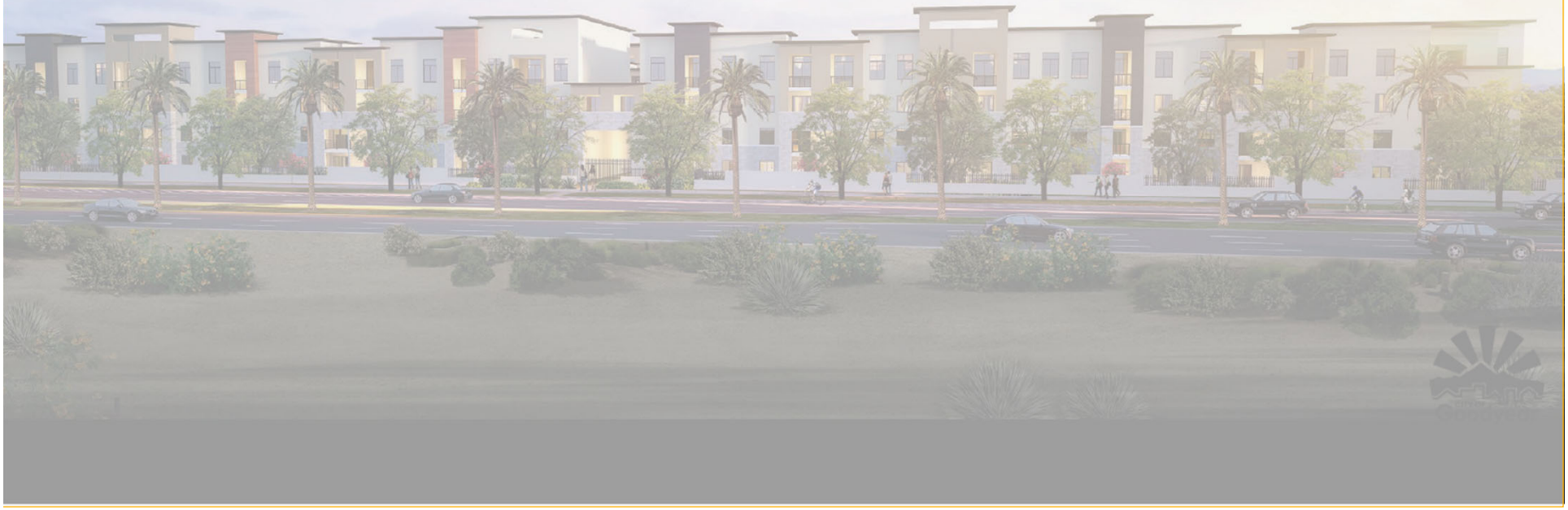


1 PRIMARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"

Ballpark Village North

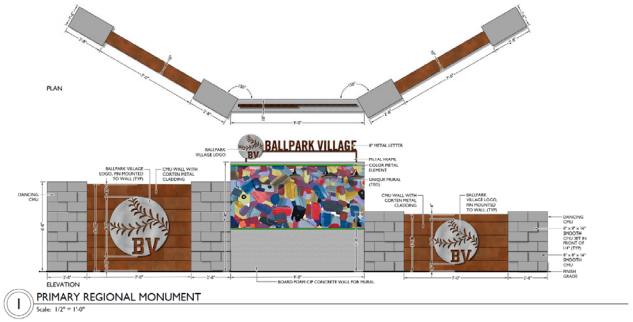
City Council Meeting
May 23, 2022

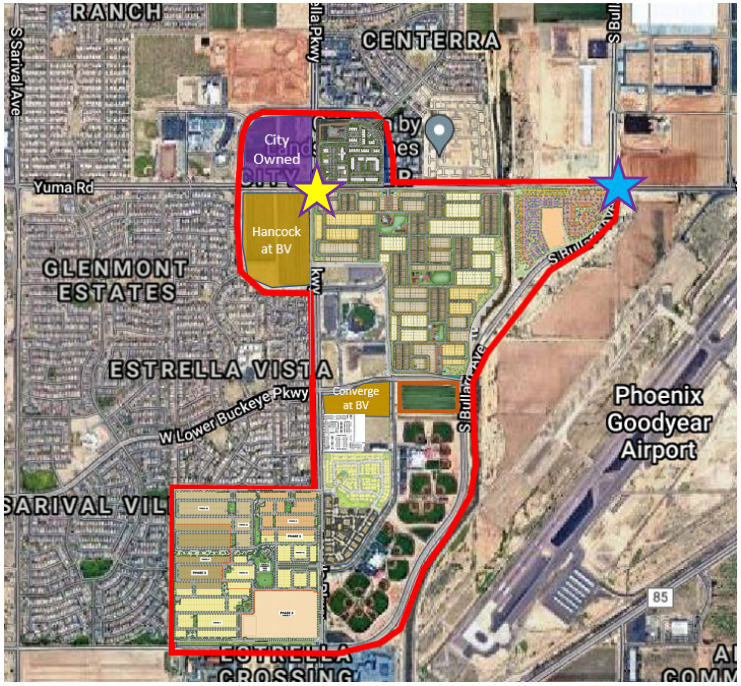


Ballpark Village

A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY

- From City Center
- To Village Center
  - Home of the Goodyear Ballpark

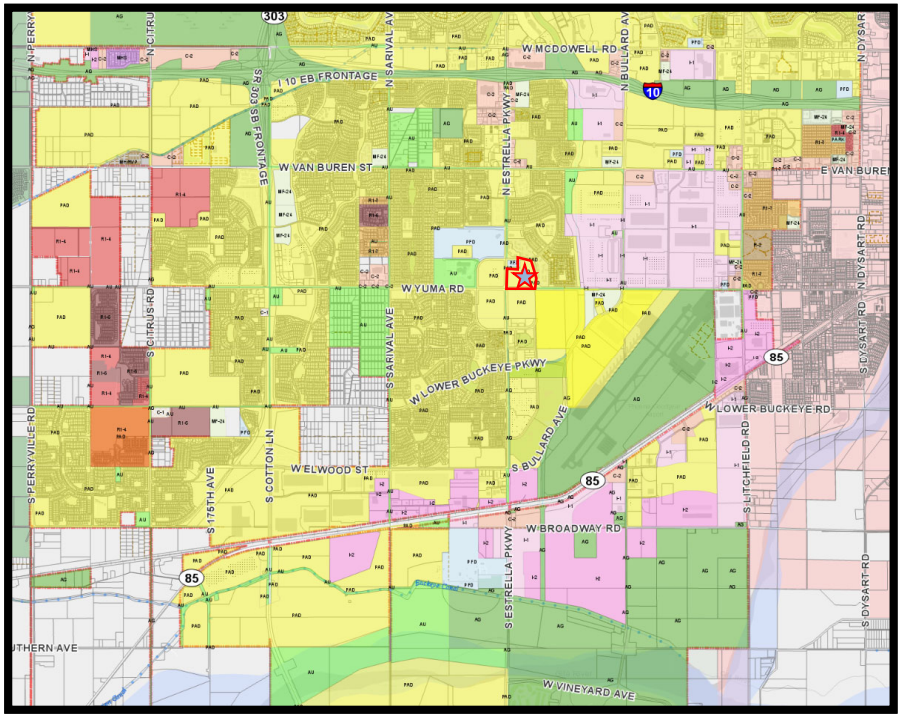




Location

- Central Goodyear
  - Northeast corner of Estrella Pkwy and Yuma Rd
  - Approximately 27 Acres
  - Currently zoned PAD
    - Underlying Hospitality, Retail and Entertainment

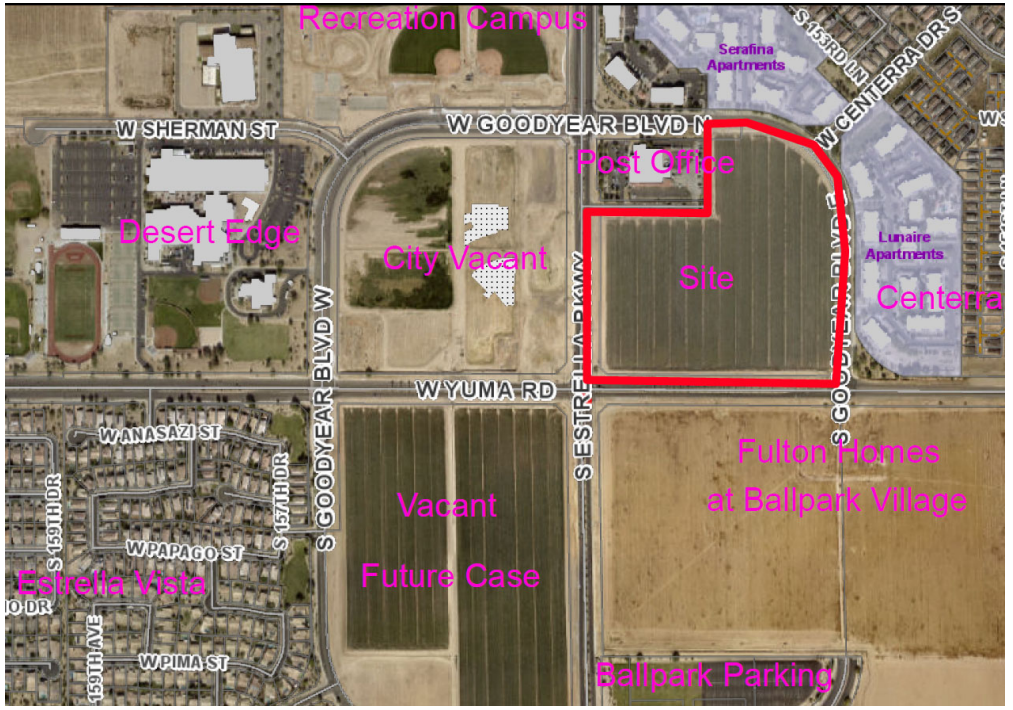




Specific Location

ZOOMED IN

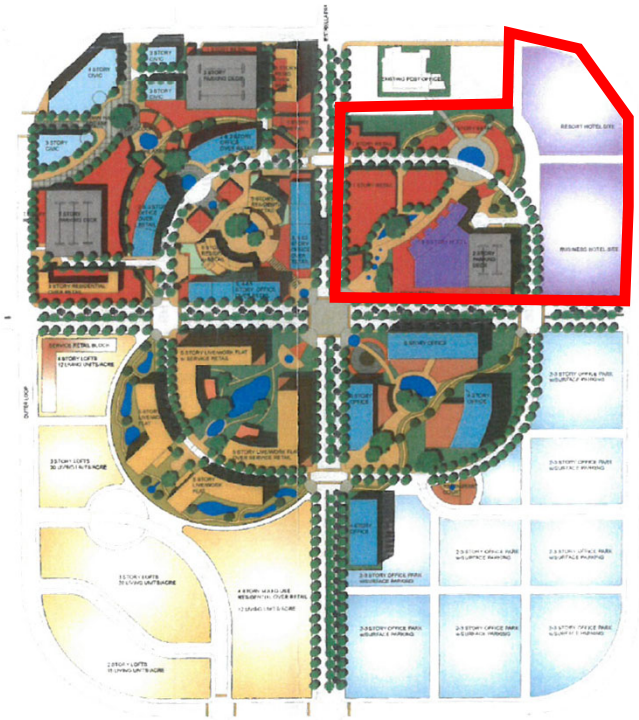
- NEC of Estrella Pkwy and Yuma Rd
  - North
    - Post Office
    - Centerra mixed-use
  - South
    - Vacant Fulton Homes at BV
  - East
    - Centerra multi-family
  - West
    - Vacant City-Owned Property



Zoning History and General Plan Amendment History

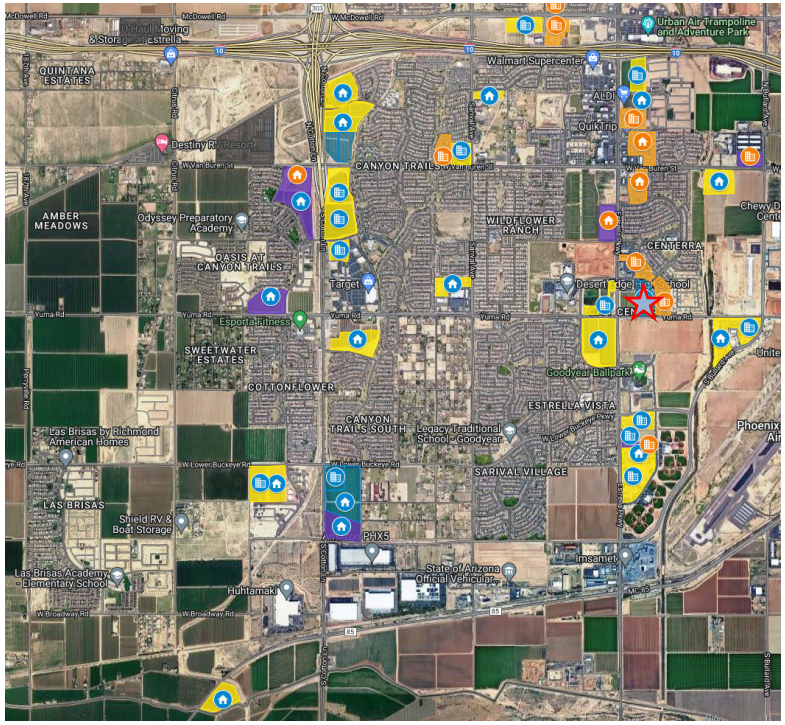
BALLPARK VILLAGE NORTH

- Goodyear Ballpark in 2007
- City Center Northeast in 2008
- General Plan Amendment for City Center in 2021
  - Business and Commerce General Plan
  - Village Center Designation



Area Multi-Family

MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family

=Under Construction or Recently Completed Multi-Family

=Zoned for Multi-Family

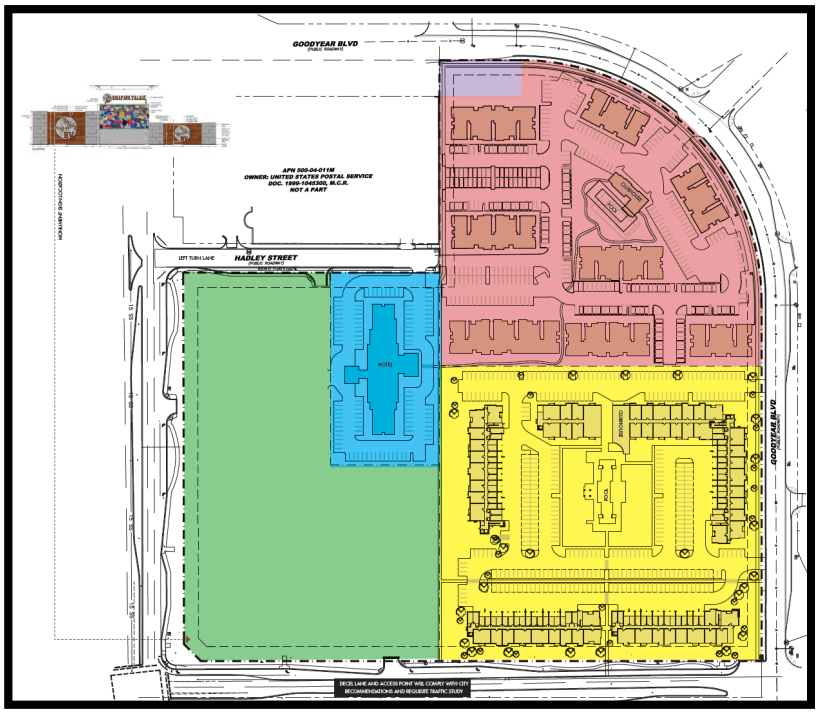
=Developer Interest in Multi-Family (Application Submitted)

= Ballpark Village North

Proposal

BALLPARK VILLAGE NORTH

- 9.8 acres - C-2 with PAD Overlay
- 17.6 acres of MF-24 with PAD Overlay



*Images Conceptual In Nature

PAD Overlay

REQUESTS AND REGULATIONS

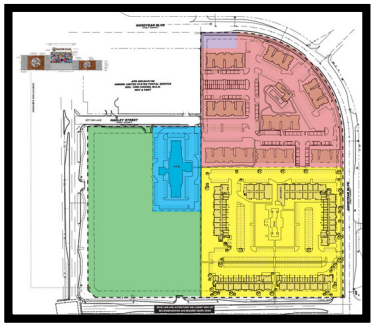
Density and Height



Modified C-2 Uses



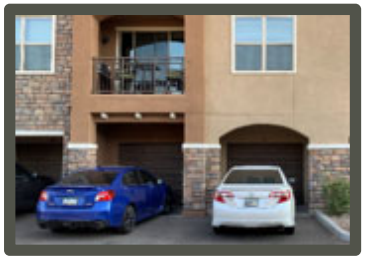
Setbacks



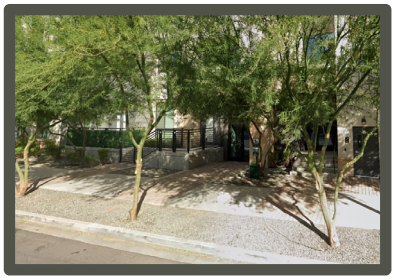
Connections



Parking



Open Space



Plazas and Design

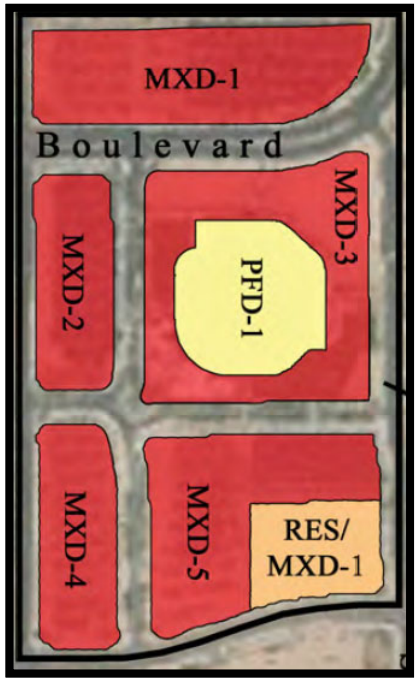


*Images Conceptual In Nature

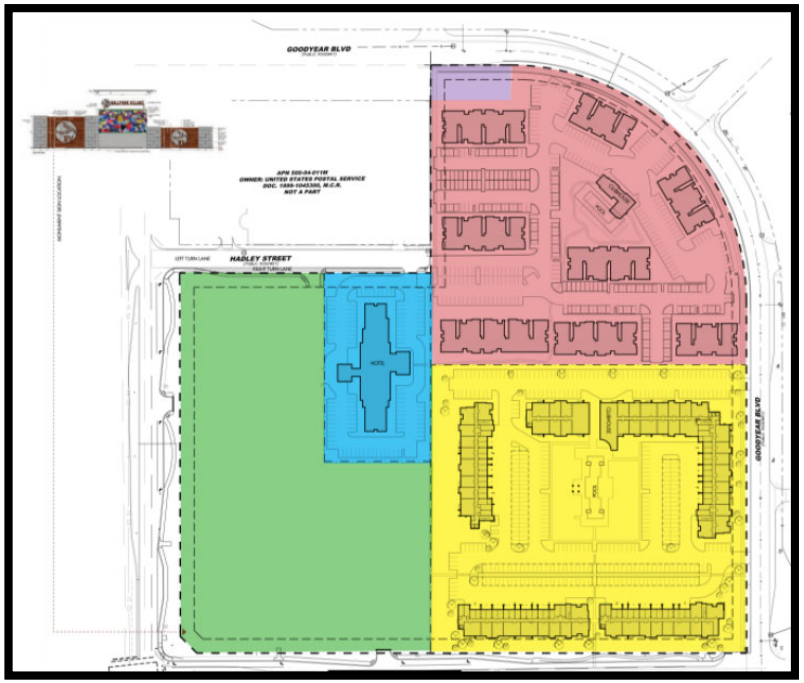
Ballpark Village

COMMERCIAL AND INTEGRATED MIXED-USE OPPORTUNITIES

- Ballpark Village Core (entitled)
  - 52.98 acres of MXD
- Ballpark Village North (future zoning case)
  - 9.8 acres of C-2



Ballpark Village MXD "Core"



Ballpark Village North Proposal

*Images Conceptual In Nature

Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
  - From Planned Area Development (PAD)
    - Underlying Hospitality, Retail and Entertainment
  - To C-2 and MF-24 with PAD Overlay
    - Subject to Stipulations





*Applicant Provided Renderings


CITY OF
Goodyear

ITEM #: 14.
DATE: 05/23/2022
AI #:886

CITY COUNCIL ACTION REPORT

SUBJECT: REZONING FOR CAMELBACK 303 INDUSTRIAL AND FOR CAMELBACK & COTTON INDUSTRIAL

STAFF PRESENTER(S): Karen Craver, AICP, Principal Planner

OTHER PRESENTER(S):

Wendy Riddell, Berry Riddell LLC

SUMMARY

This is a rezoning request for two contiguous sites within the city (Site 1 & Site 2). The rezoning of Site 1 will be from C-2, General Commercial with a Planned Area Development (PAD) Overlay to I-1, Light Industrial Park on 18.53 acres, generally located on the south side of Camelback Road, west of Cotton Lane. The rezoning of Site 2 will be from Final Planned Area Development (PAD) to I-1, Light Industrial Park on 17.91 acres located at the southwest corner of Camelback Road and Cotton Lane.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2238, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-19, AND “Legal Description of SITE 1 property.”

2. ADOPT ORDINANCE NO. 2022-1541, CONDITIONALLY REZONING APPROXIMATELY 18.53 ACRES LOCATED ON THE SOUTH SIDE OF CAMELBACK ROAD, WEST OF COTTON LANE, FROM THE C-2, GENERAL COMMERCIAL ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO THE I-1, LIGHT INDUSTRIAL PARK ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

3. ADOPT RESOLUTION NO. 2022-2239, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-01, AND “Legal Description of SITE 2 property.”

4. ADOPT ORDINANCE NO. 2022-1542, CONDITIONALLY REZONING APPROXIMATELY 17.91 ACRES LOCATED AT THE SOUTHWEST CORNER OF CAMELBACK ROAD AND COTTON LANE FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING

DISTRICT TO THE I-1, LIGHT INDUSTRIAL ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Karen Craver, Principal Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

Site 1: South side of Camelback, west of Cotton

On December 11, 2006, Mayor and Council adopted Ordinance 2006-1056 conditionally rezoning 134 acres of property generally located west of the southwest corner of Camelback Road and Cotton Lane, from the AU, Agriculture Urban Zoning District to the I-1, Light Industrial Park and C-2, General Commercial Zoning Districts with a Final Planned Area Development (PAD) Overlay. The rezoning was intended to allow for a development to be known as Camelback 303 Commerce Park. With no development having occurred, on November 26, 2018, Mayor and Council adopted Ordinance 2018-1415 conditionally rezoning the southern 114 acres of Camelback 303 Commerce Park, located south of Camelback Road, to I-1, Light Industrial Park. On March 14, 2022, staff granted Prologis site plan approval for a two-building warehouse distribution facility on the 114 acres, leaving the 18.53-acre Site 1 application, of these two subject rezone applications, zoned C-2 with a PAD Overlay.

Site 2: Southwest corner of Camelback & Cotton

On June 28, 2010, Mayor and Council adopted Ordinance 2010-1214 conditionally rezoning approximately 16 net acres of property generally located at the southwest corner of Camelback Road and Cotton Lane, from the AG, Agricultural Zoning District to the Final Planned Area Development (PAD) Zoning District, to facilitate the development of commercial and business park uses within the planned Cotton Camel Center. To date, no development has occurred, and the current owner of the 17.9 gross acres at the SWC of Camelback and Cotton, which includes the 16-acre Cotton Camel Center, has submitted the Site 2 application, of these two subject rezone applications.

These two rezoning requests have not previously been presented to the City Council.

STAFF ANALYSIS

Current Policy:

A request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council. The proposed rezone must be consistent with the General Plan and should not adversely impact the surrounding area.

The two rezoning requests are being presented and discussed together in one staff report for the following reasons:

- The two requests were submitted at approximately the same time
- The two sites are contiguous and approximately the same size
- The two requests are both to rezone the sites to I-1, Light Industrial Park
- The two requests are both represented by Attorney Wendy Riddell, with Berry Riddell LLC
- The two applicants have engaged the same architectural firm, DLR Group, to develop conceptual site plans

Details of the Requests:

Site 1: South side of Camelback, west of Cotton

The purpose of the Site 1 application is to rezone the 18.53 gross acres site from C-2, General Commercial with a Planned Area Development (PAD) Overlay to I-1, Light Industrial Park to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the area. Because a rezoning does not constitute site plan approval, the next step in the entitlement process will be the submittal and approval of a site plan application. The site plan will need to, at a minimum, adhere to the following I-1, Light Industrial Park Zoning District Standards:

- Maximum Building Coverage: 50% of site
- Maximum Building Height: 50 ft
- Minimum Front Setback: 30 ft entirely landscaped along Camelback
- Minimum Side Setback: 30 ft w/10-ft landscape strip adjacent to property line
- Minimum Rear Setback: 20 ft
- Minimum Street Side Setback: 30 ft
- Minimum Landscaping: 10% of site

Additional I-1 Screening Standards:

- All buildings, including loading & unloading facilities shall be minimum 100 ft from existing or planned residential
- In addition to the 10-ft landscape strip along the side property line, 1 tree shall be planted every 20 linear feet
- An 8-ft wall will be required adjacent to existing or planned residential
- Loading, delivery & roll-up/dock doors shall be screened from public streets

Site 2: Southwest corner of Camelback & Cotton

The purpose of the Site 2 application is also to rezone the 17.91 gross acres site from Final Planned Area Development (PAD) to I-1, Light Industrial Park to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the area. As is the case with Site 1, because a rezoning does not constitute site plan approval, the next step in the entitlement process will be the submittal and approval of a site plan application. The Site 2 site plan will also need to, at a minimum, adhere to the I-1, Light Industrial Park Zoning District Standards and Screening Standards outlined above.

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a rezoning application is to be guided by the following criteria:

1. *Consistency with the General Plan*

Site 1's existing Business & Commerce land use designation allows for uses including business parks, offices, warehouses, and other light industrial uses. Site 2's existing Industrial land use designation allows for uses including office, industrial, and business parks. The proposed rezoning applications do not alter the consistency with these designations.

1. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*

Both Sites are generally flat with no physical or natural features that would hinder the development of the proposed industrial projects. The proposed rezoning applications do not alter the suitability of the properties.

1. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.*

   Uses and development surrounding the subject properties include:

- North – 390 acres approved for industrial development by the City of Glendale
- South – Site plan-approved Prologis two-building warehouse distribution facility on the 114 acres zoned I-1, Light Industrial Park
- East – I-1, Light Industrial Park development including HD Wholesale Supply, and APS substation, and the REI warehouse distribution facility
- West – Future AG, Agricultural-zoned 1-acre lot residential development

1. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.*

The proposed rezoning applications, and conceptual site plans, are consistent with the current land uses within the immediate area.

1. *Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.*

PV303, and the surrounding area, is reaching build-out and the City still continues to receive a significant amount of interest in the area from new industrial developers.

1. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

Fire Response:

The subject property will be served by Fire Station No. 185 at Pebble Creek Parkway and Clubhouse Drive, or by Fire Station No. 183 at 3075 Litchfield Road.

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
#185	7.04	3.52	#183	11.34	5.67

Police Response:
The property is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property as proposed. These proposed rezoning applications do not impact the ability of the department to serve the property.

Streets/Transportation:
These proposed rezoning applications do not change the likelihood that Site 1 will be accessed via Camelback Road, and that Site 2 may be accessed via both Camelback and Cotton Lane. The final location of all access points will be determined during plat and/or site plan review and approval, in conjunction with the approval of a Traffic Impact Study.

Water/Wastewater:
The subject properties are, and will continue to be, within the jurisdiction of the city of Goodyear for wastewater service, and within the jurisdiction of EPCOR Water Arizona for water service. All infrastructure necessary to serve the subject property will continue to be required to be installed by the property owner and/or developer.

1. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

These rezoning applications do not change the requirement that the extension of utility lines needed to serve the property will be the responsibility of the property owner and/or developer as part of the development process.

1. *General public concerns.*

Public Participation:

In accordance with the city's Citizen Review Process, one formal neighborhood meeting was held for both rezoning applications on Tuesday, April 26th, 2022. Notification of the meeting had included a postcard mailed to the owners of property within 500 feet of the subject properties; a notice of neighborhood meeting & public hearings sign was posted on each of the subject properties; and information on each of the rezoning applications was also posted on the city's website. No member of the public attended the neighborhood meeting, and to date, staff has received no inquiries from the public. It should be noted that no homes have yet been built in the future AG, Agricultural-zoned 1-acre lot residential development to the west of Site 1, and no property owner within the Sedella community was notified of the neighborhood meeting because the nearest Sedella lot is approximately 3,300 feet from the western boundary of Site 1. The citizen review process only requires direct notification of owners of property within 500 feet.

Notice for the public hearings before the Planning and Zoning Commission and City Council on

May 11, 2022, and May 23, 2022, respectively, included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice published in the Arizona Republic Southwest Edition on April 22, 2022; and a notice of public hearings sign posted on the subject property. Information on the two rezoning applications and these public hearings was also posted on the city's website. To date, staff still has received no contact from the public.

Planning and Zoning Commission:
At its meeting on May 11, 2022, following a presentation by staff, and an acknowledgement by the applicant that they are in support of the rezoning applications and in agreement with the stipulations in Ordinance No. 2022-1541 and Ordinance 2022-1542, the Commission voted 6 to 0 to recommend approval of these rezoning applications. No member of the public spoke regarding these rezoning applications.

1. *Whether the amendment promotes orderly growth and development*.

   These rezoning applications will promote continued orderly growth and development in conformance with the City Zoning Ordinance, Design Guidelines, and Engineering Standards.

2. *Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the city and the general public*.

These rezoning applications will not impact the general health, safety and welfare of the citizens of the city or the general public.

Findings:
Pursuant to the evaluation of these rezoning applications, staff finds that approval of the Site 1 application, as set forth in Ordinance No. 2022-1541 attached hereto, and approval of the Site 2 application, as set forth in Ordinance No. 2022-1542 attached hereto, promote continued orderly growth and development in conformance with the City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards.

Attachments

1. Site 1 Resolution No. 2022-2238
1.a. Supplementary Zoning Map No.21-19
1.b. Legal Description of Site 1 Property
2. Site 1 Ordinance No. 2022-1541
3. Site 1 Aerial Photo
4. Site 1 Project Narrative
5. Site 2 Resolution No. 2022-2239
5.a. Supplementary Zoning Map No.22-01
5.b. Legal Description of Site 2 Property
6. Site 2 Ordinance No. 2022-1542
7. Site 2 Aerial Photo

8. Site 2 Project Narrative
Staff Presentation
Applicant Presentation

RESOLUTION NO. 2022-2238

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-19, AND "LEGAL DESCRIPTION OF SITE 1 PROPERTY."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF A PUBLIC RECORD

That certain document titled "Official Supplementary Zoning Map No. 21-19," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description of Site 1 Property," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned document is a declared public record in connection with the adoption of Ordinance 2022-1541.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of the aforementioned document being declared a public record herein is ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

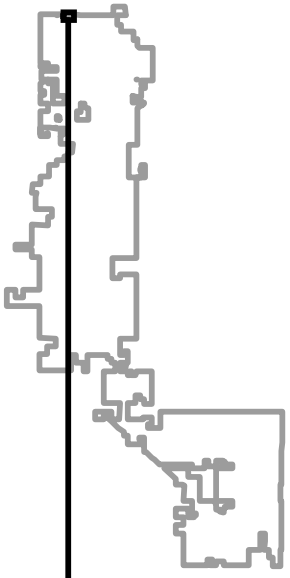
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-19

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

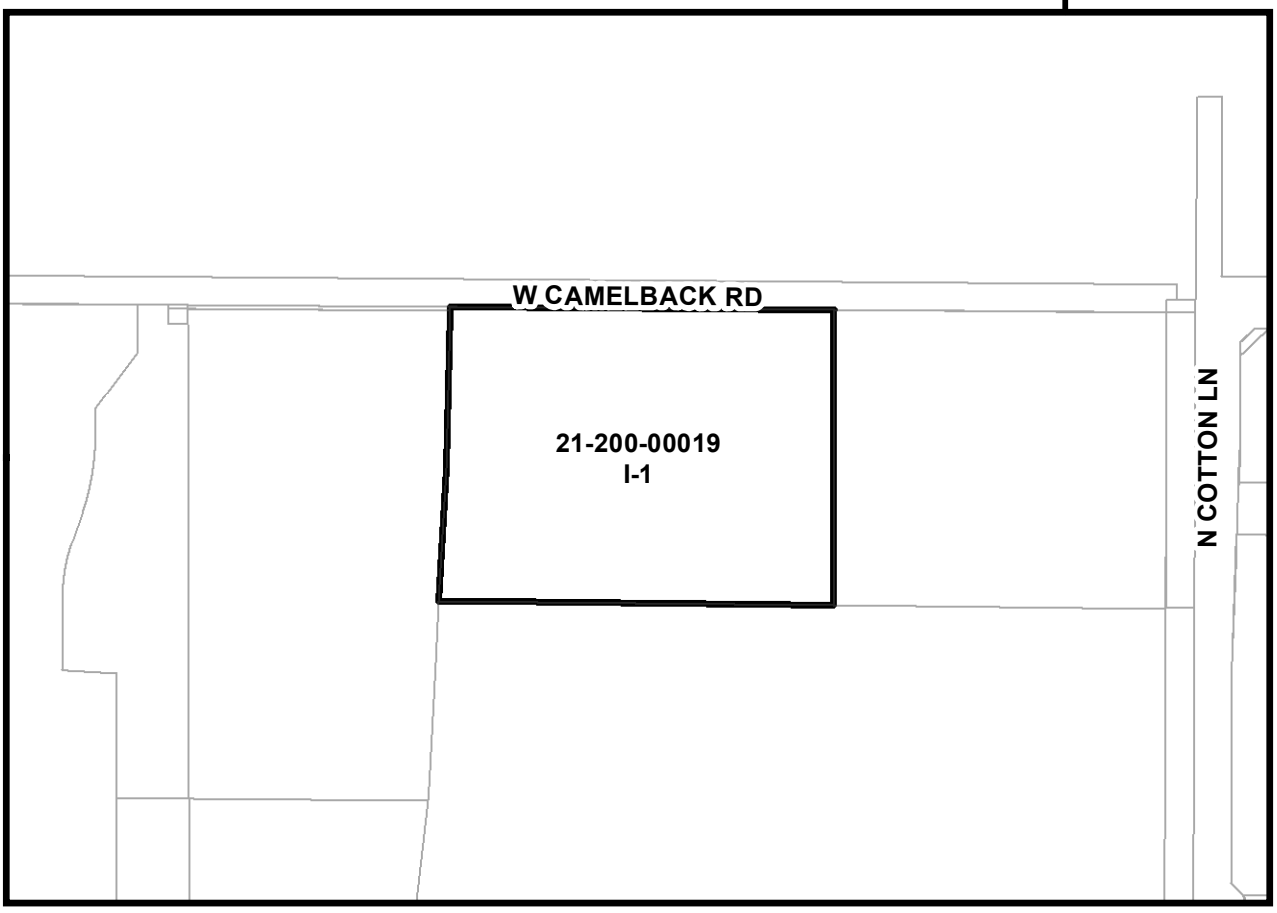


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT		
A	REZONE FROM C-2 TO I-1 21-200-00019	DATE: April 2022

EXHIBIT B

Legal Description of Site 1 Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GOODYEAR, IN THE COUNTY OF MARICOPA,

STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23 MARKED WITH A BRASS CAP IN HAND HOLE WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 23 MARKED WITH AN ALUMINUM CAP LIES NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST, 2635.23 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 975.23 FEET TO A POINT THAT LIES 1660.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 800.00 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST PARALLEL WITH AND 800.00 FEET SOUTH OF SAID NORTH LINE, A

DISTANCE OF 942.23 FEET TO A POINT THAT LIES 33.00 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 1840.43 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG SAID MID-SECTION LINE, A DISTANCE OF 357.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 800.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 664.65 FEET TO A POINT THAT LIES 75.00 FEET SOUTHEAST OF THE CENTERLINE OF THE 230 KV LINE AS DESCRIBED IN THE RIGHTOF-WAY EASEMENT CONVEYED TO ARIZONA PUBLIC SERVICE AND RECORDED IN RECORDING NO. 2004-0813970, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 42 DEGREES 31 MINUTES 10 SECONDS WEST PARALLEL WITH AND 75.00 FEET SOUTHEASTERLY OF SAID CENTERLINE, A DISTANCE OF 1180.83 FEET;

THENCE NORTH 47 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 1177.73 FEET;

THENCE NORTH 41 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 79.04 FEET;

THENCE NORTH 34 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 401.82 FEET;

THENCE NORTH 25 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 321.74 FEET:

THENCE NORTH 17 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 287.66 FEET;

THENCE NORTH 09 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 364.84 FEET;

THENCE NORTH 06 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 382.56 FEET;

THENCE NORTH 04 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 325.91 FEET;

THENCE NORTH 02 DEGREES 50 MINUTES 28 SECONDS EAST, A DISTANCE OF 505.56 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 07 SECONDS EAST, A DISTANCE OF 455.04 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 THAT LIES SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, 660.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION RECORDED IN RECORDING NO. 2007-128463, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 23, MONUMENTED BY A MARICOPA COUNTY DEPARTMENT OF

TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP, BEARS AS A BASIS OF BEARINGS SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 2640,60 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST ALONG DIE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 799.88 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 43 SECONDS WEST, A DISTANCE OF 33,00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF COTTON LANE AS SHOWN IN BOOK 51 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1840.60 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 357.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 800.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47 DEGREES 36 MINUTES 05 SECONDS, AN ARC DISTANCE OF 664.64 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 42 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 1180.65 FEET;

THENCE NORTH 47 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 1177.75 FEET;

THENCE NORTH 41 DEGREES 36 MINUTES 34 SECONDS EAST, A DISTANCE OF 79.05 FEET;

THENCE NORTH 35 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 401.83 FEET;

THENCE NORTH 26 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 321.74 FEET;

THENCE NORTH 17 DEGREES 29 MINUTES 35 SECONDS EAST, A DISTANCE OF 287.66 FEET;

THENCE NORTH 09 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 364.84 FEET;

THENCE NORTH 07 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 382.56 FEET;

THENCE NORTH 04 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 325.91 FEET;

THENCE NORTH 03 DEGREES 08 MINUTES 25 SECONDS EAST, A DISTANCE OF 160.18 FEET TO A POINT ON A LINE PARALLEL WITH AND 800.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 33 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1967.20 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE NO. 2022-1541

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 18.53 ACRES LOCATED ON THE SOUTH SIDE OF CAMELBACK ROAD, WEST OF COTTON LANE, FROM THE C-2, GENERAL COMMERCIAL ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO THE I-1, LIGHT INDUSTRIAL PARK ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, on December 11, 2006, the Mayor and Council of the City of Goodyear adopted Ordinance 2006-1056 conditionally rezoning 134 acres of property generally located west of the southwest corner of Camelback Road and Cotton Lane from the AU, Agriculture Urban Zoning District to the I-1, Light Industrial Park and C-2, General Commercial Zoning Districts with a Final Planned Area Development (PAD) Overlay to allow for a development to be known as Camelback 303 Commerce Park; and,

WHEREAS, with no development having occurred within Camelback 303 Commerce Park, on November 26, 2018, the Mayor and Council of the City of Goodyear adopted Ordinance 2018-1415 conditionally rezoning the southern 114 acres of Camelback 303 Commerce Park, located south of Camelback Road, to the I-1, Light Industrial Park Zoning District; and,

WHEREAS, on March 14, 2022, the City Development Review Committee granted site plan approval for a two-building warehouse distribution facility on the 114 acres, which after dedications of right-of-way left the 18.53-acre Site 1 zoned C-2, General Commercial Zoning District with a Planned Area Development (PAD) Overlay; and,

WHEREAS, the current owner of the 18.53-acre Site 1 legally described in that certain document titled: “Legal Description of Site 1 Property,” which document was declared a public record by Resolution 2022-2238, and which is referred to and incorporated as if fully set forth herein by this reference (the “Property”), has submitted an application to rezone the 18.53 acres from the C-2, General Commercial Zoning District with a Planned Area Development (PAD) Overlay to the I-1, Light Industrial Park Zoning District; and,

WHEREAS, because of the change in circumstances in the area, a rezoning to the I-1, Light Industrial Park Zoning District is being sought to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the general area; and,

WHEREAS, City staff finds that the proposed rezoning will not adversely impact the general area, and the rezoning will promote continued orderly growth and development in conformance with the City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards; and,

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council; and

WHEREAS, public notice that a rezoning of the Property was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on May 11, 2022, appeared in the Arizona Republic Southwest Valley edition on April 22, 2022; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 11, 2022, and at that meeting the Commission voted 6 to 0 to recommend approval of the proposed rezoning; and

WHEREAS, public notice that a rezoning of the Property is to be considered and reviewed at a public hearing held before the City Council on May 23, 2022 appeared in the Arizona Republic Southwest Valley edition on April 22, 2022; and

WHEREAS, the Mayor and Council of the City of Goodyear find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety and general welfare of the citizens of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1541 applies to approximately 18.53 acres of land in Goodyear, Maricopa County, Arizona, generally located on the south side of Camelback Road, west of Cotton Lane, as depicted on that certain document titled Official Supplementary Zoning Map No. 21-19, and as legally described in that certain document titled Legal Description of Site 1 Property, which documents were declared public records by Resolution 2022-2238 and which are referred to and incorporated herein by this reference (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from the C-2, General Commercial Zoning District with a Planned Area Development (PAD) Overlay to the I-1, Light Industrial Park Zoning District.

SECTION 4. STIPULATIONS

1. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, utilities, parking, access and circulation;
2. Prior to issuance of the first construction permit for any work within the Property, Owner shall, at no cost to the City, dedicate to the City, portions of the Property fronting W. Camelback Rd. needed to provide the City with 65-feet of right-of-way as measured from the center line of the W. Camelback Road alignment (the "Camelback Road Right-of-

Way"). The Camelback Road Right-of-Way shall be dedicated in fee, lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances;

3. Prior to issuance of the first construction permit for any work within the Property, Owner shall dedicate to the City, at no cost to the City, a 10' wide Public Utility Easement (PUE) along the southern boundary of the Camelback Road Right-of-Way being conveyed to the City. The PUE to be dedicated shall be lien free, free of all other easements and encumbrances unless otherwise agreed to by the City, and in a form acceptable to the City Attorney and/or his designee.
4. Owner at no cost to the City, shall design and construct full half-street improvements for the south—half of the section of W. Camelback Rd. along or adjacent to the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed except for the construction of ½ the median and ½ median landscaping (the "Camelback Road Improvements"). The Camelback Road Improvements to be constructed include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the Camelback Road Improvements shall be completed prior to the issuance of any certificate of occupancy for any building within the Property;
5. Owner shall remit to the City an in-lieu payment for ½ the cost of a full median and full-median landscaping, for any median that is to be installed within the section of W. Camelback Road fronting the Property. The in-lieu payment for the median shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier;
6. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall design and construct, at no cost to the City, all infrastructure improvements identified by the City as being needed to provide water and sewer services to the Property, if the Property is within the City's service area, and all infrastructure improvements required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of Property within the City of Goodyear, including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear's Engineering Design Standards and Policies;
7. Property Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of

the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to the issuance of any permit for construction work within the Property;

8. The Traffic Impact Analysis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis (the "Updated TIA") that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property. The Updated TIA shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual. Approval by the City Engineer or designee of the Updated TIA shall be obtained prior to the City of Goodyear issuing a Site Plan approval for any development within the Property and prior to the issuance of any permit for any work within the Property. Owner shall be responsible for designing and constructing infrastructure improvements identified in the Updated TIA as being needed to support the development and occupancy of the Property as rezoned. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the additional improvements to be designed and constructed as discussed herein shall be completed prior to the issuance of any certificate of occupancy for any building within the Property;
9. Proposed utility layout submitted with the rezoning application is not approved with this rezoning and must be reviewed and approved at the discretion of the City Engineer or his designee through the site plan processes;

10. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or are being constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the payment(s) required herein shall be paid prior to the issuance of any construction permit for any work within the Property; and
11. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property.

SECTION 5. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled Supplementary Zoning Map 21-19, which document was declared a public record by Resolution 2022-2238 and which is referred to and incorporated herein by this reference, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 6. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the City of Goodyear Zoning Ordinance being amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure,** sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land **use** that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendment**s there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or
2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor

complaint in the City of Goodyear Municipal Court for violations hereunder.

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

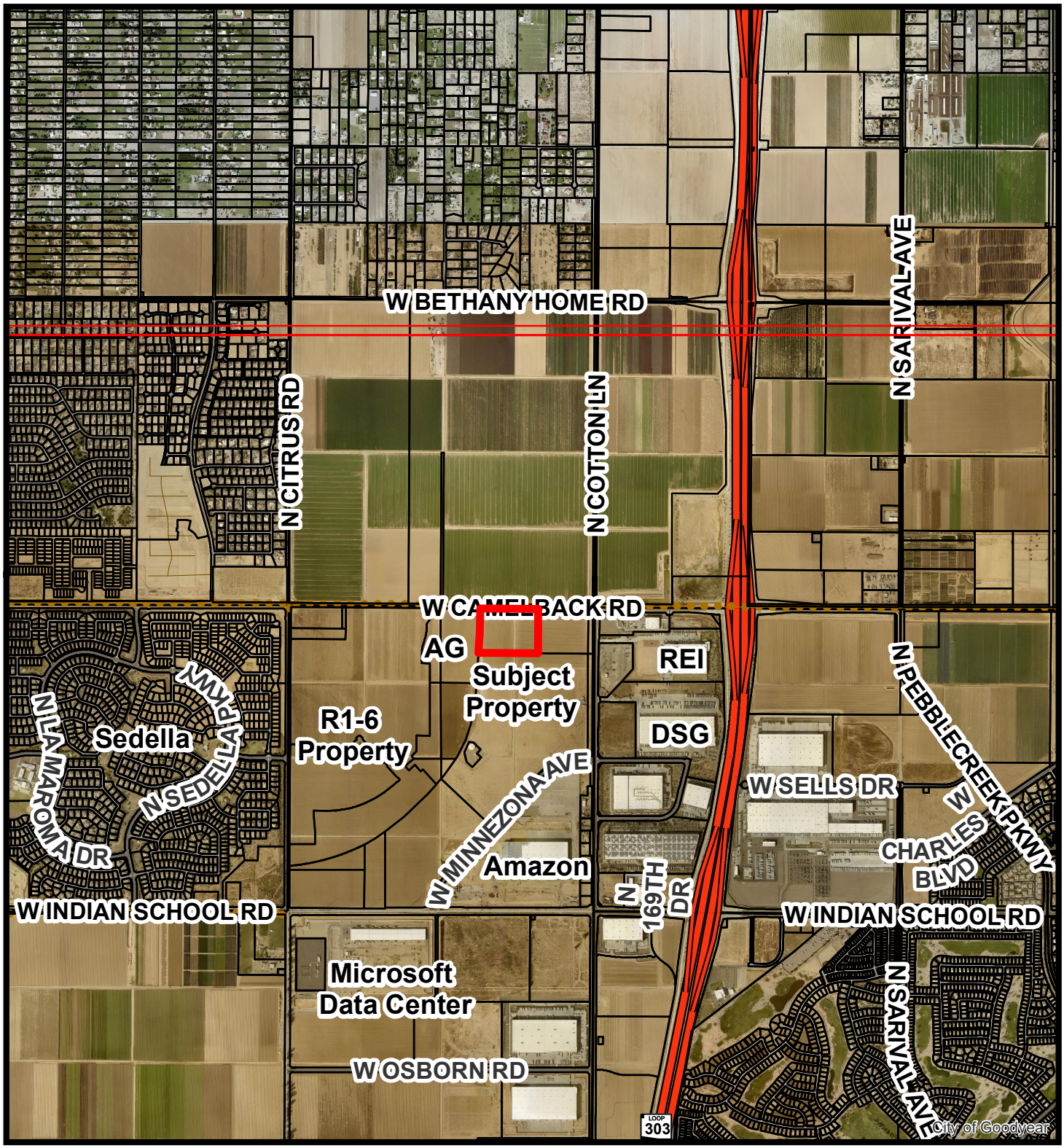
ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Site 1 Aerial Photo
Camelback 303 Industrial Rezone
Case No. 21-200-00019



Drawn By: Karen Craver
City of Goodyear Development Sevices Department
Date: April 11, 2022

N

Rezoning Narrative

Camelback 303

1st Submittal: September 16, 2021
2nd Submittal: December 17, 2021

Prepared for:
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REQUEST

The purpose of this request is to rezone an approximate 18.53-gross-acre (17.04 net acres) site located west of the southwest corner of Cotton Lane and Camelback Road (the "Site") from C-2 (General Commercial) with a PAD (Planned Area Development) Overlay to I-1 (Light Industrial) zoning. The intent of the applicant is to zone this land to accommodate industrial warehousing and distribution uses. The Site consists of one parcel, APN 502-31-002J, and is currently undeveloped. The Site is designated as Business & Commerce on the City of Goodyear's General Plan land use map, which anticipates uses including warehousing and distribution. As shown in the below Context Aerial, the Site is located less than one mile west of the Loop 303 interchange at Camelback Road. Approval of this proposal will help maximize the investment made into the freeway expansion by attracting employers to Goodyear, inside this transit corridor.

Context Aerial



The Site is bounded on the east by agricultural land zoned PAD and designated as Industrial on the City's General Plan. Across Cotton Lane to the east, is an industrial center that houses a building materials store, a DSG Distribution Center, and a REI Distribution Center. This land is zoned PAD and designated as Industrial on the General Plan. To the north of the Site, across Camelback Road in the City of Glendale, is agricultural land that has been approved for 390 acres of industrial development. This land is currently zoned PAD (City of Glendale) and is designated as Light Industrial and Luke Compatible Land Uses on the City of Glendale General Plan. Along the western border of the Site is agricultural land zoned PAD and designated as Neighborhood on the General Plan. Most relevantly, the land to the south is former agricultural

land now zoned I-1 (Light Industrial Park) and designated as Business & Commerce on the General Plan.

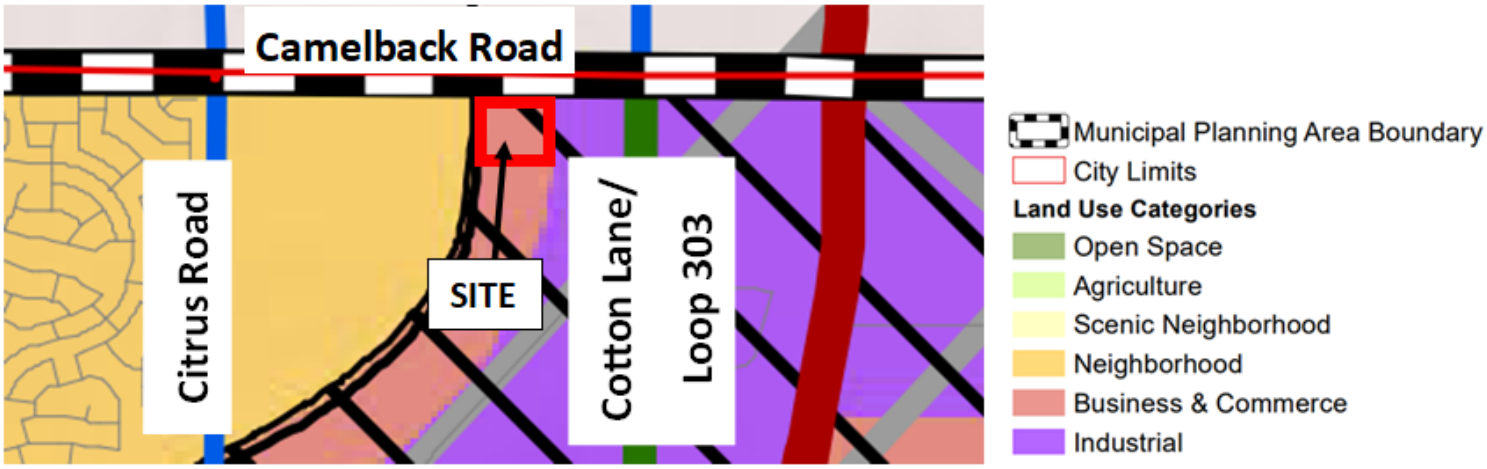
DEVELOPMENT PLAN

The Camelback 303 development consists of two buildings each approximately 153,290 square feet in size. With careful consideration for the residential use to the west, the buildings have been designed with a north-south orientation and inward-facing loading docks, separated by a 70-foot-wide drive-aisle. Both buildings are proposed to be approximately forty-four feet in height per I-1 zoning and design guidelines. Additionally, increased landscaping and retention areas will be located around the perimeter of the Site, with approximately 15.2% open space provided. The Site can be accessed by three driveways along Camelback Road with parking for employees located along the east and west perimeter of the Site.

GENERAL PLAN

The Goodyear 2025 General Plan was adopted in 2014 with a vision of continuing to develop the city as a *desirable place for all to live, work, visit, and play by fostering a sustainable community with diverse destinations connected throughout the City* (Goodyear 2025 General Plan, Pg. 4). The Site's Business & Commerce designation allows for uses including *business parks, offices, warehouses, and other light industrial uses that are also appropriate* (Goodyear 2025 General Plan, Pg. 124). This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Business & Commerce and will create a desirable place to work for all residents. This proposal promotes the achievement of the overall vision, goals and policies outlined in the General Plan.

City of Goodyear General Plan Land Use Plan



REZONING CRITERIA

The Zoning Ordinance identifies specific criteria that guide rezoning requests to respond appropriately to the surrounding context of the Site, address demand for the types of uses proposed, and provide consistency with long-range planning goals. This proposal meets and exceeds those criteria as outlined below.

a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

Response: This proposal is consistent with the long-range planning goals and policies outlined in the General Plan, will provide a much-needed employment use in the area, will maximize the investment made into the Loop 303 extension, and will bring quality jobs to serve residents.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

Response: This Site is generally flat with no physical or natural features that would hinder the development of the proposed industrial project.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

Response: This proposal has been thoughtfully planned to respect the scale of the existing and planned land uses with focus on fitting the context of its surroundings. The proposed use has been anticipated by the General Plan and a traffic impact study has been conducted in association with this request to confirm that the available roadway improvements are sufficient to accommodate the project. As part of the rezoning, the completion of half-street improvements on Camelback Road along the northern boundary of the Site is anticipated.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

Response: The Site is undeveloped and primarily surrounded by undeveloped or agricultural land. Across Camelback Road, is agricultural land that has been approved for 390 acres of industrial development. East, across Cotton Lane, is an industrial center that houses a building materials store, the DSG Distribution Center, and the REI Distribution Center. The property to the south of the Site is zoned I-1 to allow industrial uses.

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Response: The proposed use has been anticipated by the General Plan. This proposal is consistent with the long-range planning goals and policies outlined in the General Plan as the Business & Commerce land use designation allows light industrial uses including warehousing and distribution.

The site is within a mile of the Loop 303 Freeway corridor which enhances economic development and job growth. The Loop 303 Corridor *promotes distribution, warehousing, and manufacturing* (Goodyear 2025 General Plan, Pg. 52) land uses. Additionally, according to a study done on U.S. retail and e-commerce sales, industrial demand has been driven to record levels in the second quarter of 2021. As the economy begins to reopen, the rate of e-commerce growth has nearly doubled pre-COVID levels suggesting that the accelerated e-commerce demand is sustainable. This increased demand will drive the need for more warehousing and distribution land uses.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Response: This proposal appropriately responds to the available public services and infrastructure in the surrounding vicinity. Designated as Business & Commerce by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of employment and industrial uses. The water service provider is Liberty Utilities. There are existing water mains that run down the west boundary of the project inside of a dedicated water easement. No water main or service extensions are necessary to service the project. The City of Goodyear is the sewer provider. A new public sewer main extension is required from Minnezona Avenue to the south up to the project frontage, as described in the Section 23 Master Wastewater Report. A dedicated public sewer easement already exists for the proposed sewer main extension alignment. The downstream treatment facilities currently have capacity to accept flows from the proposed development. Regarding streets, Camelback Road will be widened to its ultimate cross section as part of this development along the entire frontage. The improvements include deceleration lanes at each driveway in accordance with City of Goodyear requirements.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Response: None. There is no projected increase in demand for public infrastructure and services available to the Site that exceeds capacity as a result of this development.

h. General public's concerns;

Response: Given that this request is consistent with the existing and approved uses in the vicinity of the Site and the land use was anticipated by the City's General Plan, it is not anticipated that there will be significant public concerns as a result of the proposal. Nonetheless, the development team understands the importance of neighborhood involvement and will diligently seek input through the outreach process.

i. Whether the amendment promotes orderly growth and development; and

Response: This proposal presents a land use that will convert an underutilized Site that is not appropriately entitled to meet demand, to a high-quality development that offers much needed jobs and will help to establish Goodyear's employment and industrial land uses. With the investments made into the nearby Loop 303 extension, the proposal promotes the orderly growth and development of the area by adding employment uses appropriate to their context.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Response: This proposal converts an underutilized Site into a needed employment use that will create quality jobs for Goodyear residents and will have an overall positive impact on the City of Goodyear.

RESOLUTION NO. 2022-2239

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-01, AND "LEGAL DESCRIPTION OF SITE 2 PROPERTY."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF A PUBLIC RECORD

That certain document titled "Official Supplementary Zoning Map No. 22-01," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description of Site 2 Property," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned document is a declared public record in connection with the adoption of Ordinance 2022-1542.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of the aforementioned document being declared a public record herein is ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

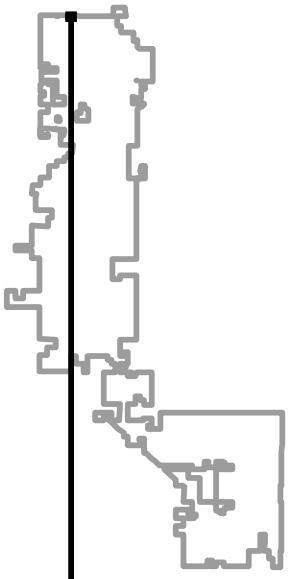
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-01

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

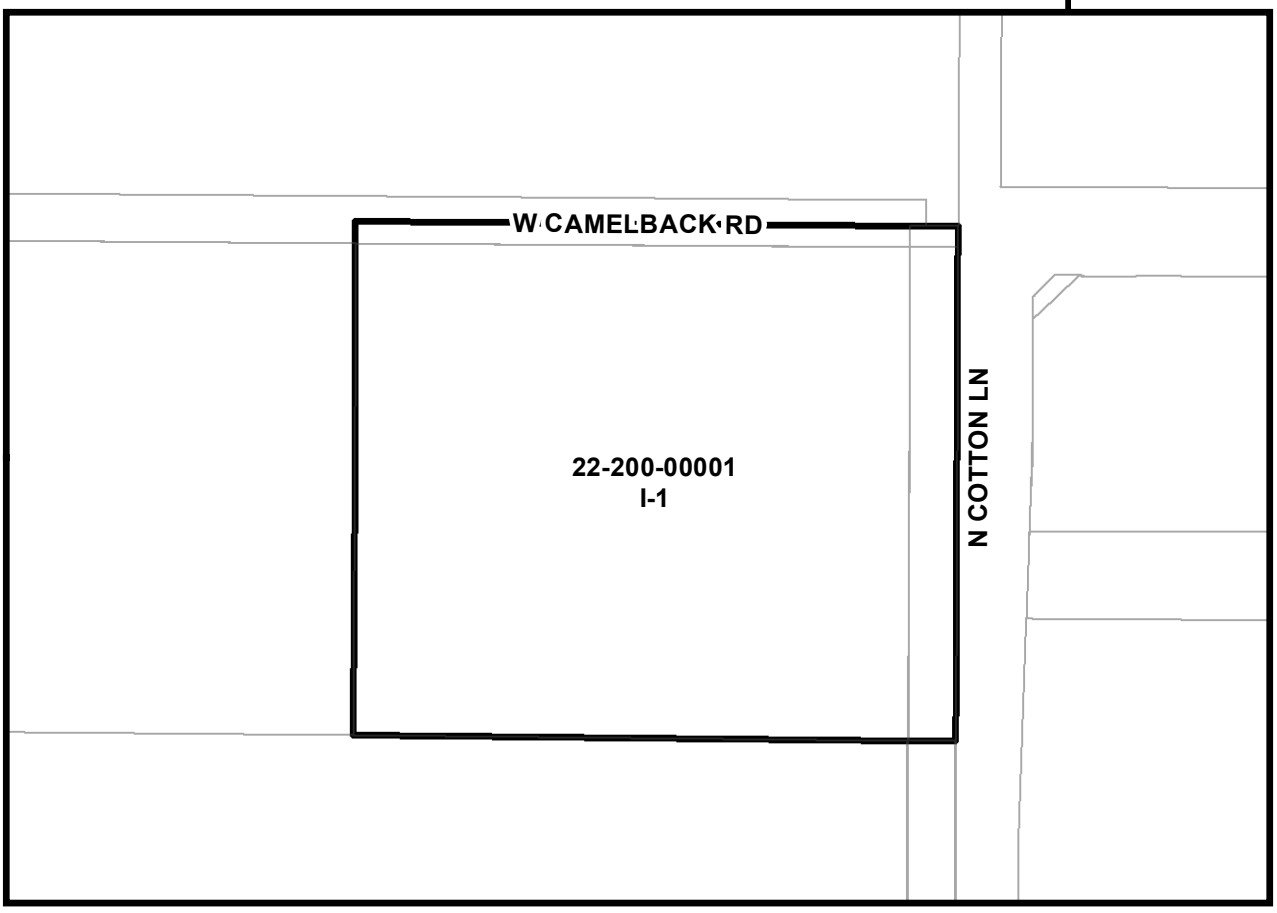


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	REZONE FROM PAD TO I-1	22-200-00001	April 2022

EXHIBIT B

Legal Description of Site 2 Property

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

That portion of the Northeast quarter of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 23, marked with a brass cap in a hand hole from whence the North quarter of said Section 23, lies North 89 degrees 51 minutes 56 seconds West, 2635.23 feet; Thence North 89 degrees 51 minutes 56 seconds West along the North line of the Northeast quarter of said Section 23, a distance of 108.00 feet to the Point of Beginning;

Thence departing said North line South 00 degrees 04 minutes 37 seconds East parallel with and 108.00 feet West of the East line of said Northeast quarter, a distance of 800.00 feet;

Thence North 89 degrees 51 minutes 56 seconds West parallel with and 800.00 feet South of said North line, a distance of 867.23 feet;

Thence North 00 degrees 04 minutes 37 seconds West parallel with the East line a distance of 800.00 feet to a point on the North line of the Northeast quarter of said Section 23 that lies South 89 degrees 51 minutes 56 seconds East, 1660.00 feet from the North quarter corner of said Section 23;

Thence South 89 degrees 51 minutes 56 seconds East along said North line a distance of 867.23 feet to the Point of Beginning.

PARCEL NO. 2:

That portion of the Northeast quarter of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County Arizona as described in Warranty Deed from Beardsley Land and Investment Company to the Arizona and Santa Fe Railway Company filed for record October 27, 1928 in Book 215 of Deeds, Pages 133-134, Maricopa County records, described as follows:

Commencing at the Northeast corner of said Section 23 marked with a brass cap in hand hole from whence the North quarter corner of said Section 23 lies North 89 degrees 51 minutes 56 seconds West, 2635.23 feet;

Thence North 89 degrees 51 minutes 56 seconds West along the North line of the Northeast quarter of said Section 23, a distance of 33.00 feet to the East line of the Arizona Santa Fe Railway Company property described in said Book 215 of Deeds, Pages 133-134, Maricopa County Records, and the Point of Beginning;

Thence departing said North line South 00 degrees 04 minutes 37 seconds East along said East line parallel with and 33.00 feet West of the East line of said Northeast quarter, a distance of 800.00 feet;

Thence departing said East line South 89 degrees 51 minutes 56 seconds West parallel with and 800.00 feet South of the North line of said Northeast quarter, a distance of 75.00 feet to the West line of said Arizona and Santa Fe Railway Company property;

Thence North 00 degrees 04 minutes 37 seconds West along said West line parallel with and 108.00 feet West of the East line of said Northeast quarter, a distance of 800.00 feet to the North line of said Northeast quarter;

Thence departing said West line South 89 degrees 51 minutes 56 seconds East along said North line, a distance of 75.00 feet to the Point of Beginning.

ORDINANCE NO. 2022-1542

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 17.91 ACRES LOCATED AT THE SOUTHWEST CORNER OF CAMELBACK ROAD AND COTTON LANE FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT TO THE I-1, LIGHT INDUSTRIAL ZONING DISTRICT, PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, PENALTIES, AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, on June 28, 2010, the Mayor and Council of the City of Goodyear adopted Ordinance 2010-1214 conditionally rezoning 16 net acres of property at the southwest corner of Camelback Road and Cotton Lane from the AG, Agricultural Zoning District to the Final Planned Area Development (PAD) Zoning District to allow for a development of commercial and business park uses to be known as Cotton Camel Center; and,

WHEREAS, with no development development having occurred within Cotton Camel Center, the current owner of the 17.91 gross acres, which includes the 16-acre Cotton Camel Center, legally described in that certain document titled: “Legal Description of Site 2 Property,” which document was declared a public record by Resolution 2022-2239, and which is referred to and incorporated as if fully set forth herein by this reference (the “Property”), has submitted an application to rezone the 17.91 gross acres from the Final Planned Area Development (PAD) Zoning District to the I-1, Light Industrial Park Zoning District; and,

WHEREAS, because no development of commercial and business park uses has occurred within Cotton Camel Center, a rezoning to the the I-1, Light Industrial Park Zoning District is being sought to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the general area; and,

WHEREAS, City staff finds that the proposed rezoning will not adversely impact the general area, and the rezoning will promote continued orderly growth and development in conformance with the City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards; and,

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council; and

WHEREAS, public notice that a rezoning of the Property was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on May 11, 2022, appeared in the Arizona Republic Southwest Valley edition on April 22, 2022; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 11, 2022, and at that meeting the Commission voted 6 to 0 to recommend approval of the proposed rezoning; and

WHEREAS, public notice that a rezoning of the Property is to be considered and reviewed at a public hearing held before the City Council on May 23, 2022 appeared in the Arizona Republic Southwest Valley edition on April 22, 2022; and

WHEREAS, the Mayor and Council of the City of Goodyear find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety and general welfare of the citizens of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1542 applies to approximately 17.91 gross acres of land in Goodyear, Maricopa County, Arizona, generally located at the southwest corner of Camelback Road and Cotton Lane, as depicted on that certain document titled Official Supplementary Zoning Map No. 22-01, and as legally described in that certain document titled Legal Description of Site 2 Property, which documents were declared public records by Resolution 2022-2239 and which are referred to and incorporated herein by this reference (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from the Final Planned Area Development (PAD) Zoning District to the I-1, Light Industrial Park Zoning District.

SECTION 4. STIPULATIONS

1. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, utilities, parking, access and circulation;
2. Prior to issuance of the first construction permit for any work within the Property, Owner shall, at no cost to the City, dedicate to the City, portions of the Property fronting W. Camelback Rd. needed to provide the City with 65-feet of right-of-way as measured from the center line the W. Camelback Road alignment (the "Camelback Road Right-of-Way"). The Camelback Road Right-of-Way shall be dedicated in fee, lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances;
3. Prior to issuance of the first construction permit for any work within the Property, Owner shall dedicate to the City, at no cost to the City, a 10' wide Public Utility Easement (PUE) along the southern boundary of the Camelback Road Right-of-Way being conveyed to the City. The PUE to be dedicated shall be lien free, free of all other easements and

encumbrances unless otherwise agreed to by the City, and in a form acceptable to the City Attorney and/or his designee; and

4. Owner, at no cost to the City, shall design and construct full half-street improvements for the south half of the section of W. Camelback Road along or adjacent to the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed except for the construction of ½ the median and ½ median landscaping (the "Camelback Road Improvements"). The Camelback Road Improvements to be constructed include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the Camelback Road Improvements shall be completed prior to the issuance of any certificate of occupancy for any building within the Property;
5. Owner shall remit to the City an in-lieu payment for one-half the cost of a full median and full-median landscaping, for any median that is to be installed within the section of W. Camelback Road fronting the Property. The in-lieu payment for the median shall be based on the the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payment referred to herein shall be made prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier;
6. Prior to issuance of the first construction permit for any work within the Property, Owner shall, at no cost to the City, dedicate to the City, portions of the Property fronting N. Cotton Lane needed to provide the City with 65-feet of right-of-way as measured from the center line the N. Cotton Lane alignment (the "Cotton Lane Right-of-Way"). The Cotton Lane Right-of-Way shall be dedicated in fee, lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances;
7. Prior to issuance of the first construction permit for any work within the Property, Owner shall dedicate to the City, at no cost to the City, a 10' wide Public Utility Easement (PUE) along the eastern boundary of the Cotton Lane Right-of-Way being conveyed to the City. The PUE to be dedicated shall be lien free, free of all other easements and encumbrances unless otherwise agreed to by the City, and in a form acceptable to the City Attorney and/or his designee; and
8. Owner shall, at no cost to the City, design and construct full half-street improvements for the west half of the section of N. Cotton Lane along or adjacent to the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed except for the construction of ½ the median and ½ median landscaping (the "Cotton Lane Improvements"). The Cotton Lane Improvements to be constructed include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage

landscape and landscape irrigation, and street lighting. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the Cotton Lane Improvements shall be completed in connection prior to the issuance of any certificate of occupancy for any building within the Property;

9. Owner is responsible for a proportionate share of the costs of a full (all four legs) traffic signal at the intersection identified below. Owner shall make an in-lieu payment for the cost of traffic signal adjacent to the Property. The in-lieu payment shall be made prior to the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any construction permits for work within the Property, whichever is earlier. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee.

    a. 25% of the Full Cost of a Trafic Signal (all four legs) at the Intersection of N. Cotton Lane and W. Camelback Road;

10. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall design and construct, at no cost to the City, all infrastructure improvements identified by the City as being needed to provide water and sewer services to the Property, if the Property is within the City's service area, and all infrastructure improvements required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of Property within the City of Goodyear, including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear's Engineering Design Standards and Policies;
11. Property Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-

of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to the issuance of an permit for construction work within the Property;

12. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property;

13. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or are being constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. Except as otherwise provided in a written development agreement approved by Council or a written phasing plan approved by the City Engineer or his designee, the payment(s) required herein shall be paid prior to the issuance of any construction permit for any work within the Property; and

14. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property.

SECTION 5. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled Supplementary Zoning Map 22-01, which document was declared a public record by Resolution 2022-2239 and which is referred to and incorporated herein by this reference, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 6. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the City of Goodyear Zoning Ordinance being amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure,** sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land **use** that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendment**s there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or
2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder.

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

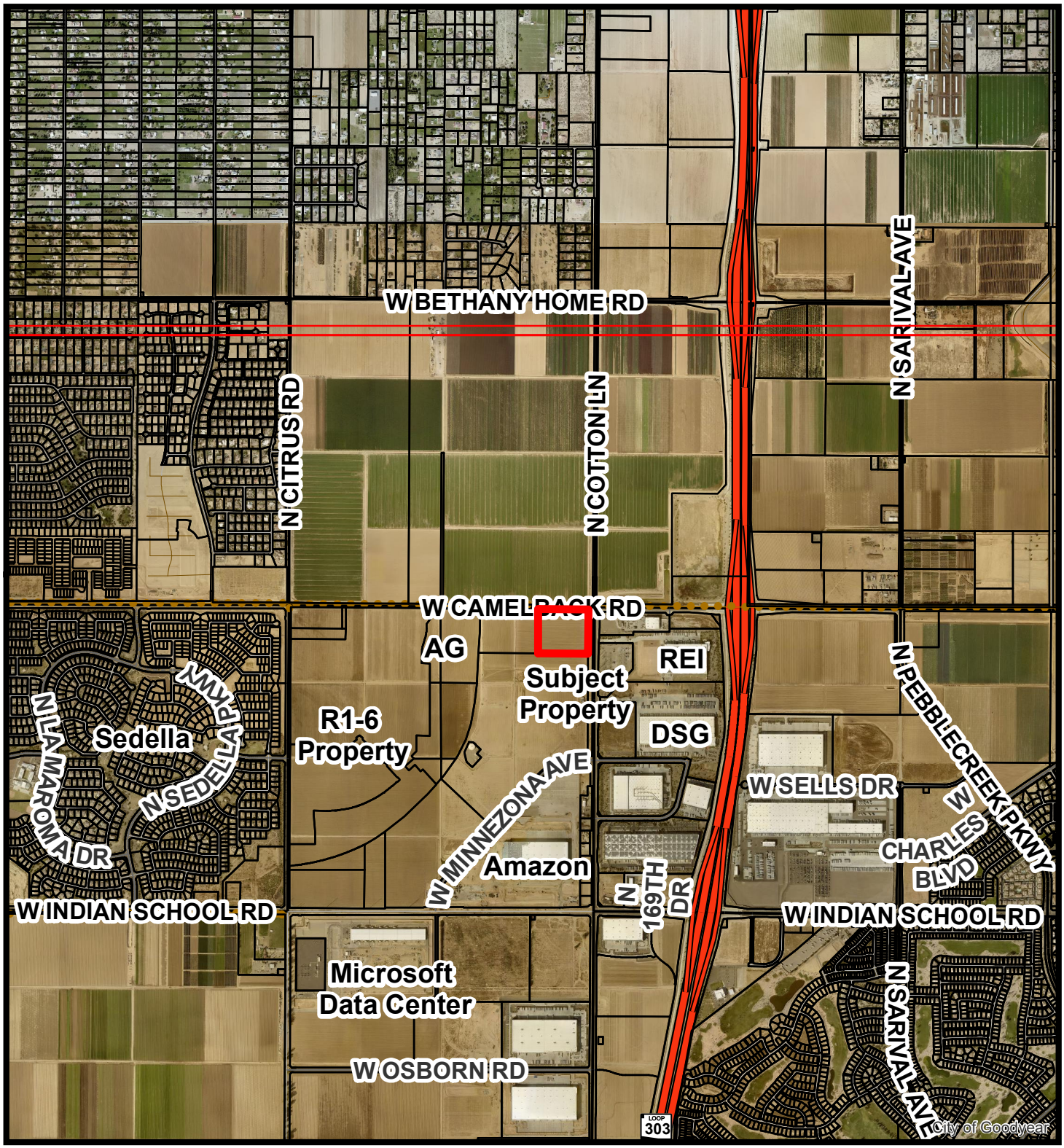
ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Site 2 Aerial Photo
Camelback & Cotton Industrial Rezone
Case No. 22-200-00001



Drawn By: Karen Craver
City of Goodyear Development Sevices Department
Date: April 11, 2022

N

Rezoning Narrative

Cotton & Camelback

1st Submittal: January 7, 2022

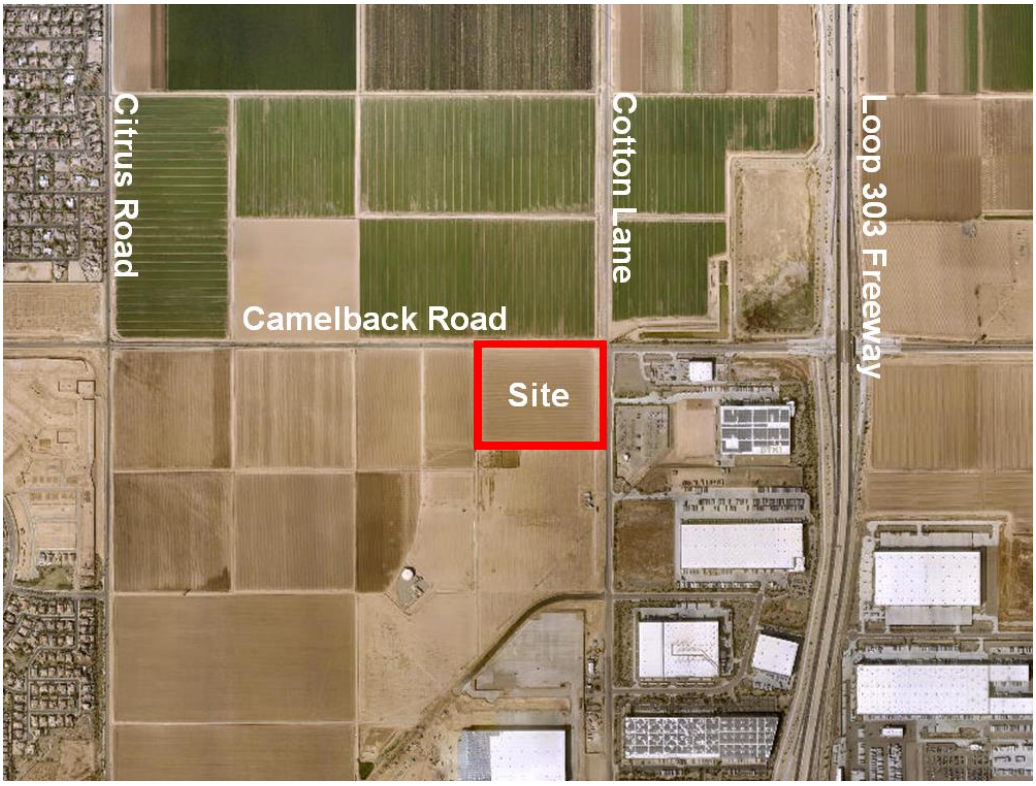
Prepared for:
CAMELBACK & 303, LLC
ED Grant
8901 East Raintree Drive, Suite 140
Scottsdale, AZ 85260

Prepared by:
Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to rezone an approximate 17.91-gross-acre (15.35 net acres) site located at the southwest corner of Cotton Lane and Camelback Road (the "Site") from PAD (Planned Area Development) Overlay to I-1 (Light Industrial) zoning. The intent of the applicant is to zone this land to accommodate industrial warehousing and distribution uses. The Site consists of two parcels, APNs 502-31-002C and 502-31-011E, and is currently undeveloped. The Site is designated as Industrial on the City of Goodyear's General Plan land use map, which anticipates uses including warehousing and distribution. As shown in the below Context Aerial, the Site is located less than one-half mile west of the Loop 303 interchange at Camelback Road. Approval of this proposal will help maximize the investment made into the freeway expansion by attracting employers to Goodyear, inside this transit corridor.

Context Aerial



SURROUNDING CONTEXT

The Site is bounded on the east by Cotton Lane. Across Cotton Lane to the east, is an industrial center that houses a building materials store, a DSG Distribution Center, and a REI Distribution Center, zoned PAD and designated as Industrial on the General Plan. To the north of the Site, across Camelback Road in the City of Glendale, is agricultural land that has been approved for 390 acres of industrial development. This land is currently zoned PAD (City of Glendale) and is designated as Light Industrial and Luke Compatible Land Uses on the City of Glendale General

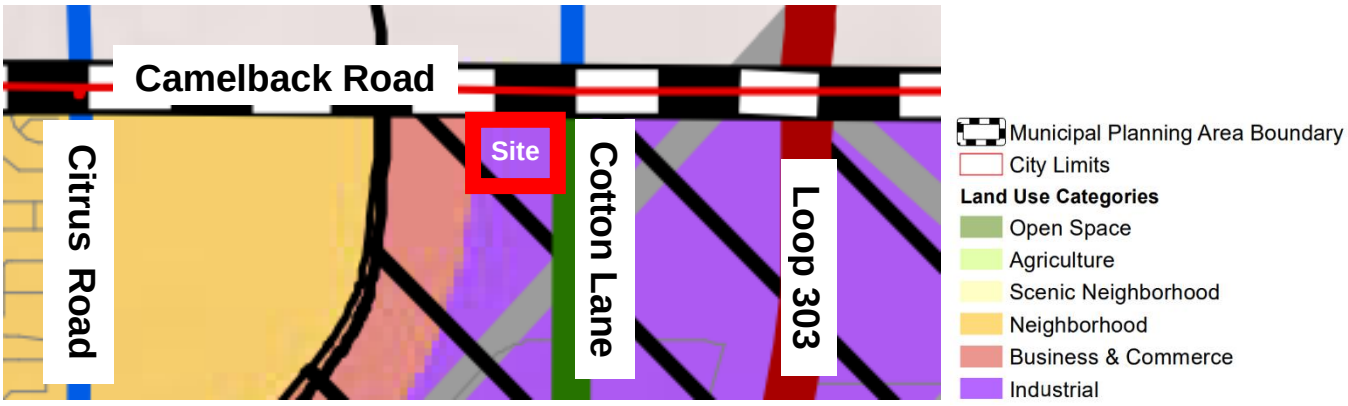
Plan. Along the western border of the Site is agricultural land zoned C-2 PAD and designated as Business & Commerce on the General Plan. The land to the south is former agricultural land now zoned I-1 (Light Industrial Park) and designated as industrial on the General Plan.

DEVELOPMENT PLAN

The Cotton & Camelback development consists of two buildings, one approximately 146,874 square feet and the other approximately 114.791 square feet in size. The buildings have been designed with a north-south orientation and inward-facing loading docks, separated by a 70-foot-wide drive-aisle. Both buildings are proposed to be approximately forty-four feet in height per I-1 zoning and design guidelines. Additionally, increased landscaping and retention areas will be located around the perimeter of the Site, with approximately 13.7 % open space provided. The Site can be accessed by two driveways along Camelback Road and two driveways along Cotton Lane, with parking located along the east and west perimeters of the Site.

GENERAL PLAN

The Goodyear 2025 General Plan was adopted in 2014 with a vision of continuing to develop the city as a *desirable place for all to live, work, visit, and play by fostering a sustainable community with diverse destinations connected throughout the City* (Goodyear 2025 General Plan, Pg. 4). The Site's Industrial designation allows for uses including *office, industrial, and business parks. Supportive uses such as community & neighborhood commercial and public & community facilities are also allowed* (Goodyear 2025 General Plan, Pg. 127). This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Industrial and will create a desirable place to work for all residents. This proposal promotes the achievement of the overall vision, goals and policies outlined in the General Plan.



City of Goodyear General Plan Land Use Plan

REZONING CRITERIA

The Zoning Ordinance identifies specific criteria that guide rezoning requests to respond appropriately to the surrounding context of the Site, address demand for the types of uses proposed, and provide consistency with long-range planning goals. This proposal meets and exceeds those criteria as outlined below.

a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

Response: This proposal is consistent with the long-range planning goals and policies outlined in the General Plan, will provide a much-needed employment use in the area, will maximize the investment made into the Loop 303 extension, and will bring quality jobs to serve residents.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

Response: This Site is generally flat with no physical or natural features that would hinder the development of the proposed industrial project.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

Response: This proposal has been thoughtfully planned to respect the scale of the existing and planned land uses with focus on fitting the context of its surroundings. The proposed use has been anticipated by the General Plan and a traffic impact study has been conducted in association with this request to confirm that the available roadway improvements are sufficient to accommodate the project. As part of the rezoning, the completion of half-street improvements on Camelback Road and Cotton Lane along the northern and eastern boundaries of the Site are anticipated.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

Response: The Site is undeveloped and primarily surrounded by undeveloped or agricultural land. Across Camelback Road, is agricultural land that has been approved for 390 acres of industrial development. East, across Cotton Lane, is an industrial center that houses a building materials store, the DSG Distribution Center, and the REI Distribution Center. The property to the south of the Site is zoned I-1 to allow industrial uses. The property west of the site is undergoing an application with the City to rezone to I-1 for similar uses.

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Response: The proposed use has been anticipated by the General Plan. This proposal is consistent with the long-range planning goals and policies outlined in the General Plan as well as the anticipated land use designation of Industrial.

The site is within one-half mile of the Loop 303 Freeway corridor which enhances economic development and job growth. The Loop 303 Corridor *promotes distribution, warehousing, and manufacturing* (Goodyear 2025 General Plan, Pg. 52) land uses. Additionally, according to a study done on U.S. retail and e-commerce sales, industrial demand has been driven to record levels in the second quarter of 2021. As the economy begins to reopen, the rate of e-commerce growth has nearly doubled pre-COVID levels suggesting that the accelerated e-commerce demand is sustainable. This increased demand will drive the need for more warehousing and distribution land uses.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Response: This proposal appropriately responds to the available public services and infrastructure in the surrounding vicinity. Designated as Industrial by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of employment and industrial uses. The Site is located within the EPCOR Water Planning Area. The water main that will serve the site is fed from the AF Water Plant 12 Reservoir and Pump Station, located due south of the site's western property line. The City of Goodyear is the sewer provider and a sewer main extension will be required to serve the site. The site is proposed to be serviced by a new sewer main that will connect to an existing sewer main in Minnezona Avenue. Regarding streets, Camelback Road will be widened to its ultimate cross section as part of this development along the entire frontage, in accordance with City of Goodyear requirements.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Response: None. There is no projected increase in demand for public infrastructure and services available to the Site that exceeds capacity as a result of this development.

h. General public's concerns;

Response: Given that this request is consistent with the existing and approved uses in the vicinity of the Site and the land use was anticipated by the City's General Plan, it is not

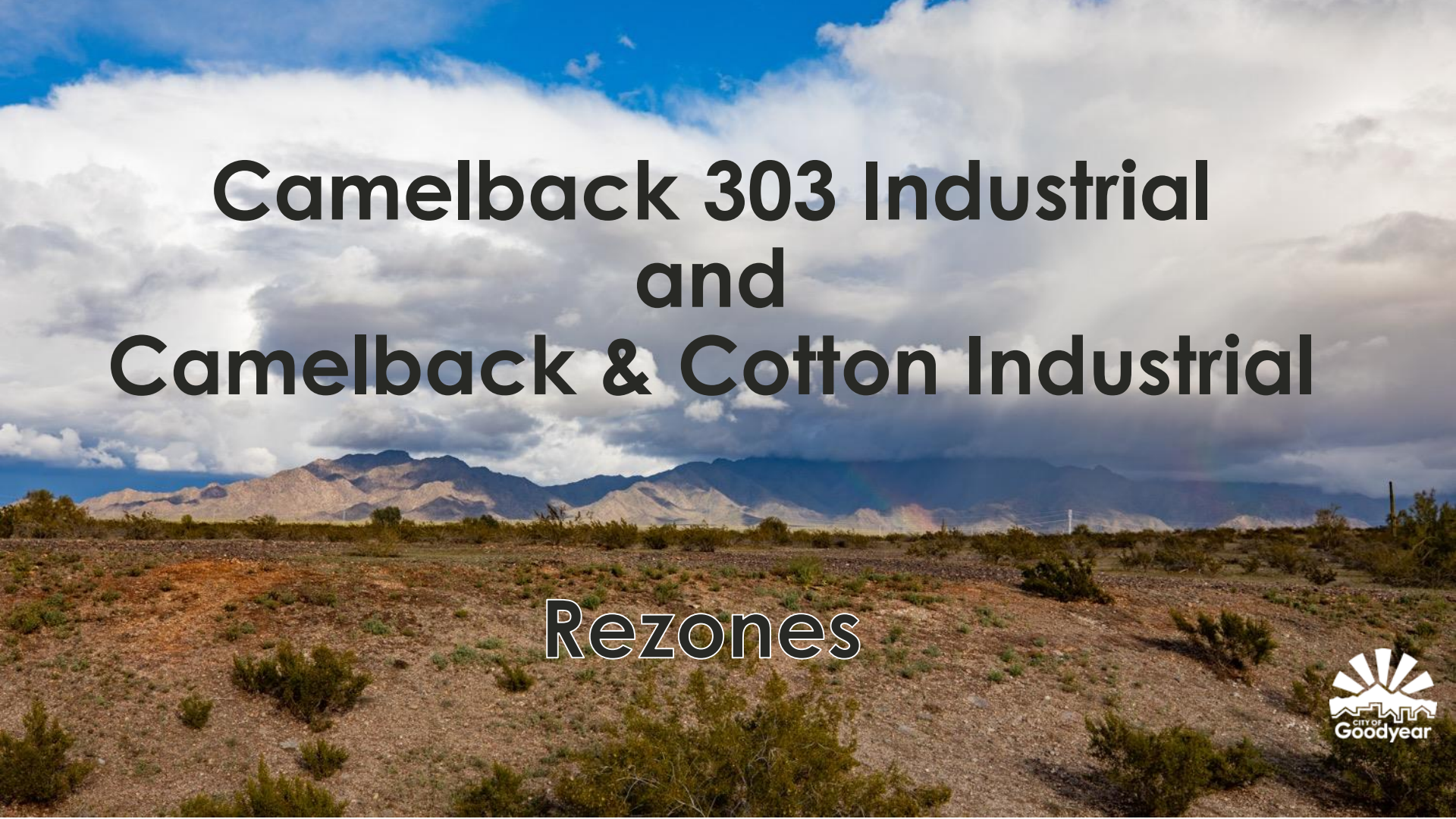
anticipated that there will be significant public concerns as a result of the proposal. Nonetheless, the development team understands the importance of neighborhood involvement and will diligently seek input through the outreach process.

i. Whether the amendment promotes orderly growth and development; and

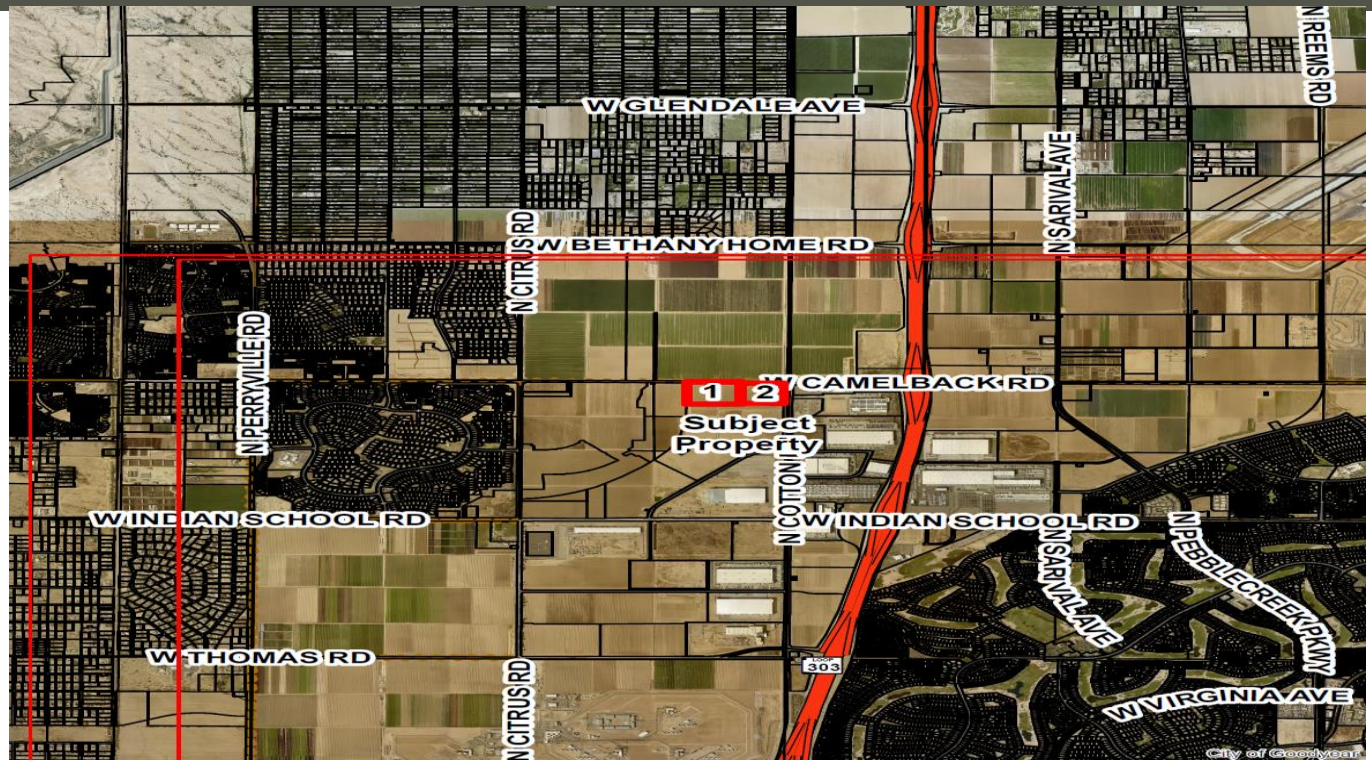
Response: This proposal presents a land use that will convert an underutilized Site that is not appropriately entitled to meet demand, to a high-quality development that offers much needed jobs and will help to establish Goodyear's employment and industrial land uses. With the investments made into the nearby Loop 303 extension, the proposal promotes the orderly growth and development of the area by adding industrial uses appropriate to their context.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Response: This proposal converts an underutilized Site into a needed employment use that will create quality jobs for Goodyear residents and will have an overall positive impact on the City of Goodyear.

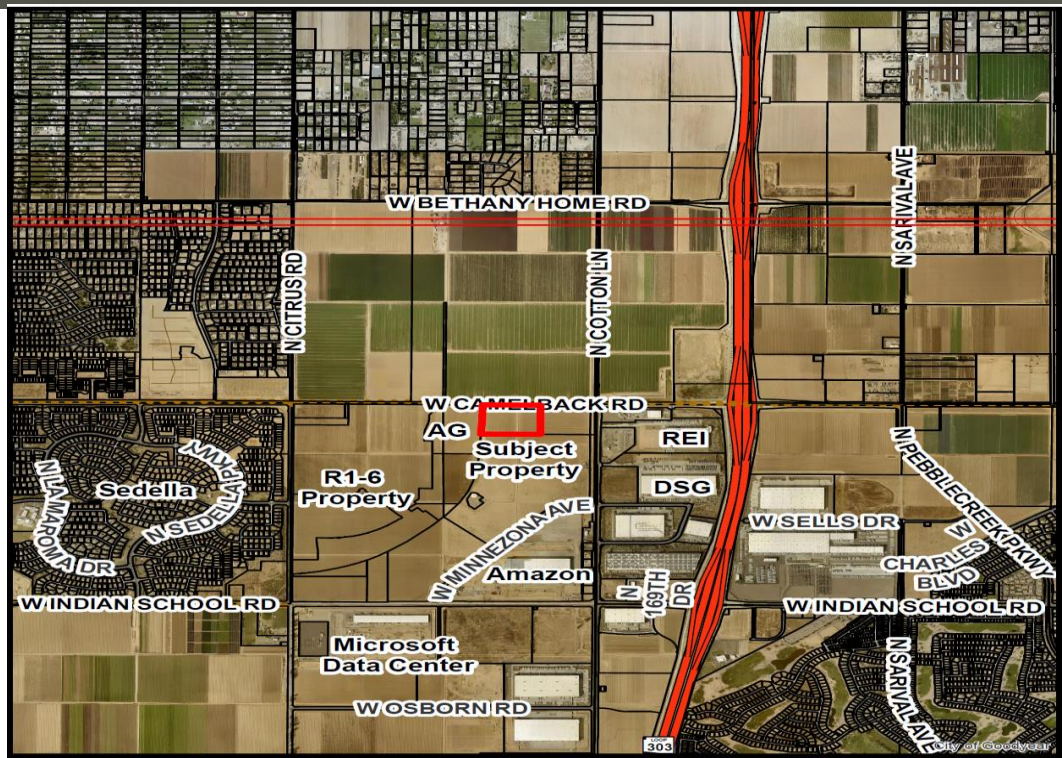

Camelback 303 Industrial
and
Camelback & Cotton Industrial
Rezones
City of Goodyear

Sites 1 & 2


W GLENDALE AVE
N REEMS RD
N SARIVAL AVE
W BETHANY HOME RD
N CITRUS RD
N PERRYVILLE RD
1
2
W CAMELBACK RD
Subject Property
N COTTON LN
W INDIAN SCHOOL RD
W INDIAN SCHOOL RD
N SARIVAL AVE
N PEBBLECREEK PKWY
W THOMAS RD
303
W VIRGINIA AVE
N CITRUS RD
City of Goodyear

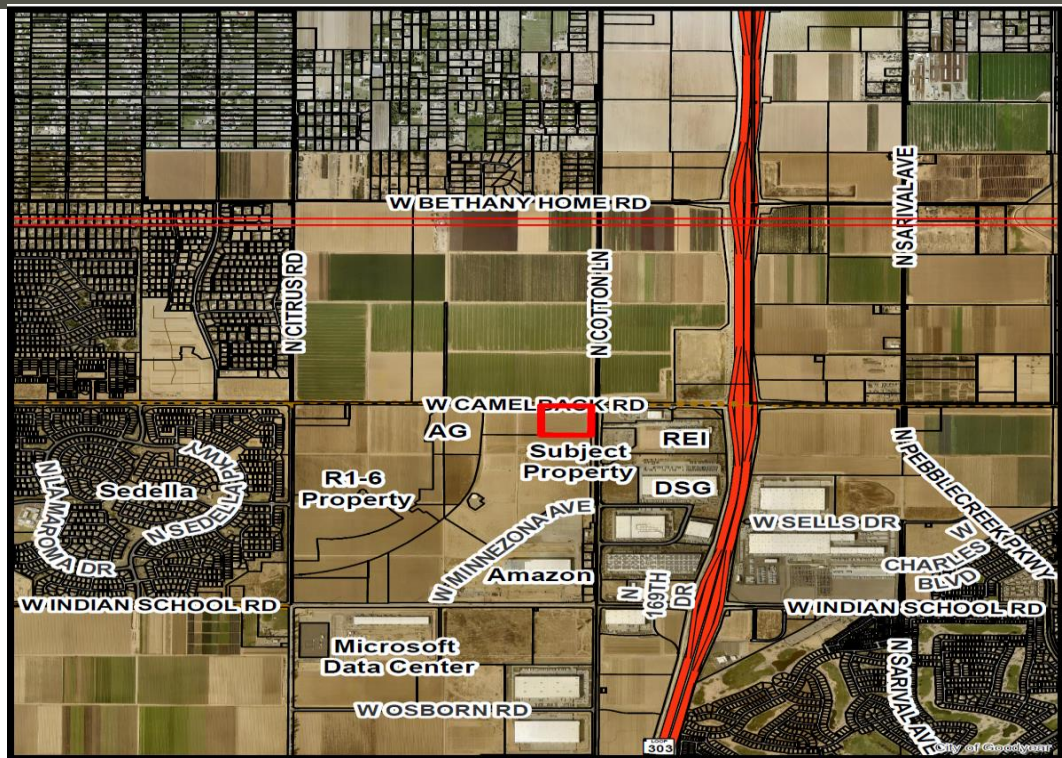
Site 1 Location & Current Zoning

- West of the SR 303 Corridor
- 19 acres on the south side of Camelback Rd & west of Cotton Lane
- Was zoned C-2 General Commercial, with a PAD Overlay, in 2006
- Planned Camelback 303 Commerce Park did not develop



Site 2 Location & Current Zoning

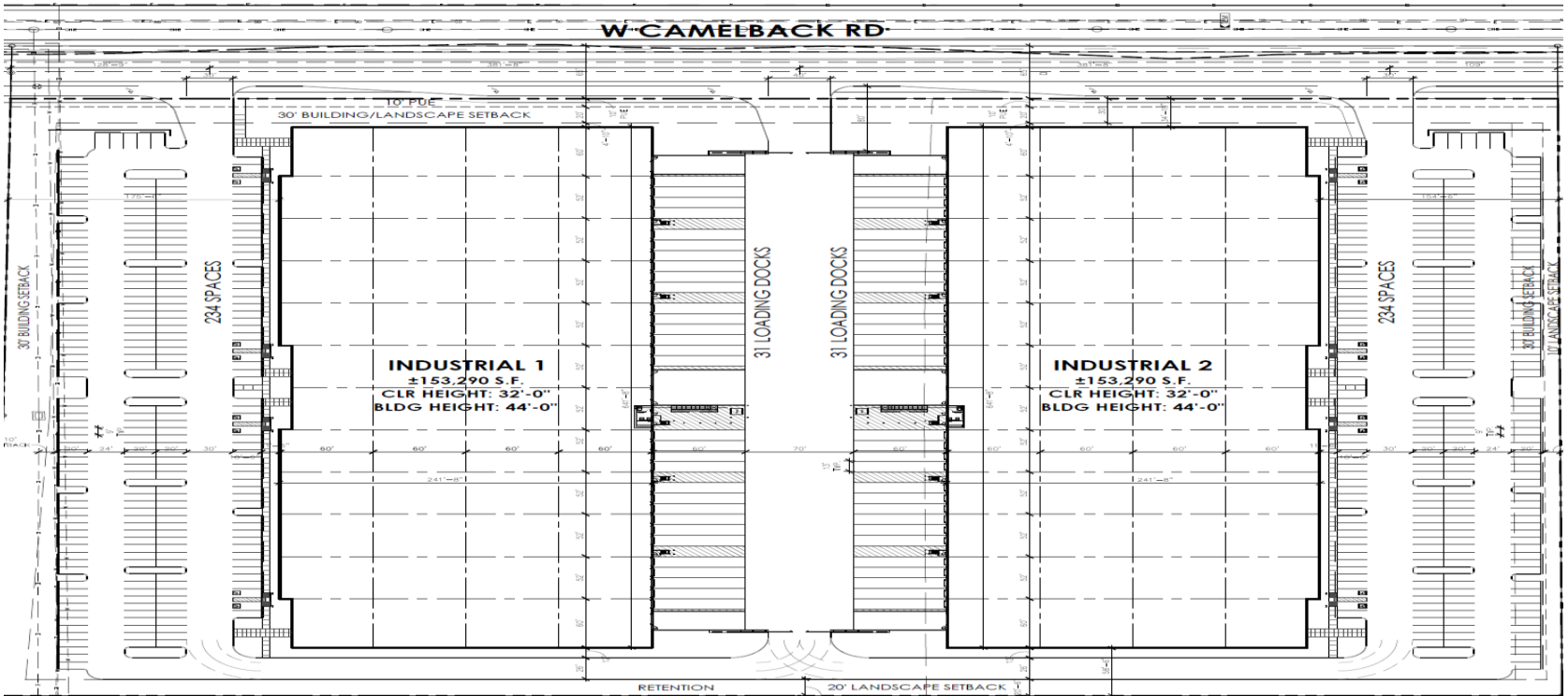
- 18 acres at the Southwest corner of Camelback Rd & Cotton Lane
- Was zoned PAD for commercial & business park uses, in 2010
- Planned Cotton Camel Center did not develop



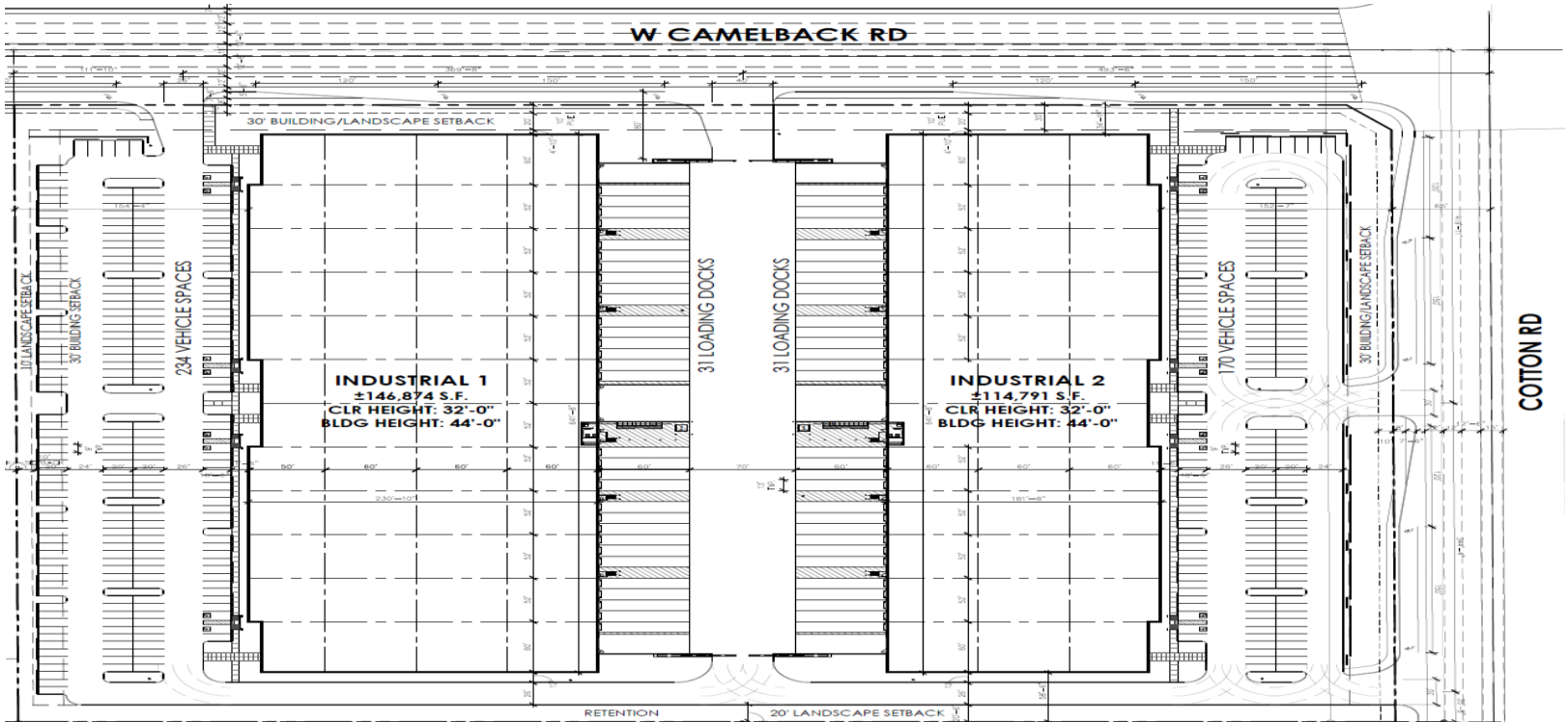
Two rezones – One staff report

- The two rezones are presented & discussed in one staff report for the following reasons:
  - Contiguous and approximately the same size
  - Both requesting a rezone to I-1, Light Industrial Park
  - GP land use designations of Business & Commerce and Industrial both allow light industrial development
  - Both represented by Attorney Wendy Riddell
  - Both engaged architectural firm DLR Group to develop conceptual site plans

Site 1 Conceptual Site Plan



Site 2 Conceptual Site Plan



Architecture Examples



Architecture Examples



Architecture Examples



Light Industrial Park Zoning

DEVELOPMENT & SCREENING STANDARDS

- **Development Standards:**
  - Max Building Coverage: 50% of site
  - Max Building Height: 50 ft
  - Min Front Setback: 30 ft entirely landscaped
  - Min Side Setback: 30 ft w/10-ft landscape strip adjacent to property line
  - Min Rear Setback: 20 ft
  - Min Street Side Setback: 30 ft
  - Min Landscaping: 10% of site
- **Screening Standards:**
  - All buildings a minimum of 100 ft from residential
  - 10-ft landscape strip along the side property line includes 1 tree every 20 linear feet
  - An 8-ft wall will be required adjacent to existing or planned residential
  - Loading, delivery & roll-up/dock doors shall be screened from public streets & residential

Public Participation

CITIZEN REVIEW PROCESS & PUBLIC HEARINGS SCHEDULE

- Notified owners of all property within 500 ft of subject properties
- No inquiries were received
- No property owners attended the 4.26.22 Citizen Review mtg
- Same owners notified of the 5.11.22 PZC & 5.23.22 CC mtgs
- Subject properties were posted
- Legal ad appeared in the paper
- Still no inquiries, and no one attended the 5.11.22 PZC mtg

Staff & PZC Recommendation

- Upon evaluating the requests based on the Zoning Ordinance criteria, Staff finds that the rezones promote continued orderly growth and development in conformance with the area, and with the:
  - City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards.
- Staff, and the Planning & Zoning Commission by a vote of 6 to 0, recommend approval of the rezones by the City Council.

QUESTIONS????


CITY OF
Goodyear

Camelback 303
and
Cotton & Camelback

Southwest corner of Cotton Lane & Camelback Road

Planning & Zoning Commission Meeting

ViaWest
Scottsdale Investment Management

May 11, 2022

Aerial Map

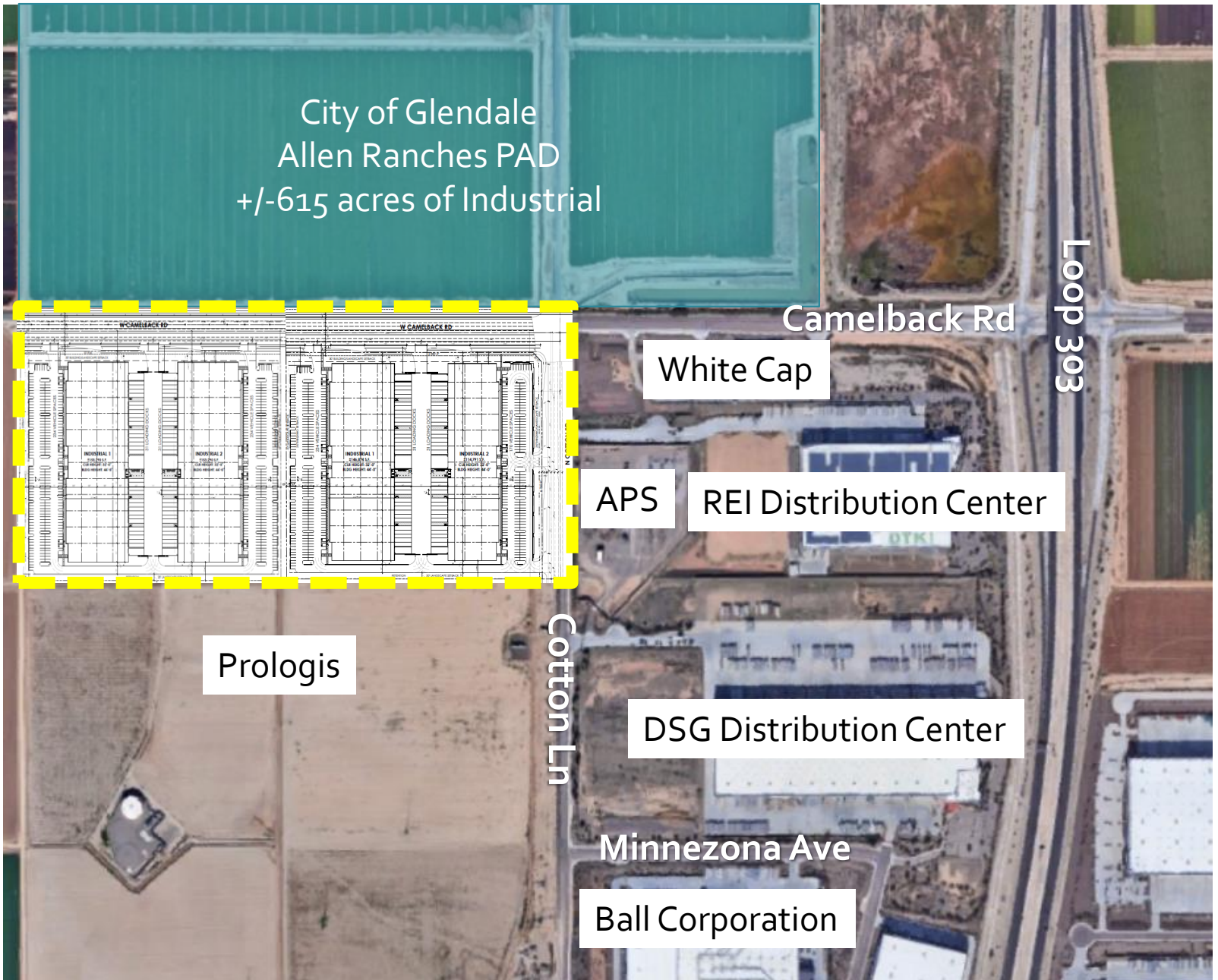

ViaWest
Scottsdale Investment Management
Camelback Rd
Loop 303
Cotton Ln
Minnezona Ave

General Plan



The **Business & Commerce** land use designation allows for uses including business parks, offices, warehouses, and other light industrial uses. The **Industrial** land use designation allows for uses including office, industrial, and business parks.

Surrounding Uses



Requests

ViaWest

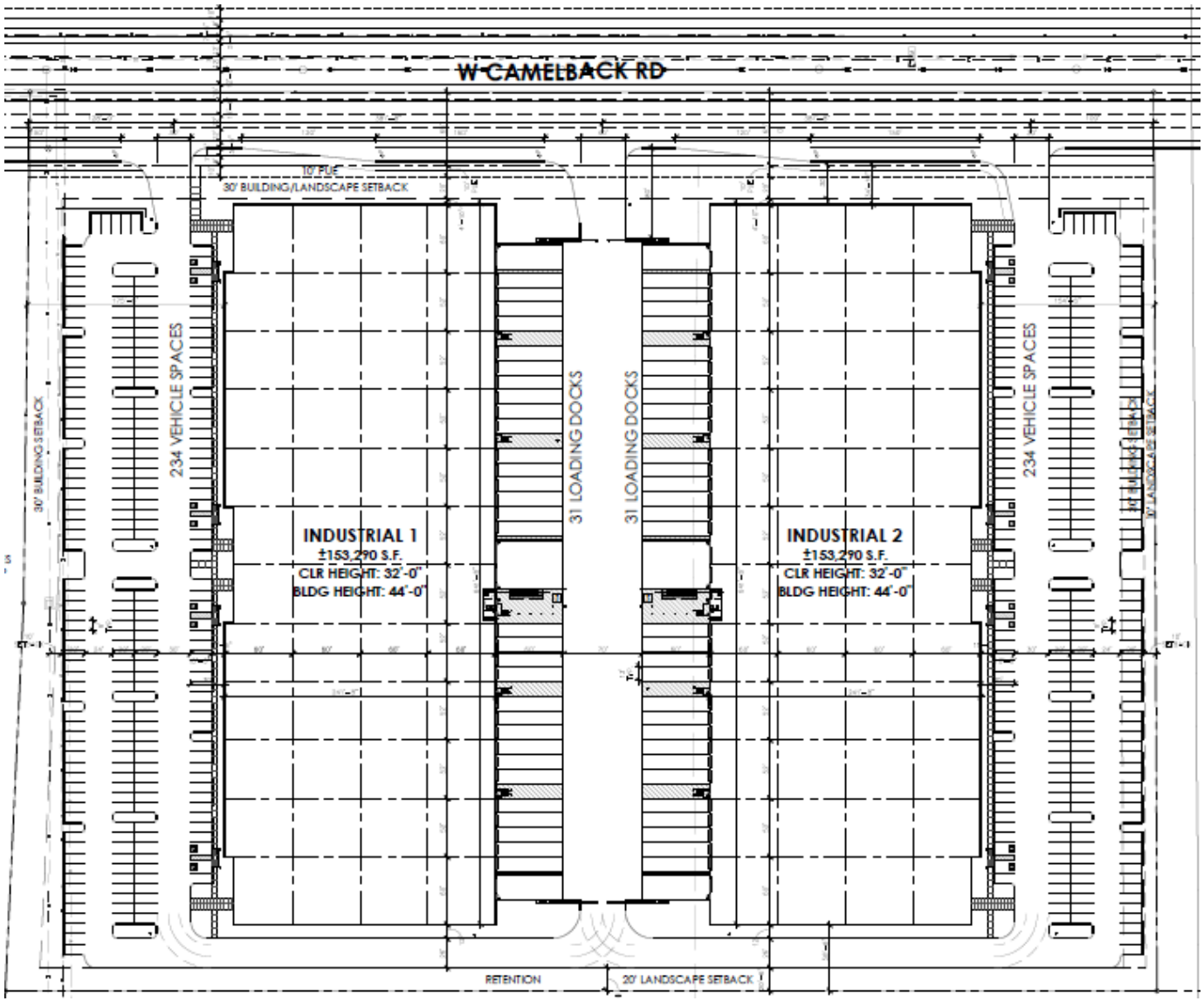
- Rezoning from PAD Overlay to I-1 (Light Industrial) to allow industrial warehousing and distribution uses.

Scottsdale Investment Management

- Rezoning from PAD Overlay to I-1 (Light Industrial) to allow industrial warehousing and distribution uses.

ViaWest – Conceptual Site Plan

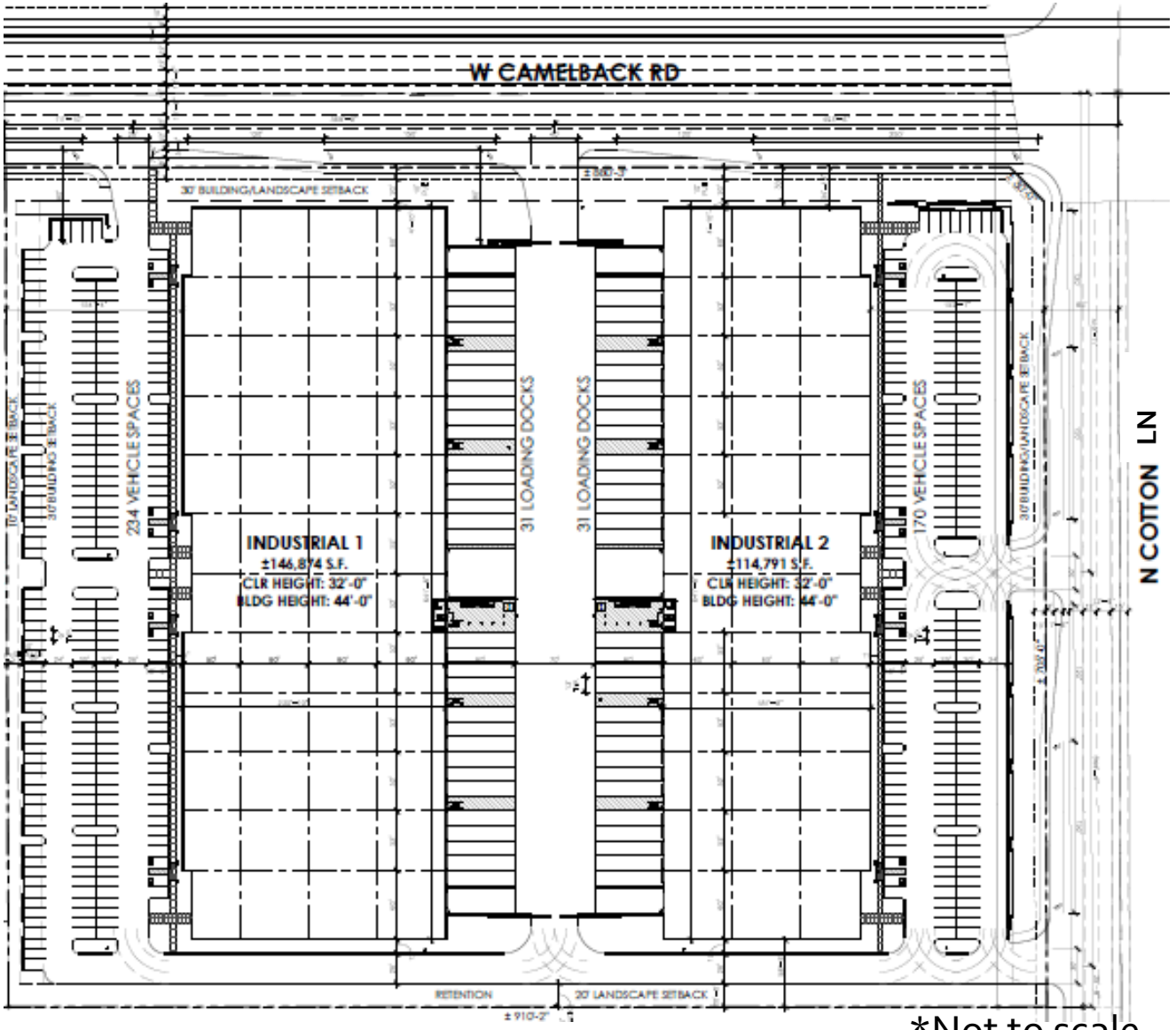
- **Acreage:** Approx. 17.04 net
- **Building SF:** 153,290 sf per building, 365,800 SF total
- **Height:** 44’
- **Use:** Warehousing and Distribution



*Not to scale

Scottsdale Investment Management – Conceptual Site Plan

- **Acreage:** Approx. 15.35 net
- **Building SF:** 114,791 SF and 146,874 SF, 261,665 SF total
- **Height:** 44’
- **Use:** Warehousing and Distribution



*Not to scale

*Conceptual Elevations



*Conceptual Elevations



*Conceptual Elevations



Thank You!

ITEM #: 15.
DATE: 05/23/2022
AI #:805

CITY COUNCIL ACTION REPORT

SUBJECT: **ADOPTION OF FY2023 TENTATIVE BUDGET AND SETTING OF PUBLIC HEARING**

STAFF PRESENTER(S): Ryan Bittle, Finance Manager, Doug Sandstrom, Finance Director

SUMMARY

Presentation and consideration of adoption of the FY2023 Tentative Budget in the amount of $650,431,700 for all funds.

The FY2023 Annual Budget provides for day-to-day operations, the first year of the five-year CIP, debt service, new ongoing and one-time supplemental budget additions, and carryovers from the FY2022 budget.

Recommendation

ADOPT RESOLUTION NO. 2022-2246 ADOPTING THE FISCAL YEAR 2022-2023 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, 2022 AND ENDING JUNE 30, 2023; 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. (Ryan Bittle, Finance Manager, Doug Sandstrom, Finance Director)

FISCAL IMPACT

This is the first official step in adopting the FY2023 budget. Adoption of the tentative budget sets the expenditure limitation amount for FY2023 and authorizes expenditure of funds in FY2023. No sales tax rate changes are included in this budget, primary property taxes are at the maximum levy consistent with financial policy, and the secondary property tax levy is set so that combined the total property tax rate remains under $1.74 per $100 of assessed valuation. Further, no other rate or fee changes are included in the budget.

BACKGROUND AND PREVIOUS ACTIONS

The FY2023 budget process began in the fall with departments submitting their initial list of new capital project requests as part of the CIP budget process that stretched through January. In November, departments began preparing base budget estimates and updating existing CIP project costs and timelines if needed and by December had also submitted supplemental budget addition requests. All of these estimates and requests are reviewed by Budget and Research and with the executive team. In the case of capital projects; Engineering Project Management, Information Technology, and Procurement were also involved in reviews.

In October, the Council provided insight into initial budget priorities in discussions held as part of a retreat.

The first formal step in this budget process with the City Council, was the presentation of the five-year General Fund forecast during a work session held on February 7, 2022.

On March 28, 2022, City Council approved the only change to our financial policy which was to increase our portion of construction sales tax treated as ongoing revenue from $5.6 million to $6.1 million. This policy calls for annual review and the $6.1 million was based on the average of the lowest five-years in the prior ten of General Fund construction sales tax collections.

The City Manager presented a sustainable recommended budget on both April 18th 2022 and April 25th 2022 which focused on growth, continuing existing programs and services to a larger residential base, fair compensation for employees, meeting obligations, opening new capital facilities, and continuing the capital improvement program. The changes to that recommended budget are shown in the staff analysis section of this report. To comply with state statute, the Council must adopt a tentative budget. Budget and Truth in Taxation publications will each appear twice in the newspaper per state requirements. The required public hearing for budget adoption, Truth In Taxation and Final Budget adoption will follow on June 6, 2022. The Property Tax Levy adoption will occur on June 27, 2022.

STAFF ANALYSIS

This budget was built from a framework of a continued strong local and national economies with city revenues that have fully recovered from the Coronavirus pandemic. Despite this strong historical trend, unique challenges such as labor shortages, supply chain disruptions, and inflation rates not seen in over 40 years have arisen post-pandemic and appear as if they will persist into the foreseeable future. The budget framework remains one of maintaining current programs and services, adding depth to support services, addressing the highest priorities expressed by City Council, compensating employees fairly, providing capacity to absorb revenue losses or cost increases, and continuing the capital improvement program given both the needs of the organization and the benefits that derive to the local economy from such projects. The FY2023 tentative budget complies with all financial policies including General Fund ongoing resources exceeding the ongoing uses.

		Resources	Expenditures
CMO RECOMMENDED BUDGET		**$ 597,716,600**	**$ 480,386,100**
1	Fund Balance: CIP Carryovers	120,882,400	120,882,400
2	Fund Balance: Non-CIP Carryovers	12,059,300	12,059,300
3	Fire Supplemental: Battalion & Captain (BSO). Add 2 more shifts (6 FTE's including original ask)		802,100
4	Fire Supplemental: Add Residential Lockbox		10,000
5	Engineering Supplemental: Street Sweeper (1.0 FTE & Equipment)		466,800
6	IT Supplemental: Change Network Engineer to Business & Applications Analyst		4,900
7	State Shared Revenues: Increased per State estimates	9,668,500	
8	Project #42-23-282: Traffic Mgmt Center		235,200
9	Project #42027:Estrella Parkway/Pebble Creek Parkway		3,564,200
10	Unallocated fund balances programmed to CIP Reserves or Contingencies		37,520,700
11	Project #60-23-278: Bullard Wash Improvements- Tailwater		(5,500,000)
12	City Schedule Adjustment	(9,268,000)	
TENTATIVE BUDGET		**$ 731,058,800**	**$ 650,431,700**

Attachments

Resolution
Tentative Book
Presentation

RESOLUTION NO. 2022-2246

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, ADOPTING THE FISCAL YEAR 2022-2023 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, 2022 AND ENDING JUNE 30, 2023; 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.

WHEREAS, in accordance with the provisions of Title 42, Chapter 17, Articles 1-5, Arizona Revised Statutes (A.R.S.), the City Council must meet annually and make a budget of the estimated amounts required to pay the expenses of conducting the business of the city for the ensuing fiscal year; and

WHEREAS, the city is further required to prepare and publish a summary schedule of the estimates of revenues and expenses;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. That the statements and schedules contained herein are hereby adopted for the purpose as hereinafter set forth as the tentative budget for the city of Goodyear for the fiscal year 2022-2023.

SECTION 2. That the City Clerk be authorized and directed to publish in the manner prescribed by law, the estimates of expenditures, as hereinafter set forth, together with a notice that the City Council will meet for the purpose of final hearing by taxpayers and for adoption of the fiscal year 2022-2023 annual budget for the city of Goodyear on the 6th day of June, 2022 at the hour of 6:00 P.M., in the Goodyear Municipal Court and Council Chambers at 14455 West Van Buren Street, Suite B101, Goodyear, Arizona 85338 with adoption of the Tax Levy on June 27, 2022 at 6:00 P.M. at the Goodyear Municipal Court and Council Chambers at 14455 West Van Buren Street, Suite B101, Goodyear, Arizona 85338. Resolution 2022-2246 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 2022.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

Tentative Budget

FISCAL YEAR 2023

City of Goodyear, Arizona
Finance Department

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City Manager's Budget Message

City Manager's Tentative Budget Message

May 23, 2022

Honorable Mayor and Council,

I am pleased to present you with the Tentative budget for fiscal year 2022-23 (FY2023) in the amount of $650.4 million, an increase of $170.0 million over the City Manager's Recommended Budget. The Tentative budget includes all costs associated with day-to-day operations, approved supplementals, new capital projects, and all carryovers of capital projects and one-time expenses which will not be completed in FY2022. Carryovers totaling $132.9 million make up 78% of this change, the programming of Capital Improvement Plan (CIP) reserves and contingencies account for another $37.5 million with the remaining changes related to modifications discussed at the April 25th work session, timing changes of a CIP project, and other miscellaneous adjustments which represent a net total of less than 1% of the total change.

The $650.4 million Tentative budget is supported by sales taxes, property taxes, state shared revenues, fees for services, development impact fees, bonding and other miscellaneous revenues and reimbursements. The main operating fund of the city is the General Fund. For FY2023, the General Fund is programmed at $284.2 million which includes ongoing expenditures of $130.0 million to provide for basic city services such as police, fire, parks, recreation and support services. An additional $154.2 million is programmed as one-time general fund expenditures and includes our 15% policy reserve, CIP reserves, and contingencies. Most special revenue funds are self-supporting, however Ballpark, Ambulance and Streets are partially supported by the General Fund while our enterprise funds (water, wastewater and solid waste) are fully funded through direct user fees.

Our financial position remains strong as we strategically deploy our resources to both maintain and grow the services offerings provided to our citizens. FY2023 is setting up to be another exciting year as our focus remains geared towards keeping pace with growth while also dealing with the many unique challenges we've been left with post-pandemic.

FINANCIAL POLICIES

The city has a long-standing history of maintaining conservative financial practices and policies. This budget is consistent with those prior practices and the Financial Policies adopted by the City Council on March 28, 2022. Key elements of these policies include:

- Using one-time resources for one-time expenses, such as equipment or capital projects
- Maintaining investment grade bond ratings
- Adopting contingency amounts of 15% of ongoing revenue for the General Fund and each enterprise fund.
- Presentation of a five-year forecast for the General Fund

ECONOMIC CLIMATE

In addition to developing this budget in compliance with our internal policies and practices, external economic realities outside of our control continue to have a direct impact on the development of the budget. While it appears from a societal standpoint the worst of the Coronavirus pandemic is behind us, we're still very much dealing with the economic unpredictability not just in Goodyear but across the country. New challenges include widespread labor shortages, supply chain disruptions, and inflation rates not seen in over 40 years. Despite these challenges, the city of Goodyear and Maricopa County continue to see strong growth and continued construction activity allowing the city to make progress with our strategic and community priorities while still working within the conservative boundaries of our City Council adopted financial policies.

While still being issued at high levels, permits for single-family housing are down compared to prior year activity due in large part to a lack of buildable lots and extended construction development cycles related to the challenges stated above. Despite these bottlenecks, our city continues to benefit from growth and is currently estimated at just under 102,000 residents. In addition to our residential growth, new businesses continue to locate in Goodyear expanding our one-time revenues through permit fees, construction sales taxes and use tax on equipment. Once completed these new and expanding businesses begin to generate ongoing sales and property taxes for the city, as well as local jobs for our residents, which in turn increases our state shared revenues.

The ongoing impact of growth on city revenues continues to materialize. For FY2023, newly constructed properties added $94.7 million of assessed value to the city. Assessed valuation growth of existing properties grew by 2.4% which is in line with state law limiting assessed valuation growth. These property values serve as the base for both Primary and Secondary property taxes. Primary property tax revenue supports the day-to-day General Fund operating budget and is constrained to two percent (2%) growth over the prior year plus a levy on new properties. Secondary property taxes support voter-approved General Obligation bonded debt service.

For the first eight months of FY2022, local sales taxes, excluding construction related and one-time use tax activity, are exceeding prior year collections by 23.7% and budgeted amounts by 35.1%. When including all local sales taxes collections are exceeding last year by 21.1%. Local economic forecasts for the Phoenix Metropolitan Statistical Area predict annual personal income growth of 1.4% in CY2022. Personal income growth is lagging inflation which has impacted the housing market considerably making living in the greater Phoenix area noticeably less affordable than it was one to two years ago. The median price of a home in Goodyear has risen by 33.8% to $477,000. This, among other factors, has led to a tremendous increase in the construction of multi-family dwelling units throughout the city.

On a statewide basis, retail sales are projected to grow by 3.4% in CY2022 and 2.6% in CY2023. Goodyear local sales taxes have consistently performed above these statewide economic measures that are indicative of local taxable spending. Our sales tax projections for retail sales include growth rates of 4.5% to 5.0% annually with actual total non-construction sales tax growth anticipated to continue to exceed these conservative estimates over the next five years.

BUDGET DEVELOPMENT PRIORITIES AND FRAMEWORK

The budget focuses on the ongoing provision of key city services to a rapidly growing population and business base.

On the resource side, the budget includes the adopted water, wastewater and sanitation rate increases, as well as modifications to the building valuations tables which will impact building permit and review fees. Although not impacting the FY2023 budget, the required update to our Infrastructure Improvement Plan (IIP) will occur during the year and impact next fiscal years Impact

Fee revenue. The recommended budget is balanced and sustainable within our financial forecasts, and our five-year CIP is fully funded within available resources and deliverable as presented.

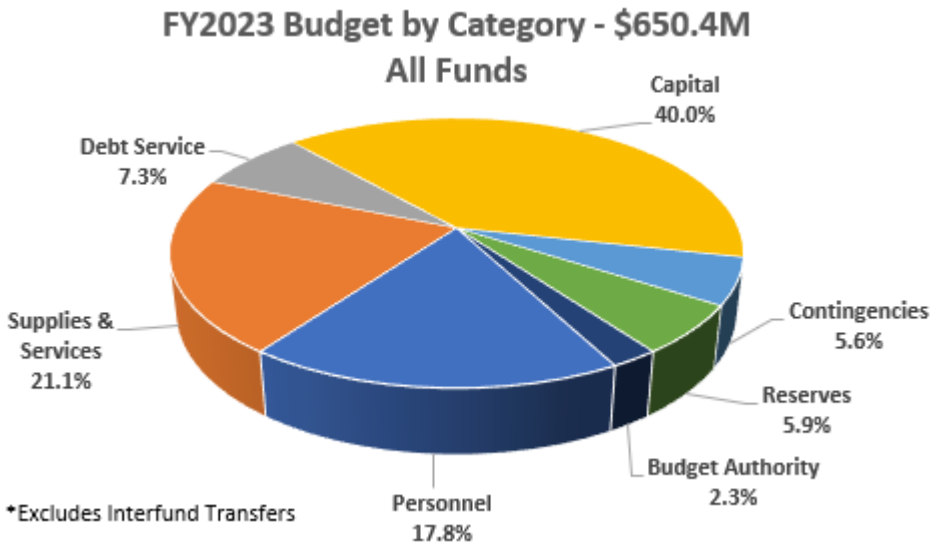
Our total revenue estimate for FY2023 is 4.0% higher than our FY2022 estimate and 25.6% higher than the FY2022 adopted budget. For FY2023, the forecast for construction sales taxes has been reduced from FY2022 estimates by 15% ($3.4M) to maintain our conservative approach to revenue forecasting. State shared revenue projections increased $9.7 million over the City Manager's Recommended Budget and is representative of both the growing population in Arizona as well as Goodyear's growth in relation to our peers. As previously mentioned, the pandemic's impact on our overall revenues was negligible and as a result, total revenue collections exceeded our FY2022 budget leading to a substantial beginning fund balance which is available for one-time needs of the city. Although not fully programmed in FY2023, this available fund balance is a critical element to the funding of our fully deliverable five-year CIP plan.

Our first step in the budget process is to create a five-year forecast for the General Fund. As part of this process, we identify unplanned savings or additional revenues from the current fiscal year that by policy are considered one-time in nature to be used for one-time needs in the FY2023 budget. Our revenue forecast for the General Fund has increased by $9.7 million from the Recommended Budget presentation after receiving updated state shared revenue projections.

As presented, the FY2023 budget does not utilize all ongoing resources for ongoing costs, however following the guidance provided by City Council and our adopted financial policies, remaining available resources have been programmed into our CIP reserve to be used for future year CIP projects, to accommodate potential cost overruns, or for unanticipated projects that may arise. Due to the continued growth occurring within the city, we utilize a set-aside concept in the General Fund to financially prepare for anticipated future operating costs associated with CIP projects or service expansion. This is done by planning to use ongoing resources for one-time needs in the budget to protect that ongoing revenue capacity for use in the future. The set-aside concept has been successfully used in prior years to minimize the ongoing budgetary impact of the recreation campus, city hall and two new fire stations. This budget sets-aside $1.3 million in ongoing funding to begin accumulation of ongoing capacity for the operational costs associated with elements of the recommended CIP.

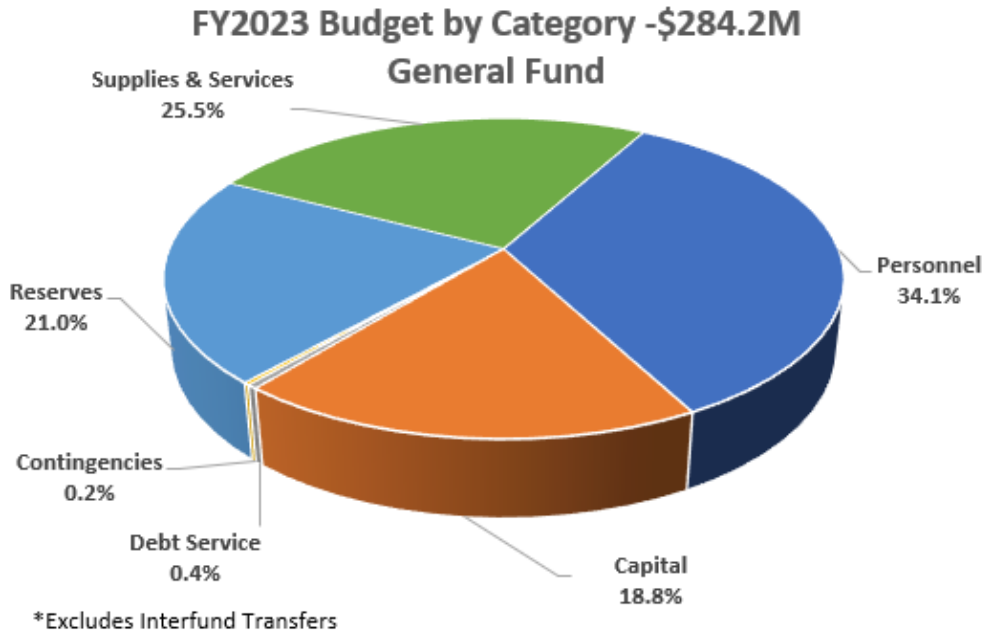
FY2023 BUDGET OVERVIEW

Of the $650.4 million budget, $245.7 million relates to expenditures that support the ongoing day-to-day operations of the city. This figure is up 21.4% from the FY2022 revised budget.



The operating budget includes annually re-occurring expenses such as personnel costs, utilities, supplies, contractual services, routine maintenance and repairs. Pursuant to policy, the budget includes a fully funded economic stabilization reserve equal to 15% of operating revenues for the General Fund and each of the three enterprise funds. These funds are included in the budget as a policy reserve contingency.

Looking solely at the $284.2 million General Fund budget, there is $146.5 million programmed for day-to-day operations, which is a 15.3% increase over the FY2022 revised budget and a 6.7% increase from the Recommended Budget presentation. Changes vs FY2022 are attributable to base budget adjustments, salary & benefit increases, and supplemental additions. Changes vs the Recommended Budget presentation include additional supplementals as requested from our April 25th Budget Presentation and include the following; Battalion Chiefs & Captains (BSO's) to cover two additional shifts (4 FTE), a Street Sweeper (1 FTE) and accompanying street sweeping apparatus, the addition of a residential lockbox program, as well as operating carryovers from the previous fiscal year. Fund balances that are unallocated in the FY2023 budget have been programmed into CIP reserves.

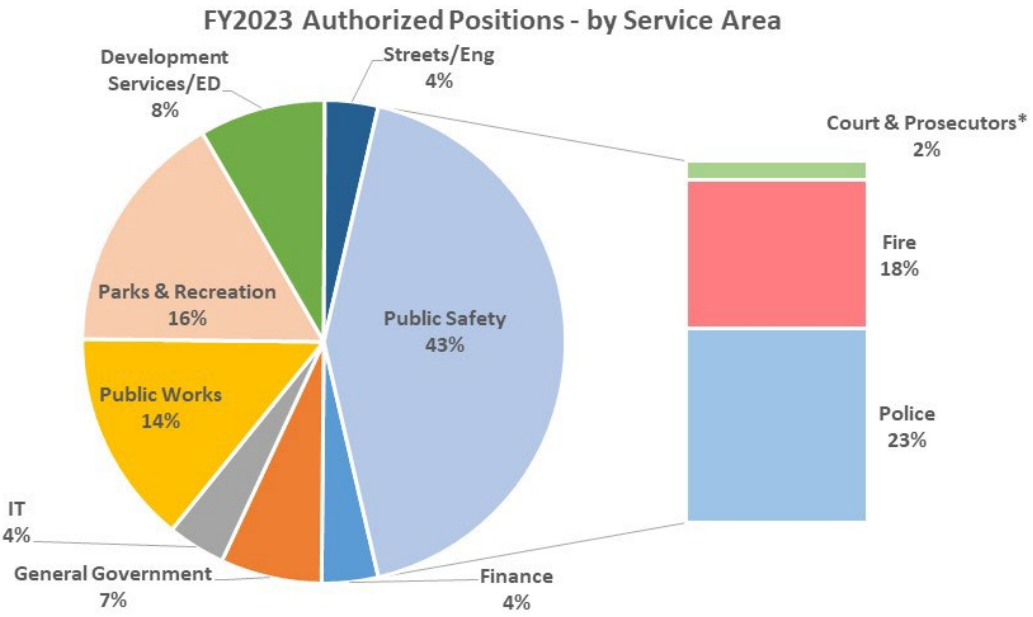


NEW POSITIONS AND EXISTING EMPLOYEES

As we continue to grow as a city, not only by population but by industry, our workforce needs to grow with it in order to maintain and expand current levels of service. To address these service level needs, the Tentative budget adds 67.04 full-time equivalent (FTE) positions. Of these positions, 2.57 FTE represent a block of seasonal hours (1.0 FTE = 2,080 hours) for our Parks & Recreation department, 0.47 are for a part-time position in Human Resources, and 4.0 reside in our Enterprise funds. Of the remaining 60.0 FTE recommended in this budget, 53% are for public safety, reflecting the Council's continued prioritization of the safety of our residents and businesses. With this budget, our total position count will increase to 904.19 FTE positions. Five greater than our Recommended Budget presentation.

	FY2022	change	FY2023
Full-Time	691.60	60.00	751.60
Part-Time	4.85	0.47	5.32
Seasonal	52.30	2.57	54.87
Enterprise	88.40	4.00	92.40
	837.15	67.04	904.19

Much of our workforce is public facing providing direct services to our residents and customers. The specific additions to our workforce are included in Schedule 5 and in the recommended supplementals.



In addition to keeping up with growth, the City Council has steadfastly placed an emphasis on developing and supporting our employees. Accordingly, the FY2023 budget includes several elements that are specifically designed to keep us competitive and also to enhance internal equity between our represented and non-represented employee groups. The budget includes a 7.5% market pay increase for all eligible, non-represented employees as well as implementation of all aspects of the final year of the Memorandum of Understandings (MOU) of our two represented groups, Police and Fire.

Represented Police employees will receive a 2.0% market increase and a 5% step increase for those eligible (7.0% total base wage increase). Additionally, the city's contribution to represented officers deferred compensation plans will increase from 1.25% to 1.5%. Represented Fire employees will receive a 1.5% market increase and a 5% step increase for those eligible (6.5% total base wage increase). In addition, the city's contribution to represented Fire's deferred compensation plans will increase from 1.5% to 2.0%, HAZMAT pay will increase from $1.15 to $1.16 per hour and paramedic pay will increase from $2.50 to $2.55 per hour.

In addition to the above compensation changes, there is an approximately $2.0 million decrease in the required annual city contribution to the Public Safety Personnel Retirement System (PSPRS) due to a $24.0 million payment made by the city towards the unfunded liabilities of these retirement plans in FY2021. Although PSPRS employees' contribution rates are capped, the city is required to pay whatever rate is necessary to make the system actuarially sound. This action, which utilizes available fund balance, not only decreased the annual operational impact of the systems unfunded liabilities, it increased the total funded rate of both systems into a healthy range.

	Rate		Funded Status	
	FY2022	FY2023	FY2022	FY2023
Fire	31.25%	23.50%	71%	89%
Police	32.89%	25.11%	66%	86%

CAPITAL PROJECTS

In a growing city, a high priority is placed on infrastructure investment and maintenance. I am pleased to once again include a fully funded and fully deliverable five-year Capital Improvement Plan (CIP) which represents $627.5 million of spending over five-years. The first year of the plan totals $259.9 million and includes projects such as the brine disposal solution in partnership with APS (Enterprise Fund), continuation of Camelback Road improvements from SR303 to 152nd Avenue (assuming partner funding for the non-Goodyear portions), Fire Station 183 renovation with ambulance addition, as well as the introduction of several transportation related projects specifically addressing Council priorities. Our Bullard Wash Tailwater Improvement project has been pushed to FY2024 as we continue to evaluate whether or not the associated spend is justifiable.

Transportation improvement projects are a critical element to the CIP and includes 40 transportation projects with either design dollars, construction dollars or both programmed at $225.2 million over five-years. Many of these projects have been identified as current congestion areas that traditionally would not be improved until the adjacent property is developed. Including projects in the CIP as design only will allow us to have these projects fully designed and ready for potential development, federal funding which may require "shovel-ready projects", or future city

bond funding. Those projects that will mitigate congestion and are not developer dependent are included with full funding of both design and construction. To ensure the timely planning, funding, design, and construction of these projects several steps have been taken including the hiring of a Transportation Manager, funding of an update to the city's transportation master plan, and funding of a Senior Project Manager that will be dedicated to transportation related CIP projects.

Unlike ongoing costs, capital projects are one-time in nature and total dollar values vary greatly from year to year. The FY2023 recommended CIP budget of $259.9 million represents an increase of $14.0 million from the revised FY2022 budget. This is due primarily to spend in several multi-year projects shifting to FY2023 as part of our CIP carryover process. These handful of projects make up almost 60% of our $120.9 million CIP carryover and include Camelback Road, Police Building Phase II, Fire Station 188, and the remaining dollars for Civic Square. As a point of reference, our FY2022 adopted budget included CIP carryovers totaling $157.9 million.

CONCLUSION

The FY2023 budget is a product of collaboration between the City Council, city management, department directors, and staff to identify program priorities and match them with available funding. The preparation of the budget is one of the most important tasks performed each year and the adoption of the budget is also one of the most important policy decisions that you as elected officials make for our community.

I would like to thank the entire Finance team for their diligence in developing a balanced budget, the leadership team who manage the operations and all employees for striving to provide outstanding service to our customers and residents. Finally, thank you to the Mayor and City Council for your guidance and leadership in establishing the vision for this great city.

Sincerely,



Julie Karins, ICMA-CM

City Manager

Fiscal Year 2023 Tentative Budget
City of Goodyear, Arizona
Operating Carryover

Department	Carryover Description	Expenditure
City Manager's Office	COVID Relief Funds	3,900,000
	Rent & Mortgage Assistance	250,000
	Navigator Contract Services	110,000
	Home Repair Assistance	250,000
	Administration Activities	37,800
Municipal Court	COVID budget received in FY22 but will be spent in FY23.	195,000
	Project Contract with Consultant is still in development phase.	105,000
Information Technology	Training for Business Analyst not hired yet.	12,000
	Difficulty recruiting contract Application Developer. Lucity Phase II to begin after Lucity Upgrade.	176,100
Fire Department	Public Safety Training Facility Study	50,000
	FS188 Recruitment & Staffing	206,400
	Vehicle mid-year budget transfer	40,000
	Personal Protective Equipment	619,700
	Regional Fire Academy	19,600
	Ambulances	635,500
	Backfill Overtime	26,600
Police Department	Radio Accessories for New FTE's	6,100
	Patrol Assignment; Investigations; Victims Advocate; and Health Assignment vehicles.	278,100
	Axon Body Cameras & Taser Equipment; Ballistic Protection Equipment.	24,900
	Sworn and non sworn position equipment, tools and chairs.	20,400
	Police Officer Investigation Assignment	4,600
	Police Security Upgrade	3,000
	Telecom Operator & Supervisor Equipment	272,800
	Upfit Vehicle	16,000
	Using Funds through the end of Grant FY2023 Q1	15,200
	Task Force Using Funds through the end of Grant FY2023 Q1	120,300
Development Services	Permitting Software Upgrade	25,200
	General Plan Update and Landscape Ordinance Update	123,700
	Equipment for 2 new employees	26,000
	ROW Acquisition	154,300
	Two trucks (construction inspectors)	76,000
	Equipment for new employee	3,600
Economic Development	Economic Development Strategic Plan	15,000
	Civic Square Corridor Study/Branding and Spring Training Sponsorship	151,000
	Small Business Relief Grant Program	1,872,000
	Small Business Technical Assistance Program	662,700
Engineering	Traffic Control Trailer	18,000
	Emergency Response Light Tower with Generator and Brush Mower	94,300
Parks & Recreation	Utility Trailer & Spray Equipment	57,300
	Weed Control Program	217,300
	Park Ranger Vehicle	36,200
	Traffic Cabinets and Public Art - Gallery 37 Teen Public Art Mentorship	46,200
Public Works	Vehicle for Tech II (#1238) & 2 vehicles for Tech IIIs (#1237 and #1239), Tools and Computers	174,100
	Vehicles	298,500
	Improvements - Buildings	167,400
	IT Asset Management	220,500
	Unit 1243 (Electrician)	53,100
	Smart Irrigation Controllers	33,000
	Computer for Electrician and WQ Tech II	7,500
	Utilities Electrician Workspace	2,800
	Unit 1241 (Collections UT), Unit 1242 (Senior I&C)	114,200
	Computer for Collections UT II and Senior I&C Tech	8,700
	Maint Coordinator and Senior I&C Tech Workspace	5,600
		$ 12,059,300

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Fiscal Year 2023 Tentative Budget
City of Goodyear, Arizona
Capital Improvement Plan (CIP) Carryover

Department	Project	Description	Expenditures
Information Technology	23002	Offsite Data Replication	200,000
	23003	Phone System Hardware Replacement	217,000
	23004	Server & Datacenter Equipment	475,000
Fire Department	30007	Fire Station 188 West Goodyear	13,728,700
	30008	Fire Station 183 Renovation & Ambulance Section	422,300
Police Department	35002	Tyler New World Upgrade (CAD/NIBRS/RMS)	1,019,800
	35003	Police Building Phase II	21,407,300
	35004	Property Warehouse Security Upgrades	59,500
	35005	Automated Fingerprint Identification System (AFIS) Remote Site	157,500
	35006	Police Substation Renovation	83,500
Development Services	40006	Bullard Ave Enhanced Landscape Reimbursement	1,455,400
	40007	Permitting System	2,152,600
Economic Development	41003	Enhance Bullard Landscape and Branding	755,600
Engineering	42003	Development Reimbursement Traffic Signal	180,000
	42011	Sarival Ave: Jefferson Street To Yuma	1,466,300
	42013	Traffic Signal - Camelback and Perryville	587,900
	42016	Civic Square	10,004,000
	42024	North Subdivision Street Lights	1,304,700
	42026	Estrella Parkway, Vineyard Avenue to MC85 (Estrella Bridge)	3,998,100
	42027	Estrella Parkway/PebbleCreek Parkway and I-10 Interchange	119,700
	42029	McDowell Road and Citrus Road Intersection	398,200
	42032	Litchfield Rd ITS Equipment	481,900
	42033	McDowell Rd ITS Equipment	292,900
	42037	Yuma Road, Canyon Trails to Sarival	848,400
	42038	Camelback Road - SR303 to 152nd Avenue	25,900,000
	42039	Traffic Signal - Clubhouse Drive & McDowell Road	60,000
	42040	Traffic Signal - Perryville Road & Indian School Road	60,000
	42042	Western Avenue Demo and Parking Lot	1,590,000
	42043	Bullard Widening - South at Van Buren	515,000
Parks & Recreation	50020	Right-of-way Landscape Estrella Parkway: I10-MC85	842,600
	50021	Right-of-way Landscape Willis Rd: Estrella Pkwy-Mountain Vista Dr	213,500
	50022	Foothills Community Park Sports Field Lighting	585,000
	50023	Parks, Recreation, Trails, and Open Space Master Plan Update	667,300
	50025	Ballpark Field Renovation and Complex Outfield and Agility Field Renovation	240,000
	50026	Bullard Wash II Park Sidewalk & Pathway Lighting	382,300
	50027	Irrigation Controller Conversion	507,700
Public Works	60002	Space Solutions for Public Works Facility	1,094,600
	60015	Surface Water Treatment Plant	445,300
	60016	Treatment Improvements at Site 18	2,975,100
	60034	Brine Disposal	601,300
	60041	Water Main Replacement	52,600
	60042	Fiber Conduit - Newland Reimbursement	378,000
	60046	Historic Goodyear Water Replacements	2,758,300
	60047	Booster 11 Generator Replacement	1,777,100
	60060	Mobile Command Vehicle	1,030,000
	60061	Reclamation Utility Truck (Unit 532)	239,400
	60062	Goodyear Motel-Country Aire Apartments Sewer Piping	116,200
	60063	Local Limit Study	140,000
	60065	Goodyear WRF East Centrifuge	500,800
	60066	Corgett WRF RAS Station Upgrades	1,123,000
	60067	Corgett WRF Headworks Screen and Auger Replacement	326,700
	60068	Rainbow Valley Lift Station Generator Replacement	245,000
	60069	Fire Alarm Panel at GMC Building A	254,000
	60072	Fleet Management Information System	195,000
	60073	Bullard Wash Outfall Repairs	439,300
	60077	Rainbow Valley WRF Plant Design and Expansion	3,900,000
	60079	Integrated Water Master Plan (IWMP) Mid-Term Update	1,000,000
	60080	Bullard Wash Conveyance: I-10 to Gila River	4,770,000
	60081	Unit 788 replacement - Solid waste rear loader	300,000
	60082	Fire Apparatus - Unit 695	947,000
	60083	Fire Apparatus - Unit 696	947,000
	60084	Fire Apparatus - Unit 713	947,000
			$ 120,882,400

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City Schedules

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 1 - TOTAL SOURCES AND USES

	REVENUES				EXPENDITURES								
	Beginning Balance July 1, 2022	Projected Revenues	Transfers In	Total Sources	Operations	Capital Improvement Projects	Supplementals + Operating Carryover	Long-Term Debt	Contingency	Total Expenditures	Transfers Out	Total Uses	Estimated Ending Balance June 30, 2023
GENERAL FUNDS													
General Fund	$ 129,507,100	$ 185,281,900	$ 25,410,500	$ 340,199,500	$ 123,102,900	$ 76,142,300	$ 23,409,200	$ 1,155,000	$ 60,374,300	$ 284,183,700	$ 56,015,800	$ 340,199,500	$ -
Asset Management - Fire	1,039,000	-	600,000	1,639,000	248,800	820,800	-	-	-	1,069,600	-	1,069,600	569,400
Asset Management - Fleet	7,842,600	-	4,100,000	11,942,600	2,698,700	5,921,500	298,500	-	-	8,918,700	-	8,918,700	3,023,900
Asset Management - Parks	3,620,600	-	2,000,000	5,620,600	944,900	2,105,100	-	-	-	3,050,000	-	3,050,000	2,570,600
Risk Reserve	750,000	-	-	750,000	750,000	-	-	-	-	750,000	-	750,000	-
Asset Management - Traffic Signals	1,255,000	-	1,100,000	2,355,000	966,700	37,000	-	-	-	1,003,700	-	1,003,700	1,351,300
Asset Management - Technology	2,944,000	-	1,100,000	4,044,000	1,115,900	1,119,000	-	-	-	2,234,900	-	2,234,900	1,809,100
Asset Management - Facilities	1,320,400	-	2,100,000	3,420,400	529,500	831,500	167,400	-	-	1,528,400	-	1,528,400	1,892,000
TOTAL GENERAL FUNDS	**$ 148,278,700**	**$ 185,281,900**	**$ 36,410,500**	**$ 369,971,100**	**$ 130,357,400**	**$ 86,977,200**	**$ 23,875,100**	**$ 1,155,000**	**$ 60,374,300**	**$ 302,739,000**	**$ 56,015,800**	**$ 358,754,800**	**$ 11,216,300**
SPECIAL REVENUE FUNDS													
Highway User Revenue Fund	$ 698,800	$ 7,559,200	$ 1,699,400	$ 9,957,400	$ 8,861,400	$ 586,500	$ 509,500	$ -	$ -	$ 9,957,400	$ -	$ 9,957,400	$ -
Arizona Lottery Funds	706,700	325,800	-	1,032,500	283,400	-	-	-	749,100	1,032,500	-	1,032,500	-
Park and Ride Marquee	1,366,500	112,000	-	1,478,500	-	-	500,000	-	978,500	1,478,500	-	1,478,500	-
Court Enhancement Fund	280,900	70,000	-	350,900	50,300	-	-	-	300,600	350,900	-	350,900	-
Fill the Gap	69,200	6,000	-	75,200	-	-	-	-	75,200	75,200	-	75,200	-
Judicial Collection Enhancement Fund	128,600	13,500	-	142,100	-	-	-	-	142,100	142,100	-	142,100	-
Impound Fund	271,700	105,000	-	376,700	87,100	-	-	-	289,600	376,700	-	376,700	-
AZ Smart & Safe	-	500,000	-	500,000	-	-	-	-	-	-	500,000	500,000	-
Officer Safety Equipment	65,300	20,000	-	85,300	12,000	-	-	-	73,300	85,300	-	85,300	-
Ambulance	-	281,700	1,315,200	1,596,900	961,400	-	635,500	-	-	1,596,900	-	1,596,900	-
Ballpark Operating	240,000	3,365,300	13,442,700	17,048,000	5,888,000	990,000	171,000	9,999,000	-	17,048,000	-	17,048,000	-
Ballpark Capital Replacement Fund	4,728,400	115,000	1,200,000	6,043,400	180,000	490,000	-	-	-	670,000	-	670,000	5,373,400
Prop 302 Funds (Tourism)	-	300,000	-	300,000	300,000	-	-	-	-	300,000	-	300,000	-
American Rescue Plan	2,534,700	-	-	2,534,700	-	-	2,534,700	-	-	2,534,700	-	2,534,700	-
CDBG Entitlement	376,000	422,800	-	798,800	-	338,200	460,600	-	-	798,800	-	798,800	-
Miscellaneous Grants	1,240,100	2,603,100	-	3,843,200	263,100	1,162,100	1,643,200	-	-	3,068,400	774,800	3,843,200	-
TOTAL SPECIAL REVENUE	**$ 12,706,900**	**$ 15,799,400**	**$ 17,657,300**	**$ 46,163,600**	**$ 16,886,700**	**$ 3,566,800**	**$ 6,454,500**	**$ 9,999,000**	**$ 2,608,400**	**$ 39,515,400**	**$ 1,274,800**	**$ 40,790,200**	**$ 5,373,400**
DEBT SERVICE FUNDS													
Secondary Property Tax	$ 332,200	$ 9,565,400	$ -	$ 9,897,600	$ 20,000	$ -	$ -	$ 9,877,600	$ -	$ 9,897,600	$ -	$ 9,897,600	$ -
McDowell Improvement District	-	3,799,200	-	3,799,200	229,300	-	-	3,569,900	-	3,799,200	-	3,799,200	-
TOTAL DEBT SERVICE	**$ 332,200**	**$ 13,364,600**	**$ -**	**$ 13,696,800**	**$ 249,300**	**$ -**	**$ -**	**$ 13,447,500**	**$ -**	**$ 13,696,800**	**$ -**	**$ 13,696,800**	**$ -**
ENTERPRISE FUNDS													
Water Operating	$ 27,290,600	$ 36,656,200	$ 3,317,100	$ 67,263,900	$ 25,531,600	$ 22,862,400	$ 402,200	$ 8,742,000	$ 5,498,400	$ 63,036,600	$ 3,965,800	$ 67,002,400	$ 261,500
Wastewater Operating	17,038,900	20,978,000	-	38,016,900	10,956,300	8,364,400	712,400	3,564,000	3,146,700	26,743,800	2,315,000	29,058,800	8,958,100
Solid Waste	2,001,000	8,369,700	-	10,370,700	7,281,000	300,000	118,300	-	1,255,500	8,954,800	1,275,200	10,230,000	140,700
TOTAL ENTERPRISE FUNDS	**$ 46,330,500**	**$ 66,003,900**	**$ 3,317,100**	**$ 115,651,500**	**$ 43,768,900**	**$ 31,526,800**	**$ 1,232,900**	**$ 12,306,000**	**$ 9,900,600**	**$ 98,735,200**	**$ 7,556,000**	**$ 106,291,200**	**$ 9,360,300**
CAPITAL FUNDS													
General Obligation Bonds - Property Tax	25,099,000	-	-	25,099,000	-	25,099,000	-	-	-	25,099,000	-	25,099,000	-
General Government Capital	-	-	10,778,800	10,778,800	-	10,778,800	-	-	-	10,778,800	-	10,778,800	-
Budget Authority	-	15,000,000	-	15,000,000	-	-	-	-	15,000,000	15,000,000	-	15,000,000	-
Construction Sales Tax - Dedicated	29,790,100	7,615,500	-	37,405,600	1,970,800	180,000	-	-	-	2,150,800	8,044,200	10,195,000	27,210,600
Non-Utility Impact Fees	50,916,700	11,750,600	8,044,200	70,711,500	4,300	59,293,800	-	-	-	59,298,100	-	59,298,100	11,413,400
Utility Impact Fees	11,816,000	15,876,300	-	27,692,300	10,700	8,311,400	-	-	-	8,322,100	3,317,100	11,639,200	16,053,100
Water & Wastewater Bonds	3,197,100	31,000,000	-	34,197,100	-	33,751,800	-	-	-	33,751,800	445,300	34,197,100	-
Capital Water	-	-	445,300	445,300	-	445,300	-	-	-	445,300	-	445,300	-
Capital Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL FUNDS	**$ 120,818,900**	**$ 81,242,400**	**$ 19,268,300**	**$ 221,329,600**	**$ 1,985,800**	**$ 137,860,100**	**$ -**	**$ -**	**$ 15,000,000**	**$ 154,845,900**	**$ 11,806,600**	**$ 166,652,500**	**$ 54,677,100**
CFD AND TRUST FUNDS													
Community Facilities Districts	$ 5,942,400	$ 11,683,800	$ -	$ 17,626,200	$ 6,943,500	$ -	$ -	$ 10,682,700	$ -	$ 17,626,200	$ -	$ 17,626,200	$ -
Trust Funds													
Self Insurance Trust Fund	8,864,400	13,668,000	-	22,532,400	13,218,700	-	-	-	9,313,700	22,532,400	-	22,532,400	-
Volunteer Fire Fighter Trust Fund	707,800	33,000	-	740,800	740,800	-	-	-	-	740,800	-	740,800	-
Donation Trust Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CFD and TRUST FUNDS	**$ 15,514,600**	**$ 25,384,800**	**$ -**	**$ 40,899,400**	**$ 20,903,000**	**$ -**	**$ -**	**$ 10,682,700**	**$ 9,313,700**	**$ 40,899,400**	**$ -**	**$ 40,899,400**	**$ -**
GRAND TOTAL ALL FUNDS	**$ 343,981,800**	**$ 387,077,000**	**$ 76,653,200**	**$ 807,712,000**	**$ 214,151,100**	**$ 259,930,900**	**$ 31,562,500**	**$ 47,590,200**	**$ 97,197,000**	**$ 650,431,700**	**$ 76,653,200**	**$ 727,084,900**	**$ 80,627,100**

CITY OF GOODYEAR
FY2023 TENTATIVE BUDGET
SCHEDULE 2 - REVENUES

	FY2021 ACTUALS	FY2022 BUDGET	FY2022 ESTIMATE	FY2023 BUDGET
GENERAL FUND-ONGOING				
Property Tax-Primary	$ 10,880,452	$ 11,706,200	$ 11,589,100	$ 12,882,900
General Sales Tax	$ 74,466,011	$ 63,208,300	$ 75,150,800	$ 78,435,900
Construction Sales Tax	5,100,000	5,600,000	5,600,000	6,100,000
Franchise Taxes	3,604,030	3,572,100	3,697,100	3,818,500
Sales & Franchise Taxes	$ 83,170,041	$ 72,380,400	$ 84,447,900	$ 88,354,400
Licenses & Registrations	$ 382,768	$ 419,500	$ 394,000	$ 419,500
Proceeds from Development Agreements	$ 2,118,076	$ 1,947,000	$ 2,025,000	$ 2,025,000
Urban Revenue Sharing (Income Tax)	$ 12,410,649	$ 11,330,500	$ 12,361,500	$ 18,392,600
Vehicle License Tax	4,121,551	4,027,100	3,952,300	4,512,000
State Sales Tax	9,962,516	10,196,300	11,136,200	13,639,900
State Shared Revenues	$ 26,494,717	$ 25,553,900	$ 27,450,000	$ 36,544,500
Reimbursements & Miscellaneous Services	$ 1,850,970	$ 520,000	$ 520,000	$ 550,000
Arizona Tourism Reimbursement	$ 560,188	$ 843,800	$ 2,800,000	$ 2,445,500
Rentals-Finance	$ 518,971	$ 522,000	$ 531,900	$ 547,900
Parks & Recreation Fees	$ 415,110	$ 883,000	$ 894,400	$ 916,700
Planning & Engineering Fees	$ 4,529,026	$ 3,000,000	$ 4,055,100	$ 4,133,700
Building Safety & Code Compliance Fees	14,232,417	7,105,000	6,792,500	4,504,100
Development Related Revenue	$ 18,761,443	$ 10,105,000	$ 10,847,600	$ 8,637,800
Municipal Court	$ 912,150	$ 666,300	$ 1,016,500	$ 1,041,800
Miscellaneous Revenue	$ 1,961,188	$ 876,300	$ 897,500	$ 1,389,600
Total General Fund-Ongoing	**$ 148,026,073**	**$ 126,423,400**	**$ 143,413,900**	**$ 155,755,600**
GENERAL FUND-ONE TIME				
Construction Sales Tax	$ 18,014,831	$ 9,930,000	$ 16,798,400	$ 12,938,600
Development Services	-	5,923,000	5,923,000	4,738,400
Engineering	-	-	-	-
Reimbursements/In Lieu Recovery	-	15,540,000	14,552,800	11,814,300
Reserve Funds	61,877	-	-	-
RICO	-	35,000	35,000	35,000
Arizona CARES Act	915,196	-	-	-
Total General Fund-One Time	**$ 18,991,904**	**$ 31,428,000**	**$ 37,309,200**	**$ 29,526,300**
TOTAL GENERAL FUNDS	**$ 167,017,978**	**$ 157,851,400**	**$ 180,723,100**	**$ 185,281,900**

TOC

CITY OF GOODYEAR
FY2023 TENTATIVE BUDGET
SCHEDULE 2 - REVENUES

	FY2021 ACTUALS	FY2022 BUDGET	FY2022 ESTIMATE	FY2023 BUDGET
SPECIAL REVENUE FUNDS				
Ballpark Operating	$ 2,581,280	$ 3,549,100	$ 3,786,600	$ 3,665,300
Ballpark Capital Replacement Fund	28,353	115,000	115,000	115,000
Highway User Revenue Fund (HURF)	6,056,957	5,776,800	6,042,200	7,559,200
Impound Fund	82,543	72,000	97,200	105,000
Arizona Lottery Funds (ALF)	23,856	325,800	325,800	325,800
Park & Ride Marquee Fund	103,677	109,300	109,300	112,000
Smart & Safe Arizona Act	84,098	-	500,000	500,000
American Recovery Plan	-	10,360,700	10,350,700	-
CDBG	-	422,800	424,100	422,800
Court Enhancement Fund	89,720	55,000	55,000	70,000
Judicial Collection Enhancement Fund	13,817	8,500	8,500	13,500
Fill the Gap	7,672	6,000	6,000	6,000
Officer Safety Equipment	16,215	20,000	20,000	20,000
Ambulance	-	-	-	281,700
Grants	488,838	581,300	1,795,300	2,603,100
TOTAL SPECIAL REVENUE	**$ 9,577,025**	**$ 21,402,300**	**$ 23,635,700**	**$ 15,799,400**
DEBT SERVICE FUNDS				
Secondary Property Tax	$ 6,829,672	$ 8,604,100	$ 8,518,100	$ 9,565,400
McDowell Improvement District	4,080,647	3,574,000	3,574,000	3,799,200
TOTAL DEBT SERVICE	**$ 10,910,319**	**$ 12,178,100**	**$ 12,092,100**	**$ 13,364,600**
ENTERPRISE FUNDS				
Water Enterprise Fund				
Residential Fees	$ 10,752,709	$ 12,050,200	$ 12,141,300	$ 13,159,900
Commercial Fees	3,669,170	3,361,100	4,752,800	5,623,300
Industrial Fees	965,448	1,200,000	1,295,300	994,200
Irrigation Fees	7,354,244	7,000,000	9,051,900	9,142,400
Construction Fees	1,667,067	-	1,509,800	1,600,000
Connection Fees	492,652	-	478,200	500,000
CAP Surcharge Fees	3,101,616	2,900,000	3,625,100	3,715,700
Miscellaneous Revenue	860,712	5,298,100	1,755,300	1,920,700
Total Water Enterprise Fund	$ 28,863,618	$ 31,809,400	$ 34,609,700	$ 36,656,200
Wastewater Enterprise Fund				
Residential Fees	$ 14,123,409	$ 14,400,000	$ 15,355,200	$ 16,048,300
Commercial/Effluent Fees	3,804,767	3,115,200	4,135,100	4,238,500
Miscellaneous Revenue	285,269	675,300	593,900	691,200
Total Wastewater Enterprise Fund	$ 18,213,445	$ 18,190,500	$ 20,084,200	$ 20,978,000
Solid Waste Enterprise Fund	$ 8,089,163	$ 7,726,200	$ 7,639,100	$ 8,369,700
TOTAL ENTERPRISE FUNDS	**$ 55,166,227**	**$ 57,726,100**	**$ 62,333,000**	**$ 66,003,900**

TOC

CITY OF GOODYEAR
FY2023 TENTATIVE BUDGET
SCHEDULE 2 - REVENUES

	FY2021 ACTUALS	FY2022 BUDGET	FY2022 ESTIMATE	FY2023 BUDGET
CAPITAL FUNDS				
G.O. Bonds	$ 45,525,151	$ 26,040,000	$ 26,040,000	$ -
Budget Authority Fund	$ -	$ 15,000,000	$ -	$ 15,000,000
Other Financing	$ 28,601,324	$ -	$ -	$ -
Enterprise Capital				
Water Bonds	$ 27,770	$ -	$ -	$ -
Developer Reimbursement	34,201	-	2,926,100	-
Wastewater Bonds	732	-	-	31,000,000
Total Enterprise Capital Funds	$ 62,703	$ -	$ 2,926,100	$ 31,000,000
Non-Utility Development Fees				
Construction Sales Tax	$ 8,835,059	$ 6,981,000	$ 7,506,600	$ 7,615,500
General Government	-	-	-	-
Public Works	-	-	-	-
Library	-	-	-	-
Transportation 2014	2,216	-	-	-
Parks & Recreation North	2,364,403	1,135,100	2,416,000	1,292,600
Parks & Recreation South	1,343,068	1,149,000	914,600	1,282,900
Fire North	3,570,932	1,151,400	3,172,900	1,271,600
Fire South	609,137	532,100	532,100	592,700
Police	3,911,493	1,493,000	3,511,500	1,652,600
Transportation North	6,753,070	3,227,700	6,476,900	3,575,900
Transportation Central	-	-	-	-
Transportation South	1,976,531	1,870,600	1,630,700	2,082,300
Total Non-Utility Impact Fees	$ 29,365,910	$ 17,539,900	$ 26,161,300	$ 19,366,100
Utility Impact Fees				
Water North & Central	$ 7,582,444	$ 5,220,200	$ 6,110,300	$ 5,864,700
Water South	5,200,292	4,091,400	3,135,600	4,564,700
Financing Bonds	-	-	-	-
Wastewater North & Central	2,585,330	2,406,700	1,925,100	2,681,600
Wastewater South	1,583,082	1,356,600	859,000	2,765,300
Wastewater	183,700	-	-	-
Total Utility Impact Fees	$ 17,134,848	$ 13,074,900	$ 12,030,000	$ 15,876,300
TOTAL CAPITAL FUNDS	**$ 120,689,935**	**$ 71,654,800**	**$ 67,157,400**	**$ 81,242,400**
CFD's & Trust Funds				
Community Facilites Districts	$ 11,124,561	$ 11,063,800	$ 11,664,700	$ 11,683,800
Trust Funds	11,642,908	14,449,000	14,449,000	13,701,000
Total CFD's & Trust Funds	$ 22,767,470	$ 25,512,800	$ 26,113,700	$ 25,384,800
TOTAL REVENUE ALL FUNDS	**$ 386,128,953**	**$ 346,325,500**	**$ 372,055,000**	**$ 387,077,000**

TOC

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
	DEPARTMENT EXPENDITURES BY ORGANIZATIONAL UNIT AND FUND								
GENERAL FUNDS									
CITY CLERK									
Administration	$ 703,515	$ 813,000	$ 753,600	$ 830,000	$ 83,600	$ 913,600	$ 148,900	$ -	$ 1,062,500
Elections	110,451	7,000	7,000	99,500	-	99,500	-	-	99,500
Total City Clerk	**$ 813,966**	**$ 820,000**	**$ 760,600**	**$ 929,500**	**$ 83,600**	**$ 1,013,100**	**$ 148,900**	**$ -**	**$ 1,162,000**
CITY MANAGER									
City Managers Office	$ 2,439,894	$ 7,481,300	$ (1,085,100)	$ 3,058,400	$ 325,300	$ 3,383,700	$ 457,300	$ 4,510,000	$ 8,351,000
Total City Manager	**$ 2,439,894**	**$ 7,481,300**	**$ (1,085,100)**	**$ 3,058,400**	**$ 325,300**	**$ 3,383,700**	**$ 457,300**	**$ 4,510,000**	**$ 8,351,000**
CONTINGENCIES									
CIP Reserve	$ -	$ 1,700,200	$ -	$ 36,310,900	$ -	$ 36,310,900	$ -	$ -	$ 36,310,900
Policy Reserve	-	18,963,500	-	23,363,400	-	23,363,400	-	-	23,363,400
CM / Council Contingency & Unallocated Fund Balance	-	4,695,000	-	600,000	-	600,000	-	-	600,000
Total Contingencies	**$ -**	**$ 25,358,700**	**$ -**	**$ 60,274,300**	**$ -**	**$ 60,274,300**	**$ -**	**$ -**	**$ 60,274,300**
DEBT SERVICE									
Debt Service-General Fund	$ 1,415,588	$ 1,155,000	$ 1,155,000	$ 1,155,000	$ -	$ 1,155,000	$ -	$ -	$ 1,155,000
Total Debt Service	**$ 1,415,588**	**$ 1,155,000**	**$ 1,155,000**	**$ 1,155,000**	**$ -**	**$ 1,155,000**	**$ -**	**$ -**	**$ 1,155,000**
DEVELOPMENT SERVICES									
Administration	$ 462,737	$ 629,900	$ 505,000	$ 602,100	$ 120,100	$ 722,200	$ 203,900	25,200	$ 951,300
Building Safety	1,118,194	2,405,100	1,807,400	2,526,000	-	2,526,000	-	-	2,526,000
Code Compliance	366,352	428,800	403,700	457,400	-	457,400	-	-	457,400
Inspections	-	769,100	170,900	1,652,800	-	1,652,800	644,800	79,600	2,377,200
OTF Inspections	1,151,545	889,000	867,100	-	-	-	861,800	20,800	882,600
Permits	-	504,100	193,300	891,800	-	891,800	-	3,600	895,400
Plan Review	-	754,600	253,700	1,782,800	122,300	1,905,100	-	-	1,905,100
OTF Plan Review	-	231,500	(155,900)	-	-	-	620,800	155,900	776,700
Planning & Zoning	1,027,882	1,238,100	1,023,800	1,200,900	130,000	1,330,900	655,100	123,700	2,109,700
Other	34,959	-	-	-	-	-	-	-	-
Total Development Services	**$ 4,161,668**	**$ 7,850,200**	**$ 5,069,000**	**$ 9,113,800**	**$ 372,400**	**$ 9,486,200**	**$ 2,986,400**	**$ 408,800**	**$ 12,881,400**
DIGITAL COMMUNICATIONS									
Administration	$ 1,064,595	$ 1,269,700	$ 1,180,400	$ 1,487,300	$ 123,800	$ 1,611,100	$ 20,600	$ -	$ 1,631,700
Total Digital Communications	**$ 1,064,595**	**$ 1,269,700**	**$ 1,180,400**	**$ 1,487,300**	**$ 123,800**	**$ 1,611,100**	**$ 20,600**	**$ -**	**$ 1,631,700**
ECONOMIC DEVELOPMENT									
Administration	$ 1,318,817	$ 3,907,100	$ 2,250,000	$ 3,656,300	$ 119,100	$ 3,775,400	$ 4,100	$ 166,000	$ 3,945,500
Total Economic Development	**$ 1,318,817**	**$ 3,907,100**	**$ 2,250,000**	**$ 3,656,300**	**$ 119,100**	**$ 3,775,400**	**$ 4,100**	**$ 166,000**	**$ 3,945,500**

TOC

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
ENGINEERING									
Administration	$ 743,260	$ 1,142,700	$ 884,900	$ 806,600	$ 200	$ 806,800	$ 200	$ -	$ 807,000
Inspection	1,677,898	880,700	1,275,300	-	-	-	-	-	-
Permit Processing	627,790	273,800	485,500	-	-	-	-	-	-
Plan Review	1,216,502	651,200	1,062,500	-	-	-	-	-	-
Project Management	986,462	1,504,000	1,211,400	1,272,000	147,700	1,419,700	341,800	-	1,761,500
Other	46	-	-	-	-	-	-	-	-
Total Engineering	**$ 5,251,958**	**$ 4,452,400**	**$ 4,919,600**	**$ 2,078,600**	**$ 147,900**	**$ 2,226,500**	**$ 342,000**	**$ -**	**$ 2,568,500**
FINANCE									
Administration	$ 703,626	$ 760,800	$ 718,900	$ 842,600	$ -	$ 842,600	$ -	$ -	$ 842,600
Budget and Research	896,859	939,000	814,600	933,800	-	933,800	-	-	933,800
Customer Service	741,984	863,900	777,500	949,300	-	949,300	-	-	949,300
Financial Services	885,050	1,197,300	1,079,100	1,320,300	15,000	1,335,300	130,000	-	1,465,300
OTF-Admin	4,128	-	-	-	-	-	-	-	-
OTF-Procurement	-	-	-	-	-	-	5,000	-	5,000
Mailroom	83,393	96,200	77,400	30,900	-	30,900	-	-	30,900
Procurement	504,560	536,900	510,900	759,900	25,000	784,900	-	-	784,900
Total Finance	**$ 3,819,601**	**$ 4,394,100**	**$ 3,978,400**	**$ 4,836,800**	**$ 40,000**	**$ 4,876,800**	**$ 135,000**	**$ -**	**$ 5,011,800**
FIRE DEPARTMENT									
Administration	$ 12,697,712	$ 845,800	$ 745,800	$ 908,700	$ -	$ 908,700	$ -	$ 50,000	$ 958,700
Ambulance	73,365	1,097,600	294,300	-	-	-	-	-	-
Emergency Services	17,675,091	20,132,400	18,633,900	20,545,000	1,448,800	21,993,800	560,200	206,400	22,760,400
Facilities O & M	503,123	1,110,600	1,110,600	795,700	-	795,700	-	-	795,700
Homeland Security	157,279	164,500	161,800	173,000	-	173,000	-	-	173,000
Prevention	534,138	675,900	624,300	687,500	-	687,500	-	-	687,500
Support Services	996,396	2,175,000	1,452,800	1,561,900	5,800	1,567,700	259,600	679,300	2,506,600
Wildland	107,820	121,000	120,800	120,000	-	120,000	-	-	120,000
Total Fire Department	**$ 32,744,924**	**$ 26,322,800**	**$ 23,144,300**	**$ 24,791,800**	**$ 1,454,600**	**$ 26,246,400**	**$ 829,800**	**$ 935,700**	**$ 28,011,900**
HUMAN RESOURCES									
Administration	$ 2,147,014	$ 2,742,200	$ 2,534,200	$ 2,736,100	$ 161,600	$ 2,897,700	$ 96,500	$ -	$ 2,994,200
Enterprise Risk Management	1,989,957	2,995,500	4,196,900	2,446,100	13,600	2,459,700	-	-	2,459,700
Risk Reserve Fund	15,225	750,000	-	750,000	-	750,000	-	-	750,000
RR&E Committee	35,808	38,000	18,000	-	-	-	-	-	-
Total Human Resources	**$ 4,188,005**	**$ 6,525,700**	**$ 6,749,100**	**$ 5,932,200**	**$ 175,200**	**$ 6,107,400**	**$ 96,500**	**$ -**	**$ 6,203,900**
INFORMATION TECHNOLOGY									
Administration	$ 391,901	$ 554,300	$ 452,000	$ 570,200	$ 151,000	$ 721,200	$ -	$ -	$ 721,200

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
OTF Administration	3,501	10,300	10,300	-	-	-	3,800	-	3,800
Application Development & Support	3,124,163	3,716,500	3,578,800	3,858,900	116,300	3,975,200	-	-	3,975,200
OTF Application Development & Support	39,227	266,600	78,500	-	-	-	78,700	188,100	266,800
Geospatial Information	396,912	541,100	499,800	569,600	-	569,600	-	-	569,600
Infrastructure	1,206,673	1,891,100	1,578,100	1,918,800	-	1,918,800	-	-	1,918,800
Project Management	-	167,700	112,300	511,300	-	511,300	-	-	511,300
OTF Project Management	-	39,000	39,000	-	-	-	-	-	-
Security	183,680	415,800	325,700	359,300	-	359,300	-	-	359,300
Other	-	75,000	75,000	-	-	-	-	-	-
Total Information Technology	**$ 5,346,057**	**$ 7,677,400**	**$ 6,749,500**	**$ 7,788,100**	**$ 267,300**	**$ 8,055,400**	**$ 82,500**	**$ 188,100**	**$ 8,326,000**
LEGAL SERVICES									
Civil Division	$ 1,319,839	$ 1,529,500	$ 1,454,800	$ 1,609,000	$ 111,400	$ 1,720,400	$ -	$ -	$ 1,720,400
OTF Civil Division	-	-	-	-	-	-	95,800	-	95,800
Criminal Division	577,556	731,000	670,300	813,300	130,400	943,700	-	-	943,700
OTF Criminal Division	-	7,000	7,000	-	-	-	9,400	-	9,400
Total Legal Services	**$ 1,897,395**	**$ 2,267,500**	**$ 2,132,100**	**$ 2,422,300**	**$ 241,800**	**$ 2,664,100**	**$ 105,200**	**$ -**	**$ 2,769,300**
MAYOR AND CITY COUNCIL									
Administration	$ 236,422	$ 356,900	$ 325,800	$ 397,300	$ -	$ 397,300	$ -	$ -	$ 397,300
Special Projects	-	100,000	100,000	100,000	-	100,000	-	-	100,000
Total Mayor and City Council	**$ 236,422**	**$ 456,900**	**$ 425,800**	**$ 497,300**	**$ -**	**$ 497,300**	**$ -**	**$ -**	**$ 497,300**
MUNICIPAL COURT									
Administration	$ 1,106,107	$ 1,349,800	$ 1,288,100	$ 1,641,100	$ 234,900	$ 1,876,000	$ -	$ -	$ 1,876,000
OTF Administration	-	195,000	(300,000)	-	-	-	11,200	300,000	311,200
Total Municipal Court	**$ 1,106,107**	**$ 1,544,800**	**$ 988,100**	**$ 1,641,100**	**$ 234,900**	**$ 1,876,000**	**$ 11,200**	**$ 300,000**	**$ 2,187,200**
NON-DEPARTMENTAL									
Contractual Services	$ 2,024,578	$ 3,500,000	$ 3,500,000	$ 1,738,200	$ -	$ 1,738,200	$ -	$ -	$ 1,738,200
Total Non-Departmental	**$ 2,024,578**	**$ 3,500,000**	**$ 3,500,000**	**$ 1,738,200**	**$ -**	**$ 1,738,200**	**$ -**	**$ -**	**$ 1,738,200**
PARKS & RECREATION									
Administration	$ 612,019	$ 807,200	$ 733,200	$ 840,500	$ 237,000	$ 1,077,500	$ -	$ -	$ 1,077,500
Art & Culture Administration	331,870	586,200	540,800	1,012,300	309,500	1,321,800	155,000	46,200	1,523,000
CFD Service	-	403,300	403,400	425,100	-	425,100	-	-	425,100
Library	728,169	1,058,600	1,022,400	1,431,400	75,000	1,506,400	44,700	36,200	1,587,300
Operations	3,605,652	5,168,000	4,839,300	5,384,600	216,500	5,601,100	-	-	5,601,100
OTF Operations	57,456	219,900	181,100	-	-	-	85,800	-	85,800
Rec Campus General Aquatics	28,985	1,075,800	651,800	1,414,900	174,900	1,589,800	-	-	1,589,800
Rec Campus General Rec Operation	1,738,397	3,319,100	3,251,500	3,190,300	327,600	3,517,900	-	-	3,517,900

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CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
OTF Rec Campus Operations	4,139	-	-	-	-	-	65,800	-	65,800
Right-of-Way (ROW)	2,074,080	2,442,400	2,116,000	2,159,900	-	2,159,900	770,000	274,600	3,204,500
Other	508,914	459,500	$573,700	-	-	-	-	-	-
Total Parks & Recreation	**$ 9,689,681**	**$ 15,540,000**	**$ 14,313,200**	**$ 15,859,000**	**$ 1,340,500**	**$ 17,199,500**	**$ 1,121,300**	**$ 357,000**	**$ 18,677,800**
POLICE DEPARTMENT									
Administration	$ 14,741,638	$ 4,873,200	$ 4,423,200	$ 3,229,800	$ 154,300	$ 3,384,100	$ 1,926,300	$ 337,100	$ 5,647,500
Community Services	244,876	318,400	281,700	766,400	-	766,400	-	-	766,400
Facilities Operations & Maintenance	271,523	539,300	525,300	334,200	45,300	379,500	-	-	379,500
Field Operations	10,176,227	13,488,200	11,088,400	12,673,200	1,329,500	14,002,700	-	-	14,002,700
Fleet Operations & Maintenance	815,056	1,179,000	1,179,100	1,653,700	63,700	1,717,400	-	-	1,717,400
Investigations	3,687,084	4,407,600	4,384,100	3,800,200	403,500	4,203,700	-	-	4,203,700
Professional Standards	1,072,410	1,296,000	1,229,000	1,495,900	11,700	1,507,600	-	-	1,507,600
Traffic	1,100,726	1,532,300	1,310,400	1,399,800	-	1,399,800	-	-	1,399,800
RICO	12,314	29,000	(1,000)	35,000	-	35,000	-	16,000	51,000
Specialized Patrol	1,987,382	1,632,800	1,692,700	1,993,400	-	1,993,400	-	-	1,993,400
Support Services	1,274,612	1,711,500	1,488,900	1,445,300	25,600	1,470,900	-	-	1,470,900
Telecommunications	2,312,568	3,289,900	2,597,200	3,216,700	304,400	3,521,100	-	272,800	3,793,900
Other	1,658	-	-	144,200	-	144,200	-	-	144,200
Total Police Department	**$ 37,698,073**	**$ 34,297,200**	**$ 30,199,000**	**$ 32,187,800**	**$ 2,338,000**	**$ 34,525,800**	**$ 1,926,300**	**$ 625,900**	**$ 37,078,000**
PUBLIC WORKS									
Administration	$ 556,322	$ 608,400	$ 585,200	$ 648,300	$ -	$ 648,300	$ -	$ -	$ 648,300
Facility Administration	2,371,957	2,300,200	1,879,400	4,408,600	-	4,408,600	-	174,100	4,582,700
Fleet Services	244,345	510,900	597,100	43,700	96,200	139,900	20,600	-	160,500
Program Management	599,602	995,800	810,700	833,800	92,200	926,000	3,100	-	929,100
Total Public Works	**$ 3,772,227**	**$ 4,415,300**	**$ 3,872,400**	**$ 5,934,400**	**$ 188,400**	**$ 6,122,800**	**$ 23,700**	**$ 174,100**	**$ 6,320,600**
Sub-Total General Fund	**$ 118,989,556**	**$ 159,236,100**	**$ 110,301,400**	**$ 185,382,200**	**$ 7,452,800**	**$ 192,835,000**	**$ 8,290,800**	**$ 7,665,600**	**$ 208,791,400**
ASSET MANAGEMENT									
Fire Asset Management	$ 204,699	$ 348,500	$ 348,400	$ 248,800	$ -	$ 248,800	$ -	$ -	$ 248,800
Fleet Asset Management	967,222	1,752,700	1,361,200	2,698,700	-	2,698,700	-	298,500	2,997,200
Parks Asset Management	824,264	887,300	782,900	944,900	-	944,900	-	-	944,900
Traffic Signals Asset Management	629,816	1,032,000	1,032,000	966,700	-	966,700	-	-	966,700
Technology Asset Management	453,374	1,391,600	1,115,900	1,115,900	-	1,115,900	-	-	1,115,900
PW Facilities Asset Mgmt Plan	-	632,900	374,200	529,500	-	529,500	-	167,400	696,900
Total Asset Management Funds	**$ 3,079,375**	**$ 6,045,000**	**$ 5,014,600**	**$ 6,504,500**	**$ -**	**$ 6,504,500**	**$ -**	**$ 465,900**	**$ 6,970,400**
TOTAL GENERAL FUNDS	**$ 122,068,931**	**$ 165,281,100**	**$ 115,316,000**	**$ 191,886,700**	**$ 7,452,800**	**$ 199,339,500**	**$ 8,290,800**	**$ 8,131,500**	**$ 215,761,800**

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
SPECIAL REVENUE FUNDS									
Highway User Revenue Fund (HURF)	$ 7,447,976	$ 8,819,600	$ 8,579,600	$ 8,861,400	$ 189,500	$ 9,050,900	$ 207,700	$ 112,300	$ 9,370,900
Arizona Lottery Funds	26,972	421,300	421,300	1,032,500	-	1,032,500	-	-	1,032,500
Park and Ride Marquee	-	1,372,700	3,300	978,500	-	978,500	500,000	-	1,478,500
Court Enhancement Fund	35,116	280,200	44,600	350,900	-	350,900	-	-	350,900
Fill the Gap	65,671	33,600	-	75,200	-	75,200	-	-	75,200
Judicial Collection Enhancement Fund (JCEF)	-	124,500	-	142,100	-	142,100	-	-	142,100
Impound Fund	123,900	266,400	66,400	376,700	-	376,700	-	-	376,700
Officer Safety Equipment	14,520	59,300	2,000	85,300	-	85,300	-	-	85,300
Ambulance	-	-	-	961,400	-	961,400	-	635,500	1,596,900
Ballpark Operating	15,101,584	16,325,600	15,949,900	15,887,000	6,000	15,893,000	165,000	-	16,058,000
Ballpark Capital Replacement Fund	60,509	218,000	218,000	180,000	-	180,000	-	-	180,000
Prop 302 Funds (Tourism)	-	332,200	300,000	300,000	-	300,000	-	-	300,000
American Rescue Plan	-	5,195,700	7,476,000	-	-	-	-	2,534,700	2,534,700
CBDG Entitlement	-	85,900	48,100	-	422,800	422,800	-	37,800	460,600
Miscellaneous Grants	636,503	691,600	394,200	263,100	1,481,100	1,744,200	-	162,100	1,906,300
TOTAL SPECIAL REVENUE FUNDS	**$ 23,512,750**	**$ 34,226,600**	**$ 33,503,400**	**$ 29,494,100**	**$ 2,099,400**	**$ 31,593,500**	**$ 872,700**	**$ 3,482,400**	**$ 35,948,600**
DEBT SERVICE FUNDS									
Secondary Property Tax	$ 6,473,836	$ 9,410,700	$ 8,972,000	$ 9,897,600	$ -	$ 9,897,600	$ -	$ -	$ 9,897,600
McDowell Improvement District	4,078,279	3,803,300	3,805,700	3,799,200	-	3,799,200	-	-	3,799,200
TOTAL DEBT SERVICE FUNDS	**$ 10,552,114**	**$ 13,214,000**	**$ 12,777,700**	**$ 13,696,800**	**$ -**	**$ 13,696,800**	**$ -**	**$ -**	**$ 13,696,800**
ENTERPRISE FUNDS									
WATER									
Administration	$ 4,596,615	$ 5,696,500	$ 4,994,600	$ 7,290,600	$ -	$ 7,290,600	$ 45,900	$ 275,200	$ 7,611,700
Administration 2	896,959	1,075,800	1,043,100	1,064,500	4,200	1,068,700	-	-	1,068,700
Distribution System	2,288,516	3,373,100	3,307,400	3,557,000	76,100	3,633,100	-	-	3,633,100
Operations Maintenance	630,888	1,609,800	1,515,000	1,846,000	-	1,846,000	-	-	1,846,000
Production	4,186,979	5,049,000	4,731,500	5,101,700	-	5,101,700	-	-	5,101,700
Water Ops Surface Water Treatment	17,093	2,531,700	2,531,700	5,929,200	-	5,929,200	-	-	5,929,200
Water Quality	328,896	532,900	523,600	622,500	-	622,500	-	-	622,500
Contingency	-	4,950,500	-	5,498,400	-	5,498,400	-	-	5,498,400
Debt Service	8,707,283	8,738,000	8,738,000	8,742,000	-	8,742,000	-	-	8,742,000
HR - Water Risk	113,448	41,600	41,600	41,600	800	42,400	-	-	42,400

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
Finance - Water	12,002	-	-	-	-	-	-	-	-
Information Technology - Water	69,754	72,500	68,100	78,500	-	78,500	-	-	78,500
Total Water Fund	**$ 21,848,433**	**$ 33,671,400**	**$ 27,494,600**	**$ 39,772,000**	**$ 81,100**	**$ 39,853,100**	**$ 45,900**	**$ 275,200**	**$ 40,174,200**
WASTEWATER									
Administration	$ 1,288,567	$ 1,484,500	$ 1,174,300	$ 1,245,700	$ 5,400	$ 1,251,100	$ 383,400	$ 137,400	$ 1,771,900
Collection Systems	1,677,355	3,257,400	3,180,500	3,292,900	186,200	3,479,100	-	-	3,479,100
Environment	787,008	736,500	713,600	893,600	-	893,600	-	-	893,600
Operations Maintenance	940,912	1,910,700	1,628,100	1,881,000	-	1,881,000	-	-	1,881,000
Contingency	-	2,958,400	-	3,146,700	-	3,146,700	-	-	3,146,700
Debt Service	3,594,782	3,552,000	3,552,000	3,564,000	-	3,564,000	-	-	3,564,000
Reclamation	2,896,290	3,235,500	3,011,500	3,464,200	-	3,464,200	-	-	3,464,200
Finance - Wastewater	12,628	-	-	-	-	-	-	-	-
HR - Wastewater Risk	42,950	96,600	96,600	96,600	-	96,600	-	-	96,600
Information Technology - Wastewater	73,733	76,900	72,600	82,300	-	82,300	-	-	82,300
Total Wastewater Fund	**$ 11,314,225**	**$ 17,308,500**	**$ 13,429,200**	**$ 17,667,000**	**$ 191,600**	**$ 17,858,600**	**$ 383,400**	**$ 137,400**	**$ 18,379,400**
SOLID WASTE									
Administration	$ 6,016,110	$ 6,582,600	$ 6,103,000	$ 6,698,700	$ 85,500	$ 6,784,200	$ -	$ 32,800	$ 6,817,000
Contingency	-	1,158,900	-	1,255,500	-	1,255,500	-	-	1,255,500
Finance - Solid Waste	5,000	-	-	-	-	-	-	-	-
HR - Solid Waste Risk	7,345	10,000	10,000	10,000	-	10,000	-	-	10,000
Container Maintenance	442,867	514,300	482,300	572,300	-	572,300	-	-	572,300
Total Solid Waste Fund	**$ 6,471,322**	**$ 8,265,800**	**$ 6,595,300**	**$ 8,536,500**	**$ 85,500**	**$ 8,622,000**	**$ -**	**$ 32,800**	**$ 8,654,800**
TOTAL ENTERPRISE FUNDS	**$ 39,633,980**	**$ 59,245,700**	**$ 47,519,100**	**$ 65,975,500**	**$ 358,200**	**$ 66,333,700**	**$ 429,300**	**$ 445,400**	**$ 67,208,400**
CAPITAL FUNDS									
GO BONDS									
2021 GO Bonds	$ 144,983	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2022 GO Bonds	-	6,472,300	-	-	-	-	-	-	-
Total GO Bond Funds	**$ 144,983**	**$ 6,472,300**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NON-UTILITY IMPACT FEES									
DIF - Fire North 18	$ -	$ 7,200	$ 7,200	$ 300	$ -	$ 300	$ -	$ -	$ 300
DIF - Fire South 18	-	7,200	7,200	300	-	300	-	-	300
DIF - Police 18	172,899	691,400	11,400	500	-	500	-	-	500
DIF - Streets North 18	-	41,500	41,500	1,700	-	1,700	-	-	1,700
DIF - Streets South 18	-	955,000	11,400	500	-	500	-	-	500

CITY OF GOODYEAR
2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 3 - OPERATING EXPENDITURES - ALL FUNDS

FUND / DEPARTMENT	FY2021 ACTUALS	FY2022 REVISED BUDGET	FY2022 ESTIMATE	FY2023 INITIAL BUDGET	FY2023 Ongoing Supplemental	FY2023 BASE BUDGET	FY2023 One-Time Supplemental	FY2023 One-Time Carryovers	FY2023 TOTAL BUDGET
DIF - Prks & Rec North 18	-	3,275,800	17,200	700	-	700	-	-	700
DIF - Prks & Rec South 18	-	880,100	7,200	300	-	300	-	-	300
Total Non-Utility Impact Fee Funds	**$ 172,899**	**$ 5,858,200**	**$ 103,100**	**$ 4,300**	**$ -**	**$ 4,300**	**$ -**	**$ -**	**$ 4,300**
UTILITY IMPACT FEES									
DIF - Water North 18	$ -	$ 97,400	$ 97,400	$ 4,100	$ -	$ 4,100	$ -	$ -	$ 4,100
DIF - Water South 18	-	78,700	78,700	3,300	-	3,300	-	-	3,300
DIF - WasteWater North 18	-	61,600	61,600	2,600	-	2,600	-	-	2,600
DIF - WasteWater South 18	-	17,200	17,200	700	-	700	-	-	700
Total Utility Impact Fee Funds	**$ -**	**$ 254,900**	**$ 254,900**	**$ 10,700**	**$ -**	**$ 10,700**	**$ -**	**$ -**	**$ 10,700**
OTHER CAPITAL									
General Government Capital	$ -	$ 6,777,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CIP - Potential Improvement District	-	33,997,700	-	15,000,000	-	15,000,000	-	-	15,000,000
Construction Sales Tax - Dedicated	-	4,594,600	-	1,970,800	-	1,970,800	-	-	1,970,800
Capital Water	-	-	-	-	-	-	-	-	-
Capital Wastewater	-	-	-	-	-	-	-	-	-
Total Other Capital Funds	**$ -**	**$ 45,369,400**	**$ -**	**$ 16,970,800**	**$ -**	**$ 16,970,800**	**$ -**	**$ -**	**$ 16,970,800**
TOTAL CAPITAL FUNDS	**$ 317,881**	**$ 57,954,800**	**$ 358,000**	**$ 16,985,800**	**$ -**	**$ 16,985,800**	**$ -**	**$ -**	**$ 16,985,800**
CFD & TRUST FUNDS									
CFD & Trust Funds	$ 29,733,687	$ 24,103,200	$ 24,097,900	$ 40,899,400	$ -	$ 40,899,400	$ -	$ -	$ 40,899,400
Total CFD & Trust Funds	**$ 29,733,687**	**$ 24,103,200**	**$ 24,097,900**	**$ 40,899,400**	**$ -**	**$ 40,899,400**	**$ -**	**$ -**	**$ 40,899,400**
TOTAL CFD & TRUST FUNDS	**$ 29,733,687**	**$ 24,103,200**	**$ 24,097,900**	**$ 40,899,400**	**$ -**	**$ 40,899,400**	**$ -**	**$ -**	**$ 40,899,400**
GRAND TOTAL ALL FUNDS	**$ 225,819,344**	**$ 354,025,400**	**$ 233,572,100**	**$ 358,938,300**	**$ 9,910,400**	**$ 368,848,700**	**$ 9,592,800**	**$ 12,059,300**	**$ 390,500,800**

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 4 - DEBT SERVICE

DEBT BY BOND	FY2021 ACTUAL	FY2022 BUDGET	FY2022 ESTIMATE	FY2023 BUDGET
General Obligation Bonds (G.O.)				
Series 2022	$ -	$ -	$ -	$ 1,703,100
Series 2021	-	5,701,900	5,661,800	4,892,900
Refunding 2020	955,008	1,119,500	1,119,500	1,126,800
Series 2019	2,999,450	682,000	682,000	682,000
Refunding 2019	113,890	205,300	205,300	205,300
Series 2017	1,305,563	713,300	713,300	713,300
Refunding 2016	5,237,738	5,272,800	5,272,800	5,254,300
Total G.O.	**$ 10,611,649**	**$ 13,694,800**	**$ 13,654,700**	**$ 14,577,700**
Water Infrastructure Finance Authority (WIFA)				
2009 Issue	$ 339,637	$ 339,700	$ 339,600	$ 339,600
Total WIFA	**$ 339,637**	**$ 339,700**	**$ 339,600**	**$ 339,600**
Water & Sewer Revenue (W&S)				
Revenue 2020	$ 4,228,193	$ 5,479,400	$ 5,083,200	$ 5,096,000
Refunding 2020	1,461,793	1,708,500	1,708,500	1,713,800
Revenue 2016	1,254,349	446,100	446,100	444,700
Revenue 2011	154,300	-	-	-
Refunding 2009	21,938	21,900	21,900	21,900
Total W&S	**$ 7,120,573**	**$ 7,655,900**	**$ 7,259,700**	**$ 7,276,400**
McDowell Improvement District (MID)				
Refunding 2018	$ 4,077,979	$ 3,803,000	$ 3,805,700	$ 3,799,200
Total MID	**$ 4,077,979**	**$ 3,803,000**	**$ 3,805,700**	**$ 3,799,200**
Public Improvement Corporation (PIC)				
PIC Series 2017 - MLB Guardians Project	$ 1,269,008	$ 1,270,600	$ 1,270,600	$ 1,271,000
PIC Refunding Series 2016A	4,742,300	5,089,800	5,089,800	1,141,800
PIC Refunding Series 2016B	3,011,050	2,927,300	2,927,300	2,623,100
PIC 2012 A Goodyear Municipal Complex	1,021,272	1,021,300	1,021,300	1,021,300
PIC 2012 B Goodyear Municipal Complex & 911 Ctr.	126,850	126,900	126,900	126,900
PIC Refunding 2011 A	571,438	-	-	-
Total PIC	**$ 10,741,917**	**$ 10,435,900**	**$ 10,435,900**	**$ 6,184,100**
Excise Tax Revenue				
Series 2021 Excise Tax	$ 1,082,668	$ 1,135,200	$ 1,132,600	$ 4,955,300
Total Excise Tax Revenue	**$ 1,082,668**	**$ 1,135,200**	**$ 1,132,600**	**$ 4,955,300**
Total Fiscal Agent Fees	**$ 16,270**	**$ 24,500**	**$ 24,500**	**$ 24,500**
TOTAL	**$ 33,990,691**	**$ 37,089,000**	**$ 36,652,700**	**$ 37,156,800**

DEBT BY FUNDING SOURCE	FY2021 Actual	FY2022 Budget	FY2022 Estimate	FY2023 Budget
General Fund	$ 1,415,588	$ 1,155,000	$ 1,155,000	$ 1,155,000
Ballpark Debt Service	10,419,813	10,430,000	10,430,000	9,999,000
Secondary Property Tax	6,473,836	9,410,700	8,972,000	9,897,600
McDowell Improvement District	4,078,279	3,803,300	3,805,700	3,799,200
Water	8,272,113	8,738,000	8,738,000	8,742,000
Wastewater	3,331,062	3,552,000	3,552,000	3,564,000
TOTAL	**$ 33,990,691**	**$ 37,089,000**	**$ 36,652,700**	**$ 37,156,800**

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
CITY CLERK							
Administration							
City Clerk	1.00	1.00	-	1.00	-	-	1.00
Deputy City Clerk	1.00	1.00	-	1.00	-	-	1.00
City Clerk Specialist	4.00	4.00	(1.00)	3.00	-	1.00	4.00
Records Program Coordinator	-	-	1.00	1.00	-	-	1.00
Total City Clerk	**6.00**	**6.00**	**-**	**6.00**	**-**	**1.00**	**7.00**
CITY MANAGER'S OFFICE							
City Manager's Office							
City Manager	1.00	1.00	-	1.00	-	-	1.00
Deputy City Manager	2.00	2.00	-	2.00	-	-	2.00
Governmental Relations Manager	1.00	1.00	-	1.00	-	-	1.00
Grants & Neighborhood Services Supervisor	1.00	1.00	-	1.00	-	-	1.00
Assistant to the City Manager	1.00	1.00	-	1.00	-	-	1.00
Assistant to the Council	1.00	1.00	-	1.00	-	-	1.00
Assistant to the Mayor	1.00	1.00	-	1.00	-	-	1.00
Community Engagement Coordinator	1.00	1.00	-	1.00	-	-	1.00
Community Partnership Coordinator	-	-	-	-	-	1.00	1.00
Executive Assistant	1.00	1.00	1.00	2.00	-	-	2.00
Management Assistant	3.00	3.00	(1.00)	2.00	-	-	2.00
Customer Service Representative I	-	1.00	(1.00)	-	-	-	-
Customer Relations Specialist	-	-	1.00	1.00	-	-	1.00
Administrative Assistant	-	-	-	-	-	1.00	1.00
Total City Manager's Office	**13.00**	**14.00**	**-**	**14.00**	**-**	**2.00**	**16.00**
DEVELOPMENT SERVICES							
Administration							
Development Services Director	1.00	1.00	-	1.00	-	-	1.00
Development Services Administrator	1.00	1.00	(1.00)	-	-	-	-
Administrative Services Manager	-	-	1.00	1.00	-	-	1.00
Business Analyst	-	-	-	-	-	1.00	1.00
Management Assistant	1.00	1.00	(1.00)	-	-	-	-
Administrative Assistant	-	1.00	1.00	2.00	-	-	2.00
Code Compliance							
Code Compliance Supervisor	1.00	1.00	-	1.00	-	-	1.00
Code Compliance Officer	3.00	3.00	-	3.00	-	-	3.00
Building Inspection							
Chief Building Official	1.00	1.00	-	1.00	-	-	1.00
Deputy Building Official	-	-	1.00	1.00	-	-	1.00
Building Inspection Supervisor	1.00	1.00	-	1.00	-	-	1.00
Building Inspector I	1.00	1.00	-	1.00	-	-	1.00
Building Inspector II	4.00	5.00	-	5.00	-	-	5.00
Building Inspector III	2.00	2.00	-	2.00	-	-	2.00
Fire Plan Review & Inspection Specialist	1.00	1.00	-	1.00	-	-	1.00
Sr. Fire Building Plans Examiner	1.00	1.00	(1.00)	-	-	-	-
Plans Examiner	3.00	4.00	-	4.00	-	-	4.00
Planning & Zoning							
Deputy Director of Planning	-	-	1.00	1.00	-	-	1.00
Development Services Administrator	-	-	1.00	1.00	-	-	1.00
Development Agreement Coordinator	1.00	1.00	(1.00)	-	-	-	-
Sr. Planner	1.00	1.00	1.00	2.00	-	-	2.00
Planner	1.00	1.00	(1.00)	-	-	-	-
Assistant Planner	1.00	1.00	1.00	2.00	-	-	2.00
Planner III	1.00	1.00	(1.00)	-	-	-	-
Planning Manager	1.00	1.00	(1.00)	-	-	-	-
Principal Planner	2.00	2.00	-	2.00	-	1.00	3.00

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Permits							
Permit Administrator	-	-	1.00	1.00	-	-	1.00
Development Services Technician I	-	-	1.00	1.00	-	-	1.00
Development Services Technician II	-	-	3.00	3.00	-	-	3.00
Development Services Technician III			3.00	3.00	-	-	3.00
Plan Review							
Deputy Director of Development Engineering	-	-	1.00	1.00	-	-	1.00
Development Agreement Coordinator	-	-	1.00	1.00	-	-	1.00
Sr. Civil Engineer	-	-	2.00	2.00	-	-	2.00
Civil Engineer	-	-	3.00	3.00	-	1.00	4.00
Plan Review Manager	-	-	1.00	1.00	-	-	1.00
Plans Examiner	-	-	2.00	2.00	-	-	2.00
Inspections							
Construction Inspection Superintendent	-	-	1.00	1.00	-	-	1.00
CIP Construction Inspector	-	-	1.00	1.00	-	-	1.00
Sr. Construction Inspector	-	-	1.00	1.00	-	-	1.00
Construction Inspector I	-	-	3.00	3.00	-	-	3.00
Construction Inspector II	-	-	5.00	5.00	-	-	5.00
	-	-					
Total Development Services	**29.00**	**32.00**	**29.00**	**61.00**	**-**	**3.00**	**64.00**
DIGITAL COMMUNICATIONS							
Administration							
Communications Director	1.00	1.00	-	1.00	-	-	1.00
Communications Manager	1.00	1.00	-	1.00	-	-	1.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Digital Content Strategist	1.00	1.00	-	1.00	-	-	1.00
Graphic Designer	1.00	1.00	-	1.00	-	-	1.00
Digital Journalist	2.00	2.00	-	2.00	-	-	2.00
Digital Communications Specialist	-	1.00	-	1.00	-	-	1.00
Video Production Specialist	-	-	-	-	-	1.00	1.00
Total Digital Communications	**7.00**	**8.00**	**-**	**8.00**	**-**	**1.00**	**9.00**
ECONOMIC DEVELOPMENT							
Administration							
Economic Development Director	1.00	1.00	-	1.00	-	-	1.00
Deputy Economic Development Director	-	-	1.00	1.00	-	-	1.00
Economic Development Project Manager	4.00	6.00	(1.00)	5.00	-		5.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Marketing Coordinator	1.00	1.00	-	1.00	-	-	1.00
Research Analyst	1.00	1.00	(1.00)	-	-	-	-
Administrative Assistant	-	1.00	-	1.00	-	-	1.00
Economic Development Specalist	-	-	-	-	-	1.00	1.00
Total Economic Development	**8.00**	**11.00**	**(1.00)**	**10.00**	**-**	**1.00**	**11.00**
ENGINEERING							
Administration							
Director of Engineering	1.00	1.00	-	1.00	-	-	1.00
Deputy Director Engineer	1.00	1.00	(1.00)	-	-	-	-
Transportation Planning Manager	-	-	1.00	1.00	-	-	1.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	2.00	(1.00)	1.00	-	-	1.00
Project Management Coordinator	1.00	1.00	-	1.00	-	-	1.00
Plan Review							
Civil Engineer	2.00	3.00	(3.00)	-	-	-	-
Plans Examiner	2.00	2.00	(2.00)	-	-	-	-
Plan Review Manager	1.00	1.00	(1.00)	-	-	-	-
Sr. Civil Engineer	2.00	2.00	(2.00)	-	-	-	-

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Permit Processing							
Development Services Technician I	1.00	1.00	(1.00)	-	-	-	-
Development Services Technician II	2.00	3.00	(3.00)	-	-	-	-
Development Services Technician III	3.00	3.00	(3.00)	-	-	-	-
Permit Tech Supervisor	1.00	1.00	(1.00)	-	-	-	-
Inspections							
Construction Inspector I	2.00	3.00	(3.00)	-	-	-	-
Construction Inspector II	4.00	5.00	(5.00)	-	-	-	-
Construction Inspector III	1.00	1.00	(1.00)	-	-	-	-
Construction Inspection Superintendent	1.00	1.00	(1.00)	-	-	-	-
CIP Construction Inspector	1.00	1.00	(1.00)	-	-	-	-
Project Management							
CIP Manager	1.00	1.00	-	1.00	-	-	1.00
Sr. Project Manager	4.00	5.00	-	5.00	-	1.00	6.00
Project Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Streets & Markings							
Traffic Operations Worker II	1.00	1.00	-	1.00	-	-	1.00
Traffic Operations Worker III	1.00	1.00	(1.00)	-	-	-	-
Streets Maintenance							
Street & Traffic Operations Superintendent	1.00	1.00	-	1.00	-	-	1.00
Street Maintenance Foreman	1.00	1.00	-	1.00	-	-	1.00
Streets Maintenance Worker II	2.00	2.00	-	2.00	-	-	2.00
Street Maintenance Worker III	1.00	1.00	-	1.00	-	-	1.00
Heavy Equipment Operator	1.00	1.00	-	1.00	-	-	1.00
Sweeper Operations							
Equipment Operator	2.00	2.00	-	2.00	-	1.00	3.00
Traffic Signals							
Traffic Operations Foreman	1.00	1.00	-	1.00	-	-	1.00
Signal Technician II	2.00	2.00	-	2.00	-	-	2.00
Signal Technician III	1.00	1.00	-	1.00	-	-	1.00
Traffic Management							
Assistant City Traffic Engineer	1.00	1.00	-	1.00	-	-	1.00
City Traffic Engineer	1.00	1.00	-	1.00	-	-	1.00
Intelligent Transportation Systems Analyst	1.00	1.00	-	1.00	-	-	1.00
Intelligent Transportation Systems Technician	-	-	1.00	1.00	-	-	1.00
Pavement Management							
Pavement Management Coordinator	1.00	1.00	-	1.00	-	-	1.00
Pavement Management Inspector II	-	-	-	-	-	1.00	1.00
Total Engineering	**52.00**	**58.00**	**(28.00)**	**30.00**	**-**	**3.00**	**33.00**
FINANCE							
Administration							
Finance Director	1.00	1.00	-	1.00	-	-	1.00
Deputy Finance Director	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	1.00	-	1.00	-	-	1.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Business Analyst	1.00	1.00	-	1.00	-	-	1.00
Budget & Research							
Finance Manager Budget & Research	1.00	1.00	-	1.00	-	-	1.00
Budget Coordinator	1.00	1.00	-	1.00	-	-	1.00
Budget & Research Analyst	3.00	3.00	-	3.00	-	-	3.00
Tax & Financial Analyst	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	1.00	(1.00)	-	-	-	-

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Financial Services							
Finance Manager	1.00	1.00	-	1.00	-	-	1.00
Finance Supervisor	-	1.00	-	1.00	-	-	1.00
Senior Accountant	2.00	2.00	-	2.00	-	-	2.00
Accountant	2.00	2.00	-	2.00	-	-	2.00
Senior Account Clerk	3.00	3.00	-	3.00	-	-	3.00
Customer Service							
Finance Manager Utilities & Revenue	1.00	1.00	-	1.00	-	-	1.00
Customer Service Supervisor	1.00	1.00	-	1.00	-	-	1.00
Customer Service Representative I	4.00	4.00	-	4.00	-	-	4.00
Utility Billing Specialist	2.00	2.00	-	2.00	-	-	2.00
Procurement							
Finance Manager Procurement	-	-	1.00	1.00	-	-	1.00
Procurement Manager	1.00	1.00	(1.00)	-	-	-	-
Sr. Procurement Officer	-	-	1.00	1.00	-	-	1.00
Procurement Officer	2.00	2.00	-	2.00	-	-	2.00
Procurement Specialist	1.00	1.00	-	1.00	-	-	1.00
Procurement Clerk	-	-	-	-	0.75	-	0.75
Mailroom							
Procurement Clerk	1.00	1.00	-	1.00	(0.75)	-	0.25
Total Finance	**33.00**	**34.00**	**-**	**34.00**	**-**	**-**	**34.00**
FIRE DEPARTMENT							
Administration							
Fire Chief	1.00	1.00	-	1.00	-	-	1.00
Administrative Services Manager	1.00	1.00	-	1.00	-	-	1.00
Management Analyst	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	1.00	2.00	3.00	-	-	3.00
Staff Assistant	1.00	1.00	(1.00)	-	-	-	-
Emergency Services							
Deputy Fire Chief	1.00	1.00	-	1.00	-	-	1.00
Battalion Fire Chief	6.00	6.00	-	6.00	-	3.00	9.00
Firefighter	48.00	58.00	-	58.00	-	-	58.00
Fire Captain	31.00	34.00	-	34.00	-	3.00	37.00
Fire Engineer	21.00	24.00	-	24.00	-	-	24.00
Fire Marshal	1.00	1.00	-	1.00	-	-	1.00
Crisis Response Coordinator	-	1.00	-	1.00	-	-	1.00
Accreditation & Compliance Coordinator	-	-	-	-	-	1.00	1.00
Emergency Management/Homeland Security							
Emergency Manager	1.00	1.00	-	1.00	-	-	1.00
Prevention							
Fire Inspector II	2.00	2.00	-	2.00	-	-	2.00
Community Risk Reduction Specialist	1.00	1.00	-	1.00	-	-	1.00
Community Risk Reduction Coordinator	1.00	1.00	-	1.00	-	-	1.00
Staff Assistant	1.00	1.00	(1.00)	-	-	-	-
Part-time (FTE's)							
Fire Inspector	0.50	0.50	-	0.50	-	-	0.50
Support Services							
Deputy Fire Chief	1.00	1.00	-	1.00	-	-	1.00
Fire Equipment Maintenance Worker	2.00	2.00	-	2.00	-	-	2.00

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Ambulance							
Ambulance EMT	3.00	3.00	-	3.00	-	-	3.00
Ambulance Paramedics	3.00	3.00	-	3.00	-	-	3.00
Contract Monitor	1.00	1.00	-	1.00	-	-	1.00
					-		
Emergency Services (Grant)							
Firefighter	-	-	-	-	-	5.00	5.00
Fire Engineer	-	-	-	-	-	3.00	3.00
Total Fire Department	**129.50**	**146.50**	**-**	**146.50**	**-**	**15.00**	**161.50**
HUMAN RESOURCES							
Administration							
Human Resources Director	1.00	1.00	-	1.00	-	-	1.00
Deputy Human Resources Director	-	-	1.00	1.00	-	-	1.00
Continuous Improvement Program Manager	1.00	1.00	-	1.00	-	-	1.00
Sr. HR Business Partner	1.00	1.00	(1.00)	-	-	1.00	1.00
HR Business Partner	3.00	3.00	-	3.00	-	-	3.00
HR Analyst	1.00	1.00	-	1.00	-	-	1.00
HRIS Analyst	1.00	1.00	-	1.00	-	-	1.00
Training & Volunteer Specialist	1.00	1.00	-	1.00	-	-	1.00
Total Compensation HRIS Manager	1.00	1.00	-	1.00	-	-	1.00
Org Dev & Wellness Coordinator	1.00	1.00	-	1.00	-	-	1.00
Benefits Analyst	1.00	1.00	-	1.00	-	-	1.00
Human Resources Specialist	-	1.00	-	1.00	-	-	1.00
Administrative Assistant	-	1.00	-	1.00	-	-	1.00
Part-time (FTE's)							
Assistant	0.50	-	-	-	-	-	-
Staff Assistant	-	-	-	-	-	0.47	0.47
Intern	0.50	0.50	-	0.50	-	-	0.50
Risk Management							
Risk & Safety Coordinator	1.00	1.00	-	1.00	-	-	1.00
Loss Prevention Specialist	-	1.00	(1.00)	-	-	-	-
Loss Control Specialist	-	-	1.00	1.00	-	-	1.00
Total Human Resources	**14.00**	**16.50**	**-**	**16.50**	**-**	**1.47**	**17.97**
INFORMATION TECHNOLOGY							
Administration							
Chief Information Officer	1.00	1.00	-	1.00	-	-	1.00
Deputy Chief Information Officer	-	1.00	-	1.00	-	-	1.00
Public Safety Technology Manager	-	-	-	-	-	1.00	1.00
Administrative Assistant	1.00	1.00	-	1.00	-	-	1.00
Application Development & Support							
Application & Business Manager	1.00	1.00	-	1.00	-	-	1.00
Application & Business Analyst	5.00	7.00	-	7.00	(1.00)	1.00	7.00
Application Developer	1.00	1.00	-	1.00	-	-	1.00
Database Administrator	1.00	1.00	-	1.00	-	-	1.00
Sr. Application & Business Analyst	1.00	1.00		1.00	(1.00)	-	-

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CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Infrastructure							
Infrastructure Manager	1.00	1.00	-	1.00	-	-	1.00
Infrastructure Support Supervisor	1.00	1.00	-	1.00	-	-	1.00
Infrastructure Administrator	1.00	2.00	-	2.00	-	-	2.00
Infrastructure Engineer	2.00	2.00	-	2.00	-	-	2.00
Sr. Infrastructure Engineer	1.00	1.00	-	1.00	-	-	1.00
IT SCADA Engineer	1.00	1.00	-	1.00	-	-	1.00
IT Technician	3.00	3.00	-	3.00	-	-	3.00
Audio Visual Technician	1.00	1.00	-	1.00	-	-	1.00
Geospatial Information							
GIS Data Administrator	1.00	1.00	-	1.00	-	-	1.00
GIS Analyst	1.00	1.00	-	1.00	-	-	1.00
GIS Manager	1.00	1.00	-	1.00	-	-	1.00
GIS Technician	1.00	1.00	-	1.00	-	-	1.00
			-				
Security			-				
Information Security Officer	1.00	1.00	-	1.00	-	-	1.00
Security Engineer	-	1.00	-	1.00	-	-	1.00
			-				
Project Management			-				
Sr. IT Project Manager	1.00	1.00	-	1.00	-	-	1.00
Sr. Application & Business Analyst	-	-		-	1.00	-	1.00
Project Manager	1.00	1.00	-	1.00	-	-	1.00
Applications & Business Analyst	-	-	-	-	1.00	-	1.00
Total Information Technology	**29.00**	**34.00**	**-**	**34.00**	**-**	**2.00**	**36.00**
LEGAL SERVICES							
City Attorney-Civil Division							
City Attorney	1.00	1.00	-	1.00	-	-	1.00
Deputy City Attorney	1.00	1.00	-	1.00	-	-	1.00
Assistant City Attorney	2.00	2.00	-	2.00	-	-	2.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Legal Services Coordinator	1.00	1.00	-	1.00	-	-	1.00
Real Estate Coordinator	1.00	1.00	-	1.00	-	-	1.00
Real Estate Services Specialist	-	-	-	-	-	1.00	1.00
City Prosecutor-Criminal Division							
City Prosecutor	1.00	1.00	-	1.00	-	-	1.00
Assistant City Prosecutor	1.00	1.00	-	1.00	-	1.00	2.00
Sr. Legal Assistant	-	-	1.00	1.00	-	-	1.00
Legal Assistant	2.00	4.00	(1.00)	3.00	-	-	3.00
Total Legal Services	**11.00**	**13.00**	**-**	**13.00**	**-**	**2.00**	**15.00**
MUNICIPAL COURT							
Administration							
Court Administrator	1.00	1.00	-	1.00	-	-	1.00
Court Bailiff	1.00	1.00	(1.00)	-	-	-	-
Court Compliance Officer	-	-	1.00	1.00			1.00
Court Supervisor	2.00	2.00	-	2.00	-	-	2.00
Court Specialist II	6.00	6.00	-	6.00	-	3.00	9.00
Court Specialist III	2.00	2.00	-	2.00	-	-	2.00
Security Guard	0.43	0.43	-	0.43	-	-	0.43
Municipal Judge	1.00	1.00	-	1.00	-	-	1.00
Part-time (FTE's)							
Protem Judge	0.30	0.30	-	0.30	-	-	0.30
Court Enhancement Administration							
Security Guard	0.57	0.57	-	0.57	-	-	0.57
Total Municipal Court	**14.30**	**14.30**	**-**	**14.30**	**-**	**3.00**	**17.30**

TOC

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
PARKS AND RECREATION							
Administration							
Parks & Recreation Director	1.00	1.00	-	1.00	-	-	1.00
Deputy Parks & Recreation Director	1.00	1.00	-	1.00	-	-	1.00
P&R Project Manager	1.00	1.00	-	1.00	-	-	1.00
Operations Readiness Coordinator	-	-	-	-	-	1.00	1.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	1.00	-	1.00	-	-	1.00
Arts & Culture Administration							
Arts & Culture Administrator	1.00	1.00	-	1.00	-	-	1.00
Festival Event Coordinator	-	-	1.00	1.00	-	1.00	2.00
Recreation Coordinator	-	1.00	-	1.00	-	-	1.00
Recreation Programmer	-	-	1.00	1.00	-	-	1.00
Part-time (FTE's)							
Recreation Specialist	0.70	0.30	-	0.30	-	-	0.30
Recreation Leader	-	-	0.20	0.20	-	1.00	1.20
Parks Operations							
Parks Foreman	2.00	3.00	-	3.00	-	-	3.00
Parks Worker I	11.00	11.00	-	11.00	-	1.00	12.00
Parks Worker II	7.00	7.00	-	7.00	-	-	7.00
Parks Worker III	4.00	4.00	-	4.00	-	-	4.00
Parks Superintendent	1.00	1.00	-	1.00	-	-	1.00
Park Ranger	-	1.00	(1.00)	-	-	-	-
Part-time (FTE's)							
Maintenance Worker Operations	0.50	1.10	-	1.10	-	-	1.10
					-	-	
Right of Way							
Parks Foreman	1.00	1.00	-	1.00	-	-	1.00
Parks Worker III	2.00	2.00	(2.00)	-	-	-	-
Irrigation Specialist	-	-	2.00	2.00	-	-	2.00
Right of Way Superintendent	1.00	1.00	-	1.00	-	-	1.00
Right of Way Worker III	3.00	3.00	-	3.00	-	-	3.00
Recreation Operations							
Administrative Assistant	2.00	1.00	-	1.00	-	-	1.00
Recreation Coordinator	5.00	3.00	(1.00)	2.00	-	-	2.00
Recreation Programmer	3.00	3.00	(1.00)	2.00	-	-	2.00
Recreation Superintendent	2.00	2.00	-	2.00	-	-	2.00
Festival Event Coordinator	1.00	1.00	(1.00)	-	-	-	-
Marketing Specialist	1.00	1.00	-	1.00	-	-	1.00
Park Ranger	-	-	1.00	1.00	-	1.00	2.00
Part-time (FTE's)							
Recreation Leader	3.70	3.70	(0.20)	3.50	-	0.82	4.32
Recreation Instructor	1.50	1.50	-	1.50	-	-	1.50
Park Ranger	1.00	1.00	(1.00)	-	-	-	-
Park Attendant	-	-	1.00	1.00	-	0.75	1.75
Aquatics							
Part-time (FTE's)							
Assistant Pool Manager	0.80	0.80	-	0.80	(0.80)	-	-
Assistant Swim Coach	0.80	0.80	-	0.80	(0.80)	-	-
Lifeguard I	2.90	2.90	-	2.90	(2.90)	-	-
Lifeguard II	2.60	2.60	-	2.60	(2.60)	-	-
Pool Manager	0.50	0.50	-	0.50	(0.50)	-	-
Swim Coach	1.90	1.90	-	1.90	(1.90)	-	-

TOC

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Recreation Campus - Aquatics							
Recreation Coordinator	1.00	1.00	-	1.00	-	-	1.00
Recreation Programmer	-	-	-	-	-	1.00	1.00
Pool Technician	-	-	-	-	-	1.00	1.00
Part-time (FTE's)							
Pool Manager	-	1.00	-	1.00	0.50	-	1.50
Assistant Pool Manager	-	1.00	-	1.00	0.80	-	1.80
Pool Maintenance Technician	0.30	0.30	-	0.30	-	-	0.30
Lifeguard I	2.00	3.00	-	3.00	2.90	-	5.90
Lifeguard II	1.40	2.40	-	2.40	2.60	-	5.00
Assistant Swim Coach	0.40	1.40	-	1.40	0.80	-	2.20
Swim Coach	0.20	1.20	-	1.20	1.90	-	3.10
Recreation Leader	0.20	0.20	-	0.20	-	-	0.20
Recreation Campus - Rec Operations							
Administrative Assistant	-	1.00	(1.00)	-	-	-	-
Recreation Center Support Specialist	-	-	1.00	1.00	-	-	1.00
Recreation Coordinator	-	2.00	1.00	3.00	-	-	3.00
Recreation Programmer	1.00	1.00	-	1.00	-	1.00	2.00
Part-time (FTE's)							
Recreation Leader	1.90	5.70	(4.40)	1.30	-	-	1.30
Recreation Center Managers	-	-	1.10	1.10	-	-	1.10
Recreation Center Attendant	-	-	1.10	1.10	-	-	1.10
Program Instructor Programs	-	-	1.10	1.10	-	-	1.10
Program Instructor Fitness	-	-	1.10	1.10	-	-	1.10
Business Operations							
Ballpark General Manager	1.00	1.00	-	1.00	-	-	1.00
Business Ops & Marketing Coordinator	1.00	1.00	-	1.00	-	-	1.00
Ballpark Operations Coordinator	1.00	1.00	-	1.00	-	-	1.00
Ballpark Ticket Sales & Operations	1.00	1.00	-	1.00	-	-	1.00
Business Development Coordinator	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	1.00	1.00	-	1.00	-	-	1.00
Part-time (FTE's)							
Ticket Lead	0.60	0.60	-	0.60	-	-	0.60
Ticket Seller	1.60	1.60	-	1.60	-	-	1.60
Game Production	0.40	0.40	-	0.40	-	-	0.40
Intern-Ballpark	2.10	2.10	-	2.10	-	-	2.10
Event Services Lead	1.00	1.00	-	1.00	-	-	1.00
Event Services	2.70	2.70	-	2.70	-	-	2.70
Maintenance Operations							
Ballpark Foreman	3.00	3.00	-	3.00	-	-	3.00
Ballpark Maintenance Superintendent	1.00	1.00	-	1.00	-	-	1.00
Grounds Equipment Mechanic	1.00	1.00	-	1.00	-	-	1.00
Groundskeeper I	10.00	10.00	-	10.00	-	-	10.00
Groundskeeper II	5.00	5.00	-	5.00	-	-	5.00
Groundkeeper III	2.00	2.00	-	2.00	-	-	2.00
Irrigation Specialist	1.00	1.00	-	1.00	-	-	1.00
Part-time (FTE's)							
Maintenance Worker Ballpark	10.10	10.10	-	10.10	-	-	10.10
Mechanic Assistant	0.50	0.50	-	0.50	-	-	0.50
Total Parks and Recreation	**125.30**	**138.30**	**-**	**138.30**	**0.00**	**9.57**	**147.87**

TOC

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
POLICE DEPARTMENT							
Administration							
Chief of Police	1.00	1.00	-	1.00	-	-	1.00
Deputy Chief of Police	2.00	2.00	-	2.00	-	-	2.00
Administrative Services Manager	1.00	1.00	-	1.00	-	-	1.00
Policy & Accreditation Manager	-	-	-	-	-	1.00	1.00
Police Lieutenant	2.00	2.00	(2.00)	-	-	-	-
Administrative Assistant	2.00	3.00	-	3.00	-	-	3.00
Management Assistant	2.00	2.00	-	2.00	-	-	2.00
Public Information Officer	1.00	1.00	-	1.00	-	-	1.00
Municipal Security Coordinator	-	1.00	-	1.00	-	-	1.00
Part-time (FTE's)							
Administrative Assistant	0.50	0.50	-	0.50	-	-	0.50
Volunteer Coordinator	0.50	0.50	(0.50)	-	-	-	-
Communications							
Telecommunications Manager	1.00	1.00	-	1.00	-	-	1.00
Telecommunications Supervisor	4.00	5.00	-	5.00	-	-	5.00
Telecommunications Operator	15.00	16.00	-	16.00	-	3.00	19.00
Part-time (FTE's)							
Telecommunications Operator	0.30	-	-	-	-	-	-
Radio Systems Analyst	-	0.55	-	0.55	-	-	0.55
Field Operations							
Police Lieutenant	5.00	6.00	-	6.00	-	-	6.00
Police Sergeant	7.00	9.00	3.00	12.00	-	2.00	14.00
Police Officer	55.00	63.00	5.00	68.00	-	8.00	76.00
Police Assistant	2.00	2.00	1.00	3.00	-	-	3.00
Specialized Patrol							
Police Sergeant	3.00	3.00	(1.00)	2.00	-	-	2.00
Police Officer	9.00	10.00	(3.00)	7.00	-	-	7.00
Part-time (FTE's)							
Volunteer Coordinator	-	-	0.50	0.50	-	-	0.50
Traffic							
Police Lieutenant	-	-	1.00	1.00	-	-	1.00
Police Sergeant	1.00	1.00	-	1.00	-	-	1.00
Police Officer	7.00	7.00	(1.00)	6.00	-	-	6.00
Investigation Specialist	-	0.40	-	0.40	-	-	0.40
Investigations							
Police Lieutenant	1.00	1.00	-	1.00	-	-	1.00
Police Sergeant	4.00	4.00	(1.00)	3.00	-	-	3.00
Police Detective	2.00	2.00	(2.00)	-	-	-	-
Police Officer	15.00	16.00	(1.00)	15.00	-	3.00	18.00
Crime Intelligence Analyst	1.00	1.00	-	1.00	-	-	1.00
Crisis Services Coordinator	1.00	1.00	-	1.00	-	-	1.00
Crime Scene Supervisor	-	-	1.00	1.00	-	-	1.00
Crime Scene Specialist	-	-	2.00	2.00	-	-	2.00
Investigations Specialist	1.00	1.00	-	1.00	-	-	1.00
Victim Services Advocate	-	1.00	-	1.00	-	-	1.00

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Support Services							
Crime Scene Supervisor	1.00	1.00	(1.00)	-	-	-	-
Crime Scene Specialist	2.00	2.00	(2.00)	-	-	-	-
Police Lieutenant	1.00	1.00	-	1.00	-	-	1.00
Police Officer	2.00	2.00	(2.00)	-	-	-	-
Police Records Supervisor	1.00	1.00	-	1.00	-	-	1.00
Police Records Clerk II	2.00	2.00	-	2.00	-	-	2.00
Police Records Specialist	3.00	3.00	-	3.00	-	-	3.00
Property Officer	2.00	2.00	-	2.00	-	-	2.00
Property & Evidence Supervisor	1.00	1.00	-	1.00	-	-	1.00
Professional Standards							
Police Lieutenant	1.00	1.00	-	1.00	-	-	1.00
Police Sergeant	2.00	2.00	-	2.00	-	-	2.00
Police Officer	2.00	2.00	2.00	4.00	-	-	4.00
Background Investigator	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	-	-	1.00	1.00	-	-	1.00
Staff Assistant	-	1.00	(1.00)	-	-	-	-
Community Services							
Police Sergeant	1.00	1.00	-	1.00	-	-	1.00
Police Officer	-	-	1.00	1.00	-	-	1.00
Impound - Traffic							
Investigation Specialist	1.00	0.60	-	0.60	-	-	0.60
Total Police Department	**169.30**	**188.55**	**-**	**188.55**	**-**	**17.00**	**205.55**
PUBLIC WORKS							
General Administration							
Public Works Director	0.25	0.25	-	0.25	-	-	0.25
Support Services Manager	1.00	1.00	-	1.00	-	-	1.00
Administrative Assistant	2.00	2.00	-	2.00	-	-	2.00
Management Assistant	1.00	1.00	-	1.00	-	-	1.00
Operational Readiness Coordinator	0.25	0.25	-	0.25	-	-	0.25
Part-time (FTE's)							
Staff Assistant	0.50	0.50	-	0.50	-	-	0.50
Intern	1.50	1.50	-	1.50	-	-	1.50
Program Management							
Eng & Reg Compliance Manager	1.00	-	-	-	-	-	-
Environmental Program Manager	-	1.00	(0.90)	0.10	-	-	0.10
Storm Water Inspector	1.00	1.00	-	1.00	-	-	1.00
Storm Water Supervisor	1.00	1.00	-	1.00	-	-	1.00
Storm Water Superintendent	-	1.00	-	1.00	-	-	1.00
Storm Water Technician	-	-	-	-	-	1.00	1.00
Fleet Services							
Deputy Director Public Works	0.50	0.50	-	0.50	-	-	0.50
Fleet Management Superintendent	1.00	1.00	-	1.00	-	-	1.00
Fleet Coordinator	1.00	1.00	-	1.00	-	-	1.00
Fleet Technician III	1.00	1.00	-	1.00	-	-	1.00
Mechanic III	4.00	4.00	-	4.00	-	1.00	5.00
Mechanic Foreman	1.00	1.00	-	1.00	-	-	1.00
Service Advisor	1.00	1.00	-	1.00	-	-	1.00
Facility Administration							
Deputy Director Public Works	0.50	0.50	-	0.50	-	-	0.50
Facilities Supervisor	1.00	2.00	-	2.00	-	-	2.00
Facilities Superintendent	1.00	1.00	-	1.00	-	-	1.00
Facilities Contract Coordinator	1.00	1.00	-	1.00	-	-	1.00
Facilities Technician II	3.00	4.00	-	4.00	-	-	4.00
Facilities Technician III	7.00	8.00	-	8.00	-	-	8.00

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Water Operations Administration							
Public Works Director	0.25	0.25	-	0.25	-	-	0.25
Deputy Director Public Works	0.50	0.50	-	0.50	-	-	0.50
Operational Readiness Coordinator	0.25	0.25	-	0.25	-	-	0.25
Process Operations Manager	0.50	0.50	-	0.50	-	-	0.50
Utilities Engineer	0.50	0.50	-	0.50	-	-	0.50
Wastewater Superintendent	0.50	0.50	-	0.50	-	-	0.50
Utilities Electrician		1.00		1.00	(1.00)	-	-
Water Operations Maintenance							
Operations Supervisor	-	-	0.50	0.50	-	-	0.50
Instrumentation Control Technician	3.00	3.00	(1.00)	2.00	-	-	2.00
Maintenance Mechanic II	2.00	1.00	-	1.00	1.00	-	2.00
Asset Reliability Superintendent	1.00	1.00	(0.50)	0.50	-	-	0.50
Utilities Electrician	-		-	-	1.00	-	1.00
Distribution System							
Operations Supervisor	1.00	1.00		1.00	-	-	1.00
Utility Locator	1.00	1.00	-	1.00	-	-	1.00
Sr. Utility Technician	2.00	2.00	-	2.00	-	-	2.00
Utility Technician I	2.00	2.00	-	2.00	-	1.00	3.00
Utility Technician II	5.00	5.00	-	5.00	-	-	5.00
Production							
Operations Supervisor	1.00	1.00	-	1.00	-	-	1.00
Sr. Utility Technician	2.00	2.00	-	2.00	-	-	2.00
Utility Technician I	3.00	3.00	-	3.00	-	-	3.00
Utility Technician II	3.00	3.00	-	3.00	-	-	3.00
Water Quality							
Environmental Program Manager	-	-	0.45	0.45	-	-	0.45
Environmental Compliance Supervisor	1.00	1.00	(0.50)	0.50	-	-	0.50
Cross Connection Specialist	1.00	1.00	-	1.00	-	-	1.00
Water Quality Technician	-	1.00	-	1.00	-	-	1.00
Water Quality Technician II	1.00	1.00	-	1.00	-	-	1.00
Water Resources Administration							
Water Resources & Sustainability Manager	1.00	1.00	-	1.00	-	-	1.00
Water Conservation Coordinator	1.00	1.00	-	1.00	-	-	1.00
Water Resources Planning Advisor	1.00	1.00	-	1.00	-	-	1.00
Water Conservation Specialist	-	1.00	-	1.00	-	-	1.00
Wastewater Administration							
Public Works Director	0.25	0.25	-	0.25	-	-	0.25
Deputy Public Works Director	0.50	0.50	-	0.50	-	-	0.50
Process Operations Manager	0.50	0.50	-	0.50	-	-	0.50
Operational Readiness Coordinator	0.25	0.25	-	0.25	-	-	0.25
Utilities Engineer	0.50	0.50	-	0.50	-	-	0.50
Wastewater Superintendent	0.50	0.50	-	0.50	-	-	0.50
Utilities Technician I	1.00	1.00	-	1.00	(1.00)	-	-
Operations Maintenance							
Operations Supervisor	1.00	1.00	(0.50)	0.50	-	-	0.50
Asset Reliability Superintendent	-	-	0.50	0.50	-	-	0.50
Instrument Control Technician	1.00	1.00	1.00	2.00	-	-	2.00
Maintenance Mechanic I	1.00	1.00	-	1.00	-	-	1.00
Maintenance Mechanic II	1.00	2.00	-	2.00	(1.00)	-	1.00
Maintenance Coordinator	-	1.00	-	1.00	-	-	1.00
Sr. Instrumentation & Controls	-	1.00	-	1.00	-	-	1.00

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5 - AUTHORIZED POSITION DETAIL BY POSITION TITLE

POSITION TITLE	FY2021	FY2022			FY2023		
	Budget	Original	Change	Revised	Base	Supplement	Budget
Collection Systems							
Operations Supervisor	1.00	1.00	-	1.00	-	-	1.00
Sr. Utility Technician	2.00	2.00	-	2.00	-	-	2.00
Utility Technician I	1.00	1.00	-	1.00	1.00	-	2.00
Utility Technician II	4.00	6.00	-	6.00	(1.00)	2.00	7.00
Utility Locator	1.00	1.00	-	1.00	-	-	1.00
Environment							
Environmental Program Manager	-	-	0.45	0.45	-	-	0.45
Environmental Compliance Supervisor	-	-	0.50	0.50	-	-	0.50
Pretreatment Supervisor	1.00	1.00	-	1.00	-	-	1.00
Senior Industrial Pretreatment Inspector	1.00	1.00	-	1.00	-	-	1.00
Industrial Pretreatment Inspector	1.00	1.00	-	1.00	-	-	1.00
Water Quality Technician III	1.00	1.00	-	1.00	-	-	1.00
Reclamation							
Operations Supervisor	1.00	1.00	-	1.00	-	-	1.00
Utility Technician I	2.00	2.00	-	2.00	-	-	2.00
Utility Technician II	6.00	7.00	-	7.00	1.00	-	8.00
Sr. Utility Technician	2.00	2.00	-	2.00	-	-	2.00
Solid Waste Administration							
Public Works Director	0.25	0.25	-	0.25	-	-	0.25
Operational Readiness Coordinator	0.25	0.25	-	0.25	-	-	0.25
Solid Waste Inspector	2.00	2.00	-	2.00	-	-	2.00
Solid Waste Supervisor	1.00	2.00	-	2.00	-	-	2.00
Solid Waste Superintendent	1.00	1.00	-	1.00	-	-	1.00
Solid Waste Equipment Operator	5.00	5.00	-	5.00	-	1.00	6.00
Sr. Equipment Operator	1.00	1.00	-	1.00	-	-	1.00
Container Maintenance							
Solid Waste Equipment Operator	1.00	1.00	-	1.00	-	-	1.00
Total Public Works	**110.00**	**123.00**	**(0.00)**	**123.00**	**-**	**6.00**	**129.00**
TOTAL POSITION COUNT	**750.40**	**837.15**	**-**	**837.15**	**0.00**	**67.04**	**904.19**

TOC

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 5A - AUTHORIZED POSITIONS BY DEPARTMENT AND BY FUND

POSITIONS BY DEPARTMENT	FY2021	FY2022	FY2023		
	BUDGET	BUDGET	BASE	SUPPLEMENT	BUDGET
City Clerk's Office	6.00	6.00	-	1.00	7.00
City Manager's Office	13.00	14.00	-	2.00	16.00
Development Services	29.00	61.00	-	3.00	64.00
Digital Communications	7.00	8.00	-	1.00	9.00
Economic Development	8.00	10.00	-	1.00	11.00
Engineering	52.00	30.00	-	3.00	33.00
Finance	33.00	34.00	-	-	34.00
Fire					
Full-Time	129.00	146.00	-	15.00	161.00
Part-Time	0.50	0.50	-	-	0.50
Human Resources					
Full-Time	13.00	16.00	-	1.00	17.00
Part-Time	1.00	0.50	-	0.47	0.97
Information Technology	29.00	34.00	-	2.00	36.00
Legal Services	11.00	13.00	-	2.00	15.00
Municipal Court					
Full-Time	14.00	14.00	-	3.00	17.00
Part-Time	0.30	0.30	-	-	0.30
Parks and Recreation					
Full-Time	83.00	86.00	-	7.00	93.00
Part-Time	42.30	52.30		2.57	54.87
Police					
Full-Time	168.00	187.00	-	17.00	204.00
Part-Time	1.30	1.55	-	-	1.55
Public Works					
Full-Time	108.00	121.00	-	6.00	127.00
Part-Time	2.00	2.00	-	-	2.00
TOTAL POSITIONS BY DEPARTMENT	**750.40**	**837.15**	**-**	**67.04**	**904.19**
Total Full-Time	703.00	780.00	-	64.00	844.00
Total Part-Time	47.40	57.15	-	3.04	60.19

POSITIONS BY FUND	FY2021	FY2022	FY2023		
	BUDGET	BUDGET	BASE	SUPPLEMENT	BUDGET
General					
Full-Time	596.60	643.43	(7.00)	50.00	686.43
Part-Time	27.90	38.15	-	3.04	41.19
Highway User Revenue Fund	18.00	18.00	-	2.00	20.00
Impound Fund	1.00	0.60	-	-	0.60
Court Enhancement Fund	0.57	0.57	-	-	0.57
Ambulance	-	-	7.00	-	7.00
Grants	-	-	-	8.00	8.00
Water	29.00	36.95	-	1.00	37.95
Wastewater	22.00	38.95	-	2.00	40.95
Solid Waste	10.83	12.50	-	1.00	13.50
Ballpark					
Full-Time	25.00	29.00	-	-	29.00
Part-Time	19.50	19.00	-	-	19.00
TOTAL POSITIONS BY FUND	**750.40**	**837.15**	**-**	**67.04**	**904.19**

TOC

CITY OF GOODYEAR
FY2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 6 - INTERFUND TRANSFERS

	FY2022 REVISED BUDGET		FY2022 ESTIMATE		FY2023 BUDGET	
	IN	OUT	IN	OUT	IN	OUT
GENERAL FUNDS						
General Fund	$ -	$ 33,267,300	$ -	$ 119,168,200	$ -	$ 17,354,500
General Fund One-Time	24,368,200	-	110,368,200	-	17,354,500	11,000,000
Highway User Revenue Fund (HURF)	4,666,400	-	4,299,000	-	1,699,400	-
AZ Smart & Safe	-	-	-	584,100	-	500,000
Ambulance	-	-	-	-	1,315,200	-
Ballpark Operating	13,221,500	-	12,893,100	-	13,442,700	-
Ballpark Capital Replacement Fund	1,350,000	-	1,350,000	-	1,200,000	-
General Government Capital	69,940,800	-	33,016,100	-	10,004,000	-
DIF - Comm Facilities	-	-	-	-	-	-
Water Operating	-	3,855,000	-	3,855,000	-	3,965,800
Wastewater Operating	-	2,251,500	-	2,251,500	-	2,315,000
Solid Waste	-	1,238,000	-	1,238,000	-	1,275,200
General Fund	**$ 113,546,900**	**$ 40,611,800**	**$ 161,926,400**	**$ 127,096,800**	**$ 45,015,800**	**$ 36,410,500**
Asset Management - Fire	$ 400,000	$ -	$ 400,000	$ -	$ 600,000	$ -
Asset Management - Fleet	3,250,000	-	3,250,000	-	4,100,000	-
Asset Management - Parks	1,300,000	-	1,300,000	-	2,000,000	-
Asset Management - Traffic Signals	900,000	-	900,000	-	1,100,000	-
Asset Management - Technology	850,000	-	850,000	-	1,100,000	-
Asset Management - Facilities	2,100,000	-	2,100,000	-	2,100,000	-
General Fund Reserves	**$ 8,800,000**	**$ -**	**$ 8,800,000**	**$ -**	**$ 11,000,000**	**$ -**
TOTAL GENERAL FUNDS	**$ 122,346,900**	**$ 40,611,800**	**$ 170,726,400**	**$ 127,096,800**	**$ 56,015,800**	**$ 36,410,500**
SPECIAL REVENUE FUNDS						
General Fund	$ -	$ 19,138,800	$ 584,100	$ 18,542,100	$ 500,000	$ 16,457,300
General Fund One-Time	-	-	-	-	-	1,200,000
General Government Capital	785,100	-	10,300	-	774,800	-
TOTAL SPECIAL REVENUE FUNDS	**$ 785,100**	**$ 19,138,800**	**$ 594,400**	**$ 18,542,100**	**$ 1,274,800**	**$ 17,657,300**
ENTERPRISE FUNDS						
General Fund	$ 7,344,500	$ -	$ 7,344,500	$ -	$ 7,556,000	$ -
General Government Capital	3,771,100	-	671,500	-	-	-
DIF - Water North 18	-	3,317,100	-	3,317,100	-	3,317,100
Water Operating	964,400	-	964,400	-	-	-
Wastewater Bond 20	-	-	-	396,400	-	-
Capital Water	7,374,800	-	5,880,500	-	445,300	-
Capital Wastewater	2,599,000	-	684,000	-	-	-
TOTAL ENTERPRISE FUNDS	**$ 22,053,800**	**$ 3,317,100**	**$ 15,544,900**	**$ 3,713,500**	**$ 8,001,300**	**$ 3,317,100**
CAPITAL FUNDS						
General Fund One-Time	$ -	$ 68,533,500	$ -	$ 32,810,200	$ -	$ 10,004,000
Asset Management - Traffic Signals	-	200	-	200	-	-
Highway User Revenue Fund (HURF)	-	205,700	-	205,700	-	-
Miscellaneous Grants	-	785,100	-	10,300	-	774,800
General Obligation Bonds-Secondary Property Tax 2017	-	909,700	-	666,600	-	-
General Obligation Bonds-Secondary Property Tax 2019	-	2,056,600	-	2,056,600	-	-
General Obligation Bonds-Secondary Property Tax 2021	-	27,932,600	-	27,932,600	-	-
General Obligation Bonds-Secondary Property Tax 2022	-	21,105,000	-	-	-	-
General Government Capital	79,625,800	-	32,746,400	-	-	-
Construction Sales Tax - Impact Fee	-	7,522,200	-	-	-	8,044,200
DIF - Streets Central FY14	-	1,104,500	-	-	-	-
DIF - Streets South FY14	-	439,100	-	458,300	-	-
DIF - Fire North 18	-	13,457,000	-	-	3,055,200	-
DIF - Fire South 18	-	11,200	-	11,200	-	-
DIF - Police 18	5,097,700	12,121,800	-	-	419,100	-
DIF - Streets South 18	-	-	-	-	1,980,100	-
DIF - Prks & Rec North 18	-	1,621,100	-	1,621,100	2,589,800	-
DIF-Wastewater	-	-	508,400	-	-	-

TOC

CITY OF GOODYEAR
FY2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 6 - INTERFUND TRANSFERS

	FY2022 REVISED BUDGET		FY2022 ESTIMATE		FY2023 BUDGET	
	IN	OUT	IN	OUT	IN	OUT
DIF - Wtr Nrth & Cntrl FY14	-	-	270,100	-	-	-
DIF - Water North 18	-	13,623,700	-	1,735,900	-	-
DIF - WasteWater North 18	-	-	-	508,400	-	-
DIF - WasteWater South 18	2,424,500	3,400,000	-	-	-	-
Water Operating	3,317,100	7,833,900	3,317,100	6,891,700	3,317,100	-
Water Developer Reimbursement	-	-	-	2,480,800	-	445,300
Water Bonds	-	3,432,100	-	9,360,900	-	-
Wastewater Operating	$ -	$ 2,654,000	$ 396,400	$ 565,800	$ -	$ -
Solid Waste	-	3,257,000	-	223,800	-	-
TOTAL CAPITAL FUNDS	**$ 110,920,900**	**$ 192,006,000**	**$ 50,991,200**	**$ 87,540,100**	**$ 11,361,300**	**$ 19,268,300**
DEBT SERVICE						
DIF - Water North 18	$ -	$ 964,400	$ -	$ 964,400	$ -	$ -
TOTAL DEBT SERVICE FUNDS	**$ -**	**$ 964,400**	**$ -**	**$ 964,400**	**$ -**	**$ -**
TOTAL TRANSFERS - ALL FUNDS	**$ 256,106,700**	**$ 256,038,100**	**$ 237,856,900**	**$ 237,856,900**	**$ 76,653,200**	**$ 76,653,200**

CITY OF GOODYEAR
TENTATIVE BUDGET
FY2023 ANNUAL BUDGET
SCHEDULE 7 - PROPERTY TAX

DESCRIPTION	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
Primary Property Tax			
Property Valuation	$ 1,026,917,731	$ 1,170,620,728	$ 1,293,848,816
Primary Levy	$ 10,608,060	$ 11,706,200	$ 12,882,853
Rate Per $100 Assessed Valuation	$1.0330	$1.0000	$0.9957
Secondary Property Tax			
Property Valuation	$ 1,026,917,731	$ 1,170,620,728	$ 1,293,848,816
Secondary Levy	$ 7,193,200	$ 8,604,100	$ 9,565,400
Rate	$0.7005	$0.7350	$0.7393
Combined Property Tax Levy	$ 17,801,260	$ 20,310,300	$ 22,448,253
Combined Property Tax Rate	$1.7335	$1.7350	$1.7350

Truth in Taxation - FY2023

Primary property tax levy FY2022	$	11,706,200
Value of new construction FY2023	$	88,553,895
Net assessed value less new construction FY2023	$	1,205,294,921
Total Net assessed valuation FY2023	$	1,293,848,816
Truth in Taxation Rate	$	0.9712
Max. Levy Allowed by law Requires Truth in Taxation	$	12,882,853
Max. Levy that can be imposed without Truth in Taxation FY2023	$	12,565,860
Levy Amount Requiring Truth in Taxation	$	316,993
Maximum Allowable Tax Rate	$	0.9957

CITY OF GOODYEAR
FY2023 ANNUAL BUDGET
TENTATIVE BUDGET
SCHEDULE 8 - ARIZONA CONSTITUTIONAL DEBT LIMIT

2022/2023 Secondary Assessed Valuation (AV)	**$**	**1,771,783,740**
6% Bonds		
Debt Limit 6% Of Assessed Valuation *(1)*	$	106,307,000
Bonds Outstanding At June 30, 2022		45,195,000
Excess Available At June 30, 2022	$	61,112,000
20% Bonds		
Debt Limit 20% Of Assessed Valuation *(2)*	$	354,356,700
Bonds Outstanding At June 30, 2022		123,125,000
Excess Available At June 30, 2022	$	231,231,700

(1) The Arizona Constitution limits the amount of tax supported debt that a city may issue. The limit of bonds to finance other projects not in 20% category is 6% of the municipality's assessed valuation. The city has retired all of the 6% category G.O. bonds.

(2) Any incorporated city or town, with assent, may be allowed to become indebted but not exceed twenty per centum additional taxable property for supplying such city or town with water, artificial light, or sewers, when the works for supplying such water, light or sewers are or shall be owned and controlled by the municipality, and for the acquisition and development by the incorporated city or town of land or interest therein for open space preserves, parks, playgrounds and recreational facilities, public safety, law enforcement, fire and emergency services facilities and streets and transportation facilities.

CITY OF GOODYEAR
2023 TENTATIVE BUDGET
SCHEDULE 9
LISTING OF SUPPLEMENTALS

DEPT SUPPLEMENTAL NAME	ONGOING	ONE-TIME	TOTAL	POSITIONS
GENERAL FUNDS				
General Fund				
City Clerk				
City Clerk Specialist	$ 83,600	$ 4,900	$ 88,500	1.00
Technological-Records-Organization-Necessary. Digitizing City Records.	-	144,000	144,000	-
Total City Clerk	**$ 83,600**	**$ 148,900**	**$ 232,500**	**1.00**
City Manager				
Administrative Assistant - Neighborhood Services	$ 83,600	$ 3,200	$ 86,800	1.00
Community Partnerships Coordinator	111,700	4,100	115,800	1.00
Household/Community Gardens Pilot Program	-	20,000	20,000	-
Mental Health Pilot Program	-	200,000	200,000	-
New Resident App	110,000	200,000	310,000	-
Online Grant Management System	20,000	30,000	50,000	-
Total City Manager	**$ 325,300**	**$ 457,300**	**$ 782,600**	**2.00**
Development Services				
2021 International Code Council (ICC) Update for Building Safety Division	$ -	$ 30,000	$ 30,000	-
Business Analyst	120,000	3,900	123,900	1.00
Civil Engineer	122,400	5,700	128,100	1.00
Development Services Contract Plan Review and Inspection Services	-	1,916,700	1,916,700	-
General Plan, Zoning Ordinance & Engineering Design Standards & Policies Update	-	640,000	640,000	-
Planning & Zoning Division Contract Services Assistance	-	385,200	385,200	-
Principal Planner for Planning & Zoning Division	130,000	4,900	134,900	1.00
Total Development Services	**$ 372,400**	**$ 2,986,400**	**$ 3,358,800**	**3.00**
Digital Communications				
Culture Branding	$ 10,000	$ -	$ 10,000	-
Media Database	-	12,500	12,500	-
Video Production Specialist	113,800	8,100	121,900	1.00
Total Digital Communications	**$ 123,800**	**$ 20,600**	**$ 144,400**	**1.00**
Economic Development				
Economic Development Specialist Position	$ 119,100	$ 4,100	$ 123,200	1.00
Total Economic Development	**$ 119,100**	**$ 4,100**	**$ 123,200**	**1.00**
Engineering				
Contract Services for Project Management	$ -	$ 300,000	$ 300,000	-
Senior Project Manager	147,900	42,000	189,900	1.00
Total Engineering	**$ 147,900**	**$ 342,000**	**$ 489,900**	**1.00**

CITY OF GOODYEAR
2023 TENTATIVE BUDGET
SCHEDULE 9
LISTING OF SUPPLEMENTALS

DEPT SUPPLEMENTAL NAME	ONGOING	ONE-TIME	TOTAL	POSITIONS
Finance				
Bonfire Procurement Software System	$ 25,000	$ 5,000	$ 30,000	-
Capital Project Audits	-	100,000	100,000	-
Debt Book - Debt Management Software	15,000	-	15,000	-
Fusion-Munis API (Automatic Data Link between Recreation System and Financial System)	-	30,000	30,000	-
Total Finance	**$ 40,000**	**$ 135,000**	**$ 175,000**	**-**
Fire Department				
Accreditation & Compliance Coordinator	$ 120,000	$ 10,700	$ 130,700	1.00
Fire Station 187 Recruitment, Staffing & Communication Equipment	142,600	469,800	981,100	-
EMS Refresher Training Equipment	-	20,000	20,000	-
F-500 Encapsulating Agent	-	47,500	47,500	-
Hire Two Additional Responding Battalion, 2 Captain (BSO), and Response Vehicle	1,059,000	211,800	1,270,800	6.00
Paramedic Training for Two Additional Firefighters	29,800	60,000	89,800	-
Preventative Cancer Screenings for Sworn and Fire Investigation Personnel	104,000	-	104,000	-
Residential Lock Box Program	-	10,000	10,000	-
Total Fire Department	**$ 1,455,400**	**$ 829,800**	**$ 2,653,900**	**7.00**
Human Resources				
Gallup - Q12 Engagement (Citywide)	$ -	$ 17,700	$ 17,700	-
Gallup - StrengthsFinder (Citywide)	-	58,500	58,500	-
GEO Mini Tour Bus (Citywide)	12,000	-	12,000	-
Goodyear Grows (Citywide)	-	13,000	13,000	-
Senior Business Partner	128,100	3,700	131,800	1.00
Staff Assistant	21,500	3,600	25,100	0.47
Total Human Resources	**$ 161,600**	**$ 96,500**	**$ 258,100**	**1.47**
Information Technology				
Application Development Consultant	$ -	$ 75,000	$ 75,000	-
Applications & Business Analyst	116,300	3,700	120,000	1.00
Public Safety Technology Manager	151,000	3,800	154,800	1.00
Total Information Technology	**$ 267,300**	**$ 82,500**	**$ 349,800**	**2.00**
Legal Services				
Assistant City Prosecutor	$ 130,400	$ 9,400	$ 139,800	1.00
Contract Employee	-	91,000	91,000	-
Real Estate Services Specialist	111,400	4,800	116,200	1.00
Total Legal Services	**$ 241,800**	**$ 105,200**	**$ 347,000**	**2.00**
Municipal Court				
Court Specialist II	$ 234,900	$ 11,200	$ 246,100	3.00
Total Municipal Court	**$ 234,900**	**$ 11,200**	**$ 246,100**	**3.00**

CITY OF GOODYEAR
2023 TENTATIVE BUDGET
SCHEDULE 9
LISTING OF SUPPLEMENTALS

DEPT SUPPLEMENTAL NAME	ONGOING	ONE-TIME	TOTAL	POSITIONS
Parks & Recreation				
Chemical Sprayer	$ -	$ 50,000	$ 50,000	-
Civic Square Landscape Maintenance - City Hall & Library	139,100	-	139,100	-
Enhanced Safety Equipment and Arrow Boards	-	35,000	35,000	-
Georgia T. Lord Library Extension of Hours (additional 12 hours per week)	75,000	-	75,000	-
Goodyear Civic Square Holiday Decorations	100,000	15,000	115,000	-
Light Pole Banner Replacement and Expansion – (Public Art)	-	32,400	32,400	-
Operation Readiness Coordinator	137,800	40,600	178,400	1.00
Park Rangers	123,200	44,700	167,900	1.75
Park Worker I	78,200	45,800	124,000	1.00
Public Art - Traffic Signal Cabinets	2,000	30,000	32,000	-
Recreation Campus Operating Staff	337,300	10,200	347,500	3.00
Recreation Programming - Adult Sports	20,200	-	20,200	0.26
Recreation Programming - School Break Camps	22,600	-	22,600	0.56
ROW - Maintenance Contract	-	373,000	373,000	-
Special Events (Expansion and Enhancements)	305,800	42,600	348,400	2.00
Sponsorship - Mavericks Food Truck Roundup of Charity Event	-	50,000	50,000	-
Toro Carts for Neighborhood Parks	-	40,000	40,000	-
Vacant Property Maintenance Services	-	312,000	312,000	-
Veterans Day Event for Employees (Citywide)	2,500	-	2,500	-
Total Parks & Recreation	**$ 1,343,700**	**$ 1,121,300**	**$ 2,465,000**	**9.57**
Police Department				
AFIS Remote Site CIP ongoing costs	$ 19,700	$ -	$ 19,700	-
Phoenix Rescue Mission Contract	10,000	-	10,000	-
Officers - Investigations Assignment	418,100	261,300	679,400	3.00
Personnel Study	-	100,000	100,000	-
Policy & Accreditation Manager	119,800	24,800	144,600	1.00
Squads (2) - Patrol Assignment	1,454,000	1,082,000	2,536,000	10.00
Substation Renovation CIP ongoing costs	53,200	-	53,200	-
Telecommunications Operators	272,800	458,200	731,000	3.00
Total Police Department	**$ 2,347,600**	**$ 1,926,300**	**$ 4,273,900**	**17.00**
Public Works				
Fleet Mechanic III	$ 96,200	$ 20,600	$ 116,800	1.00
Stormwater Technician	92,200	3,100	95,300	1.00
Total Public Works	**$ 188,400**	**$ 23,700**	**$ 212,100**	**2.00**
Total General Fund	**$ 7,452,800**	**$ 8,290,800**	**$ 16,112,300**	**53.04**
TOTAL GENERAL FUNDS	**$ 7,452,800**	**$ 8,290,800**	**$ 16,112,300**	**53.04**

CITY OF GOODYEAR
2023 TENTATIVE BUDGET
SCHEDULE 9
LISTING OF SUPPLEMENTALS

DEPT SUPPLEMENTAL NAME	ONGOING	ONE-TIME	TOTAL	POSITIONS
SPECIAL REVENUE FUNDS				
Highway User Revenue Fund				
Engineering				
Pavement Management Inspector II	$ 1,600	$ 50,900	$ 52,500	-
Pavement Management Inspector II	108,900	44,200	153,100	1.00
Preemption Replacement for City Fleet Vehicles	-	111,000	111,000	-
Equipment Operator (Street Sweeper)	79,000	1,600	80,600	1.00
Total Engineering	**$ 189,500**	**$ 207,700**	**$ 397,200**	**2.00**
Total Highway User Revenue Fund	**$ 189,500**	**$ 207,700**	**$ 397,200**	**2.00**
Park & Ride Marquee				
Engineering				
Microtransit Phase I Program	$ -	$ 500,000	$ 500,000	-
Total Engineering	**$ -**	**$ 500,000**	**$ 500,000**	**-**
Total Park & Ride Marquee	**$ -**	**$ 500,000**	**$ 500,000**	**-**
Ballpark-Operations				
Parks & Recreation				
Field Maintenance Equipment	$ 1,000	$ 35,000	$ 36,000	-
Infield Soil Amendment	5,000	40,000	45,000	-
Right Field Entrance Signage	-	90,000	90,000	-
Total Parks & Recreation	**$ 6,000**	**$ 165,000**	**$ 171,000**	**-**
Total Ballpark-Operations	**$ 6,000**	**$ 165,000**	**$ 171,000**	**-**
CDBG Entitlement				
City Manager				
CDBG Administration Activities	$ 84,600	$ -	$ 84,600	-
CDBG Project	338,200	-	338,200	-
Total City Manager	**$ 422,800**	**$ -**	**$ 422,800**	**-**
Total CDBG Entitlement	**$ 422,800**	**$ -**	**$ 422,800**	**-**
Grant				
Engineering				
Microtransit Phase I Program	$ 500,000	$ -	$ 500,000	-
Total Engineering	**$ 500,000**	**$ -**	**$ 500,000**	**-**
Fire Department				
Fire Station 187 Recruitment, Staffing & Communication Equipment	$ 981,100	$ -	$ 981,100	8.00
Total Fire Department	**$ 981,100**	**$ -**	**$ 981,100**	**8.00**
Total Grant	**$ 1,481,100**	**$ -**	**$ 1,481,100**	**8.00**
TOTAL SPECIAL REVENUE FUNDS	**$ 2,099,400**	**$ 872,700**	**$ 2,972,100**	**10.00**

CITY OF GOODYEAR
2023 TENTATIVE BUDGET
SCHEDULE 9
LISTING OF SUPPLEMENTALS

DEPT SUPPLEMENTAL NAME	ONGOING	ONE-TIME	TOTAL	POSITIONS
ENTERPRISE FUNDS				
Water Fund				
Public Works				
Water Distribution Field Customer Service	$ 81,100	$ 45,900	$ 127,000	1.00
Total Public Works	**$ 81,100**	**$ 45,900**	**$ 127,000**	**1.00**
Total Water Fund	**$ 81,100**	**$ 45,900**	**$ 127,000**	**1.00**
Wastewater Fund				
Public Works				
Sewer Line Maintenance Crew and Equipment	$ 191,600	$ 383,400	$ 575,000	2.00
Total Public Works	**$ 191,600**	**$ 383,400**	**$ 575,000**	**2.00**
Total Wastewater Fund	**$ 191,600**	**$ 383,400**	**$ 575,000**	**2.00**
Solid Waste Fund				
Public Works				
Equipment Operator	$ 85,500	$ -	$ 85,500	1.00
Total Public Works	**$ 85,500**	**$ -**	**$ 85,500**	**1.00**
Total Solid Waste Fund	**$ 85,500**	**$ -**	**$ 85,500**	**1.00**
TOTAL ENTERPRISE FUNDS	**$ 358,200**	**$ 429,300**	**$ 787,500**	**4.00**
TOTAL ALL FUNDS	**$ 9,910,400**	**$ 9,592,800**	**$ 19,871,900**	**67.04**

City of Goodyear

Schedule 9A - FY2023 Supplemental Requests and Recommendations

		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
General Fund									
City Manager									
New Resident App	Request for funding to replace the existing, out of date, resident app with a more sophisticated and user-friendly app. Initially launched in 2014, the resident app frequently has glitches. Updating the app will improve functionality and offer new features commonly found in citizen apps.	$ 110,000	$ 200,000	-	-	$ 110,000	$ 200,000	-	-
Community Partnerships Coordinator	***COVID RESPONSE FUNDS*** Hire a Community Partnerships Coordinator to manage programs associated with CDBG, Community Funding, COVID response, as well as new Neighborhood Services programs and projects proposed to be implemented in FY2023.	$ 111,700	$ 4,100	1.00	-	$ 111,700	$ 4,100	1.00	-
Administrative Assistant - Neighborhood Services	***COVID RESPONSE FUNDS*** Hire an Administrative Assistant to assist with work related to Neighborhood Services, strategic planning, and performance measurement. This would include support of CDBG, Community Funding, and COVID response efforts.	$ 83,600	$ 3,200	1.00	-	$ 83,600	$ 3,200	1.00	-
Mental Health Pilot Program	***COVID RESPONSE FUNDS*** Establish a pilot program designed to increase the community's access to mental health services. The program would include creating or expanding peer support groups, provide for substance use and misuse services and education, and implement efforts to bring mental health services to schools, workplaces, and other gathering locations.	$ -	$ 200,000	-	-	$ -	$ 200,000	-	-
Household/Community Gardens Pilot Program	***COVID RESPONSE FUNDS*** Implement a program supporting low-income residents' ability to meet their basic needs by increasing access to fresh fruits and vegetables through community and/or household gardens. Recommendation: Increase budget to fully fund the requested program.	$ -	$ 5,000	-	-	$ -	$ 20,000	-	-
Online Grant Management System	***COVID RESPONSE FUNDS*** Purchase an annual subscription to an online grant management tool in order to automate community grant funding. Accepting, reviewing, processing payments, and reporting are currently manual endeavors. Use of this subscription will automate the process - saving time and increasing efficiency.	$ 20,000	$ 30,000	-	-	$ 20,000	$ 30,000	-	-
City Manager Total:		**$ 325,300**	**$ 442,300**	**2.00**	**-**	**$ 325,300**	**$ 457,300**	**2.00**	**-**
Legal Services									
Real Estate Services Specialist	Plans, organizes and completes property sale and acquisitions, lease and license management of city-owned property, easement dedication and/or abandonments, prepares Council Action items, maintains property databases and assists Real Estate Coordinator.	$ 111,400	$ 4,800	1.00	-	$ 111,400	$ 4,800	1.00	-

City of Goodyear

Schedule 9A - FY2023 Supplemental Requests and Recommendations

		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Assistant City Prosecutor	Add an additional assistant prosecutor position to ensure the Prosecutor's Office achieves its mission devoted to public safety, justice, and victim advocacy. An additional assistant prosecutor will allow us to keep pace with increased caseloads, growth of the City, and the recent growth of our criminal justice partners at the Goodyear City Court and at the Goodyear City Police Department. Increased staffing of our internal stakeholders, larger caseload in our major case categories, additional court dockets, body camera review/redaction/dissemination, increased area population, and general economic and recreational uptrends of the region are all factors that have put pressure upon the responsibilities of the Goodyear City Prosecutor's Office.	$ 130,400	$ 9,400	1.00	-	$ 130,400	$ 9,400	1.00	-
Legal Assistant	Provides direct legal and administrative assistance to the City Attorney or City Prosecutor's Office. Conducts case management, researches legal issues, drafts legal memorandums and documents, compiles statistics, prepares reports, and provides information and assistance as requested. Serves on various city and office committees and coordinates and manages department projects and programs.	$ 83,600	$ 3,700	1.00	-	$ -	$ -	-	-
Contract Employee	Add a contract employee to provides direct legal and administrative assistance to the City Attorney or City Prosecutor's Office. Conducts case management, researches legal issues, drafts legal memorandums and documents, compiles statistics, prepares reports, and provides information and assistance as requested. Serves on various city and office committees and coordinates and manages department projects and programs.	$ -	$ 91,000	-	-	$ -	$ 91,000	-	-
Legal Services Total:		**$ 325,400**	**$ 108,900**	**3.00**	**-**	**$ 241,800**	**$ 105,200**	**2.00**	**-**
Municipal Court									
Add Court Specialist II Positions	Add three Court Specialist II positions to the Case Processing Division and one Court Specialist II position to the Customer Service Division to provide high levels of Court customer service and assure timely processing of cases.	$ 313,200	$ 16,800	4.00	-	$ 234,900	$ 11,200	3.00	-
Municipal Court Total:		**$ 313,200**	**$ 16,800**	**7.00**	**-**	**$ 234,900**	**$ 11,200**	**3.00**	**-**
City Clerk									
City Clerk Specialist	Add a City Clerk Specialist position to provide needed support with the increase in workload and be responsible for agendas, minutes, boards and commissions, special events, liquor licenses and elections and assist with prepping records for Project Tron. A City Clerk Specialist position was converted to the Records Program Coordinator but a City Clerk Specialist is still vital to maintaining established performance measures and turn around times. The City Clerk's Office has maintained the same staffing for 20 years.	$ 83,600	$ 4,900	1.00	-	$ 83,600	$ 4,900	1.00	-

City of Goodyear

Schedule 9A - FY2023 Supplemental Requests and Recommendations

		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
City Clerk Specialist	Add a City Clerk Specialist position to provide needed support with the increase in workload and be responsible for agendas, minutes, boards and commissions, special events, liquor licenses and elections and will assist with the records scanning and filing backlog. This position will also review retention schedules to manage and purge records that have met retention. The Clerk's office has maintained the same staffing levels for the last 20 years with additional duties and responsibilities.	$ 83,600	$ 4,900	1.00	-	$ -	$ -	-	-
Technological-Records-Organization-Necessary. Digitizing City Records.	This project is to digitize large rolled plans and mylars that take up a large amount of physical space that could be used for other purposes. Using two contract part-time employees and purchasing a large scanner, the project will focus on scanning the documents into the records management system to provide for more accessibility and searchability and allowing for alternate storage of the paper records. This project is supported by DSD and IT.	$ -	$ 144,000	-	-	$ -	$ 144,000	-	-
City Clerk Total		**$ 167,200**	**$ 153,800**	**2.00**	**-**	**$ 83,600**	**$ 148,900**	**1.00**	**-**
Finance									
Capital Project Audits	Conduct in depth audit of 3-4 major capital projects. Audit to look at specific elements of: - Compliance with procurement processes - Contract management and compliance - Accurate and timely recording/processing of transactions, proper payment & funding - Pro-active project management to mitigate risks, proper payment and process. The purpose of the review would be to perform an in-depth review and to provide best practice recommendations in all areas. Each review is anticipated to take 3-4 months and reviews may overlap based on internal resources.	$ -	$ 100,000	-	-	$ -	$ 100,000	-	-
Bonfire Procurement Software System	Software system to manage all procurement processes including development, advertising, review, scoring, & award of solicitations of all types. All documents & communication concerning the process will be captured within the system negating the need for upkeep of paper bid files. Internal management of processes will allow for transparent identification and scheduling of upcoming procurements and aid with the management of the flow of CIP projects and other large scale items. Ongoing contract management and renewal will be consolidated with the implementation of this system.	$ 25,000	$ 5,000	-	-	$ 25,000	$ 5,000	-	-

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City of Goodyear

Schedule 9A - FY2023 Supplemental Requests and Recommendations

		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Fusion-Munis API (Automatic Data Link between Recreation System and Financial System)	The scope of this effort is to create a link between Fusion, the recreation management system and Tyler Munis, the financial system, utilizing each software's respective application programming interface or API. The purpose of this link is to facilitate the passage of data between the two systems eliminating cumbersome manual processes. This will reduce errors and increase data integrity. The initial flow of data will be in one direction from the Point of Sale (POS) system to Munis.	$ -	$ 30,000	-	-	$ -	$ 30,000	-	-
Debt Book - Debt Management Software	To purchase and implement a debt management system where all debt and lease obligation information and source documentation will reside. This will allow multiple parties and team members to have access to the most up to date and accurate information available. Additionally, a software solution will allow the city to automate related day-to-day and annual manual processes. The centralization of information, will assist in the monitoring and reporting for compliance with continuing disclosure requirements, as well as, other regulatory requirements. Annual cost to be shared with CFD's.	$ 15,000	$ -	-	-	$ 15,000	$ -	-	-
Finance Total:		**$ 40,000**	**$ 135,000**	**-**	**-**	**$ 40,000**	**$ 135,000**	**-**	**-**
Human Resources									
Senior HR Business Partner (HR)	Add a Senior HR position to provide an additional Business Partner to support the departments, capacity to the new Deputy Director by taking over prior Business Partner responsibilities and to provide a leadership role to other Business Partners.	$ 128,100	$ 3,700	1.00	-	$ 128,100	$ 3,700	1.00	-
Staff Assistant (Part-Time) (HR)	Add a HR part-time position to assist with front desk responsibilities, scanning, filing, administer premium benefits to PSPRS and ASRS retirees, and the prior RR&E awards and recognition responsibilities.	$ 21,500	$ 3,600	-	0.47	$ 21,500	$ 3,600	-	0.47
GEO Mini Tour Bus (Citywide)	Reserve a mini-tour bus monthly for new hires in GEO to tour the city. The mini tour bus will allow more space for our larger GEO groups. The existing 15-passenger van that was used previously is at the end of its life-cycle and will not be replaced.	$ 12,000	$ -	-	-	$ 12,000	$ -	-	-
Gallup - Q12 Engagement (Citywide)	Gallup Q12 Engagement Survey Pre-Survey Communication & Kick-off, Executive Results Briefing, and Engagement Results Manager Sessions.	$ -	$ 17,700	-	-	$ -	$ 17,700	-	-
Gallup - StrengthsFinder (Citywide)	Supervisory training for our leaders to participate in facilitated trainings, dynamic coaching opportunities, and organizational leadership events.	$ -	$ 58,500	-	-	$ -	$ 58,500	-	-
Department Interns (Citywide)	Hire interns to fill several hard-to-fill positions citywide (for example Public Works or the Development Continuum).	$ 136,300	$ -	-	4.00	$ -	$ -	-	-
Certified Labor Relations Professional - CLRP Training (Citywide)	Train and certify the city's Police and Fire labor negation team by building skills and developing strategies before entering into negotiations.	$ -	$ 15,600	-	-	$ -	$ -	-	-

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Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Goodyear Grows (Citywide)	Support for the citywide mentoring program, Goodyear Grows. This will provide a Keynote Speaker, snacks, and materials for quarterly meetings and events through the year.	$ 13,000	$ -	-	-	$ -	$ 13,000	-	-
Human Resources Total:		**$ 310,900**	**$ 99,100**	**1.00**	**4.47**	**$ 161,600**	**$ 96,500**	**1.00**	**0.47**
Information Technology									
Public Safety Technology Manager	The Public Safety Technology Manager will oversee the various individuals responsible for hardware, software and radios necessary to support both police and fire.	$ 151,000	$ 3,800	1.00	-	$ 151,000	$ 3,800	1.00	-
Applications & Business Analyst	This request is for an Applications Analyst for the Permitting System which is being replaced. The application analyst would be responsible for supporting internal and external users, promoting adoption through training and leading upgrades of the permitting, land management and code enforcement system. This role will also support integration of the system with other systems such as Selectron IVR, Tyler Munis, Tyler Cashiering, Avolve Projectdox, OpenText and Accela PublicStuff.	$ 116,300	$ 3,700	1.00	-	$ 116,300	$ 3,700	1.00	-
Network Engineer	The IT Infrastructure team is requesting one network engineer with skills and competency to handle the design, testing, implementation maintenance, and documentation of the city network and management tools. This role will support the Senior Infrastructure Engineer supporting and maintaining our IT network infrastructure.	$ 111,400	$ 3,700	1.00	-	$ -	$ -	-	-
Business Intelligence Analyst	Align business needs, data transformations to develop dashboards and visualizations that evaluate and improve operations by monitoring department performance to achieve FY22-FY24 strategic goals on an enterprise scale.	$ 121,200	$ 3,700	1.00	-	$ -	$ -	-	-
GIS Technician	This request is for a GIS Technician to enter, update and maintain GIS data to support internal departments as well as external customer and public data requests.	$ 100,600	$ 3,700	1.00	-	$ -	$ -	-	-
Application Development Consultant	This supplemental request is for one time contractor dollars to hire an application developer consultant to update legacy applications to get them on currently supported platforms and within our design standards.	$ -	$ 75,000	-	-	$ -	$ 75,000	-	-
Dual Internet Service Providers	Implement a secondary internet service provider with cybersecurity DDOS services to provide redundancy and resiliency in accessing City of Goodyear resources.	$ 50,000	$ 45,000	-	-	$ -	$ -	-	-
Mass Notification\Communication System	This request is for a mass notification and communication software to be utilized for internal and external communication for Fire, PD, Public Works, Engineering and Digital Communications. This mass notification tool can also be leveraged to inform and engage the public for emergent events such as weather, road closings, etc. or community events.	$ -	$ 23,000	-	-	$ -	$ -	-	-

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Privileged Remote Access Management Software	Obtain a Privileged Access Management system to secure and monitor all privileged and remote access to city servers.	$ 20,000	$ 20,000	-	-	$ -	$ -	-	-
Vulnerability Management Software	This request is to upgrade our existing cybersecurity vulnerability software license from the basic Tenable Nessus scanner to Tenable.sc. Tenable.sc will allow for evaluation, reporting, dashboarding and prioritization of identified vulnerabilities which need to be remediated.	$ 55,400	$ 8,200	-	-	$ -	$ -	-	-
Information Technology Total:		**$ 725,900**	**$ 189,800**	**5.00**	**-**	**$ 267,300**	**$ 82,500**	**2.00**	**-**
Digital Communications									
Video Production Specialist	Add a Video Production Specialist. This position will allow for more videos to be produced, as well as free up a Digital Journalist to provide support to the Graphic Designer.	$ 113,800	$ 8,100	1.00	-	$ 113,800	$ 8,100	1.00	-
Media Database	Purchase a Professional Media Database. This will give staff direct access to international, national and regional media and trade publication journalists and allow staff to pitch story ideas, as well as provide analytics on outreach efforts.	$ -	$ 12,500	-	-	$ -	$ 12,500	-	-
Culture Branding (Citywide)	Purchase branded signage and marketing items with current city logo, core values, or other related culture initiatives.	$ 10,000	$ -	-	-	$ 10,000	$ -	-	-
Digital Communications Total:		**$ 123,800**	**$ 20,600**	**1.00**	**-**	**$ 123,800**	**$ 20,600**	**1.00**	**-**
Fire									
Accreditation & Compliance Coordinator	Add a accreditation & compliance coordinator position to assist with international accreditation. Fire Accreditation is an all-hazard, quality improvement model based on risk analysis and self assessment that promotes the establishment of community-adopted performance targets for fire and emergency services.	$ 120,000	$ 10,700	1.00	-	$ 120,000	$ 10,700	1.00	-
Fire Station 187 Recruitment, Staffing & Add Communication Equipment	Fully staff Fire Station 187 (4 crew members/shift) and add communications equipment to MCSO Tower in Mobile to enhance communications throughout the response area (700/800 MHz, VHF and broadband).	$ 1,072,000	$ 469,800	8.00	-	$ 142,600	$ 469,800	-	-
Paramedic Training for Two Additional Firefighters	Fund paramedic training and backfill cost for two additional Firefighters. Four are currently funded to make a total of six firefighters trained in FY2023.	$ 29,800	$ 60,000	-	-	$ 29,800	$ 60,000	-	-
Hire Second Responding Battalion, Captain (BSO), and Response Vehicle	Hire a second responding battalion chief and fire captain (battalion safety officer). Recommendation: Approve original request for one shift and add personnel for two more shifts for full coverage as requested by City Council.	$ 356,700	$ 109,900	2.00	-	$ 1,059,000	$ 211,800	6.00	-
EMS Refresher Training Equipment	Purchase EMS refresher training equipment which include mannequins with CPR feedback and rhythm generator feature, training arms for IV/IO access, accessories and software.	$ -	$ 20,000	-	-	$ -	$ 20,000	-	-
Preventative Cancer Screenings for Sworn and Fire Investigation Personnel	Increase the operating budget to provide preventative cancer screenings for sworn and fire investigation employees over the age of 40.	$ 104,000	$ -	-	-	$ 104,000	$ -	-	-

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Decontamination Apparatus and Staffing	Purchase a Decontamination Apparatus and hire 3 fire engineers to staff the decontamination apparatus full-time and hire three new firefighters to backfill the promoted engineers.	$ 457,200	$ 844,900	3.00	-	$ -	$ -	-	-
Fire Plans Examiner	Add a fire plans examiner to conduct various reviews needed for permitting both for new construction and special events.	$ 107,600	$ 8,900	1.00	-	$ -	$ -	-	-
F-500 Encapsulating Agent	Purchase F-500 encapsulating agent to replace current foam for all frontline and reserve apparatus.	$ -	$ 47,500	-	-	$ -	$ 47,500	-	-
Residential Lock Box Program	Purchase Supra Lock Boxes for use in the residential lock box program.	$ -	$ 10,000	-	-	$ -	$ 10,000	-	-
Fire Inspector/Investigator	Convert a part time fire inspector position to a full time fire inspector/investigator.	$ 71,700	$ 34,300	1.00	(0.50)	$ -	$ -	-	-
Crisis Response Team Equipment	Purchase Crisis Response Team Advance Life Support Equipment - Heart Monitor.	$ -	$ 37,500	-	-	$ -	$ -	-	-
Fire Equipment Maintenance Worker / Vehicle	Add a fire equipment maintenance worker position to support department operational readiness and provide 7 days a week coverage. Purchase a vehicle for FTE.	$ 94,200	$ 50,000	1.00	-	$ -	$ -	-	-
Staff Assistant - Battalion Chief Office	Add a part-time staff assistant to work in the Battalion Chief - Fire Operations office.	$ 24,800	$ -	-	0.47	$ -	$ -	-	-
Fire Total:		**$ 2,438,000**	**$ 1,703,500**	**17.00**	**(0.03)**	**$ 1,455,400**	**$ 829,800**	**7.00**	**-**
Police									
Police Substation Renovation CIP ongoing costs	Establish a budget for ongoing costs associated with CIP Project number 35006, the renovation and operation of a police substation within Fire Station 182 in Estrella Mountain Ranch.	$ 73,200	$ -	-	-	$ 53,200	$ -	-	-
AFIS Remote Site CIP ongoing costs	Establish a budget for ongoing costs related to the establishment of an AFIS remote site within the Goodyear Police Department.	$ 19,700	$ -	-	-	$ 19,700	$ -	-	-
Police Policy & Accreditation Manager	Add a civilian Policy Manager position within the Police Department to lead an agency accreditation effort through the Commission of Accreditation for Law Enforcement Agencies (CALEA).	$ 119,800	$ 24,800	1.00	-	$ 119,800	$ 24,800	1.00	-
Police Personnel Study	Conduct a police personnel study to determine future staffing needs for the city.	$ -	$ 100,000	-	-	$ -	$ 100,000	-	-
Phoenix Rescue Mission Contract	Provide dedicated funding for a partnership with Phoenix Rescue Mission and the Goodyear Police Department's Homeless Outreach Team.	$ 10,000	$ -	-	-	$ 10,000	$ -	-	-
Police Squads - Patrol Assignment	Add two Patrol Squads with a total of 2 Sergeants, and 8 Police Officer positions. These patrol squads will handle increased calls for service and the influx of people, businesses, and residences in Goodyear.	$ 1,454,000	$ 1,082,000	10.00	-	$ 1,454,000	$ 1,082,000	10.00	-
Telecommunications Operators	Add three Telecom Operator positions to the 911 Center to keep up with population and department growth and to add a second radio channel for police operations.	$ 272,800	$ 458,200	3.00	-	$ 272,800	$ 458,200	3.00	-

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Police Officers - Investigations Assignment	Add three Police Officer positions in the Criminal Investigations Division to keep up with increased case loads, call outs to critical incidents, both internally and externally as well as increase successful closure rates on criminal cases.	$ 418,100	$ 261,300	3.00	-	$ 418,100	$ 261,300	3.00	-
Police Assistants - Patrol	Add three Police Assistants to assist with report taking, community interaction, prisoner booking/transports, and staffing the front desk at the three police buildings.	$ 298,000	$ 256,900	3.00	-	$ -	$ -	-	-
Police Commander	Add one Police Commander to provide senior management and leadership to department precincts and bureaus. A Police Commander provides highly complex staff assistance to the Chief/Deputy Chief(s).	$ 237,800	$ 105,500	1.00	-	$ -	$ -	-	-
Police Officer - Terrorism Liaison Officer	Add a Police Officer to serve as Terrorism Liaison Officer (TLO), focusing on threat prevention, vulnerability assessment, inter-agency cooperation during significant events, and federal partnerships.	$ 140,400	$ 107,500	1.00	-	$ -	$ -	-	-
Police Officers - Patrol Assignment (RTO & Audits Backfill)	Add two Police Patrol Officer positions to allow for the backfill of patrol squads due to the movement created by adding officers to specialty assignments.	$ 273,700	$ 214,900	2.00	-	$ -	$ -	-	-
Police Officer - Hiring & Recruiting	Add one Police Officer position within the Hiring & Recruiting unit. This officer would be added to the background investigations unit to assist with the high demand and lengthy process of conducting backgrounds for city employees.	$ 136,900	$ 107,400	1.00	-	$ -	$ -	-	-
Telestaff scheduling software	PD has implemented new scheduling software in order to better track shift coverage, specific types of work hours and to be able to pull data for statistical reasons.	$ 17,300	$ 2,400	-	-	$ -	$ -	-	-
Reserve Officer Program Equipment	Add the equipment necessary to re-initiate the Reserve Police Officer program wherein up to 2 volunteer state certified officers will supplement sworn officer job duties.	$ 36,200	$ 57,200	-	-	$ -	$ -	-	-
Background Investigation Software	Purchase Background Investigation Software to more effectively and efficiently conduct the necessary backgrounds needed for city employees.	$ 15,000	$ 17,000	-	-	$ -	$ -	-	-
Police Total:		**$ 3,522,900**	**$ 2,795,100**	**25.00**	**-**	**$ 2,347,600**	**$ 1,926,300**	**17.00**	**-**

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Development Services									
General Plan, Zoning Ordinance & Engineering Design Standards & Policies Update	In order to develop the General Plan so that it can be ratified by the voters in 2024, continuation of the project is required through FY2023. Michael Baker has been selected as a consultant and a cost estimate was provided. This consultant will assist in the development, public participation process, and coordination of the plan. Additional funds requested beyond the contracted amount for city wide notices, committee meeting expenses, and possible contract changes. Election costs for FY24 have also been included. This supplemental also includes an update to the Engineering Design Standards & Policies Manual that was last updated in 2017. Coordination is required between updating these standards and those within the Zoning Ordinance that will follow the General Plan update.	$ -	$ 640,000	-	-	$ -	$ 640,000	-	-
Development Services Contract Plan Review and Inspection Services	Professional contract services are required to meet development demand by performing inspections and plan review. The Building Safety Division has utilized contract employees for both inspections and plan review for the past several years due to both vacant positions and increased demand. This request is to assist with the increased demand placed on the Building Safety division and allow for 3 additional contract Building Inspectors and 1 additional contract Plans Examiner. Civil Inspections and Plan Review have also utilized contract services in order to keep up with development demand. This request is to assist with the increased demand placed on Civil Inspections and Plan Review to maintain current workloads.	$ -	$ 1,916,700	-	-	$ -	$ 1,916,700	-	-
Business Analyst	The Business Analyst will continue to build a lean learning organization and be responsible for managing the continuous improvement program within the Development Continuum. They will need to coordinate and direct staff at all levels including directors, train and coach staff members in lean, conduct analysis on improvements, perform 4 kaizens per year, and report out on improvements in a quantifiable way.	$ 120,000	$ 3,900	1.00	-	$ 120,000	$ 3,900	1.00	-
Principal Planner for Planning & Zoning Division	The Principal Planner performs complex and high profile professional and technical urban planning work associated with community planning and development. This includes leadership of interdisciplinary project teams. The work of a Principal Planner is distinguished from other junior level planners by the complexity, size, public involvement, and community impact of the land development requests and planning issues managed, and by the level of independence in the performance of assigned projects or functions. Responsible for project work plan, project schedule, meeting deadlines, current and long range planning.	$ 130,000	$ 4,900	1.00	-	$ 130,000	$ 4,900	1.00	-

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Department Request						City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Planning Supervisor for Planning & Zoning Division #1	In order to allow the Planning Manager to balance workloads, provide promotional opportunities within the Planning Division, and have no more than 5 direct reports per supervisor, this Planning Supervisor is essential to the organization of the Division. The Planning Supervisor performs complex and high profile professional and technical urban planning work associated with community planning and development. This includes leadership of interdisciplinary project teams. Responsible for project work plan, project schedule, meeting deadlines, current and long range planning. Coordinates work assignments, manages office processes and procedures, and provides highly responsible administrative support to the Planning Manager. Directly responsible for supervision of other Planning staff.	$ 145,400	$ 3,700	1.00	-	$ -	$ -	-	-
Recruiting Services for Vacant Positions	Development Services has struggled throughout the year to bring in quality candidates for hire for particular positions. Several vacant positions have been open for years, resulting in contract services money being requested repeatedly for the past several fiscal years. The vacant positions that have been hardest to fill include (1) Civil Engineer, (1) Deputy Building Official, (5) Building Inspector III & II, and (2) Plans Examiner. This supplemental is to hire an outside recruiting firm to fill these vacant positions.	$ -	$ 101,600	-	-	$ -	$ -	-	-
2021 International Code Council (ICC) Update for Building Safety Division	The Building Safety Division utilizes the International Code Council (ICC) as the source for model codes and standards that establish the baseline for buildings and communities. These codes are updated every few years through the ICC and the 2021 update is now available. In order to be implemented into the Building Safety Division, various books, software updates, and training are required for the city to adopt the 2021 codes.	$ -	$ 30,000	-	-	$ -	$ 30,000	-	-
Civil Engineer	The Civil Engineer provides various functions within the Plan Review Division including review and comment of engineering reports and plans for new development within the City, review of CIP projects, updating City engineering standards, assistance in the design of City infrastructure, and coordinating with other departments within the City. The Civil Engineer may supervise the work performed by technical or paraprofessional engineering staff. Assures compliance with applicable codes, regulations, standards, master plans and assists/advises the Plan Review Manager. This position will be added with an emphasis on CIP reviews.	$ 122,400	$ 5,700	1.00	-	$ 122,400	$ 5,700	1.00	-

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		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Planning Supervisor for Planning & Zoning Division #2	Second Planning Supervisor for the Planning & Zoning Division to ensure no more than 5 direct reports per supervisor. The Planning Supervisor performs complex and high profile professional and technical urban planning work associated with community planning and development. This includes leadership of interdisciplinary project teams. Responsible for project work plan, project schedule, meeting deadlines, current and long range planning. Coordinates work assignments, manages office processes and procedures, and provides highly responsible administrative support to the Planning Manager. Directly responsible for supervision of other Planning staff.	$ 145,400	$ 3,700	1.00	-	$ -	$ -	-	-
Senior Construction Inspector	The Sr. Construction Inspector is considered a lead and acts as the primary liaison between developers, contractors, utility companies and the Construction Inspection Superintendent within the area assigned. The position works closely with the development community to ensure timely inspections are provided to contractors, and ensure consistent and accurate enforcement of policy and procedure. The Sr. Construction Inspector is responsible for coordinating with the Inspection Superintendent on workload scheduling for Inspector I & II positions, coordinate construction activities with other city departments, assist with training inspectors, and be the initial responder to customer complaints and requests for his respective area.	$ 113,300	$ 52,400	1.00	-	$ -	$ -	-	-
Development Services Technician I	The Development Services Technician I will be responsible for coverage of the 2nd floor reception desk within the new city hall. They will be the first point of contact to assist internal and external customer of the Development Services department. Provides customer services pertaining to development and permitting processes and procedures. Responds to inquiries both on the telephone and at the reception desk based on customers' needs.	$ 76,600	$ 4,200	1.00	-	$ -	$ -	-	-
Planning & Zoning Division Contract Services Assistance	Professional contract services for the Planning Division in order to hire contract planning services or a temporary planning position. The Planning Division has utilized contract services in the past in order to offset vacancies and to offset increased development activity. With the amount of pre-application meetings, development applications, and the purchase of Estrella, it is expected that development will continue to increase. The ability to hire a contract planning consultant and/or a temporary planner can help planning applications moving through administrative review.	$ -	$ 385,200	-	-	$ -	$ 385,200	-	-
Development Services Total:		**$ 853,100**	**$ 3,152,000**	**7.00**	**-**	**$ 372,400**	**$ 2,986,400**	**3.00**	**-**

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Economic Development									
Economic Development Specialist Position	Plans, organizes, implements, and manages a comprehensive economic development data program, workforce development initiatives, and support for business retention and expansion/GYR Elevates program outreach in support of the city's overall economic development goals.	$ 119,100	$ 4,100	1.00	-	$ 119,100	$ 4,100	1.00	-
Economic Development Total:		**$ 119,100**	**$ 4,100**	**1.00**	**-**	**$ 119,100**	**$ 4,100**	**1.00**	**-**
Engineering									
Senior Project Manager	Hire a qualified Sr. Project Manager to help the CIP team with the increase in project workload and new high profile projects the CIP team is required to manage. Recommendation: This position should be dedicated to road construction.	$ 147,900	$ 42,000	1.00	-	$ 147,900	$ 42,000	1.00	-
Contract Services for Project Management	Contract Project Management services continue to be a need for CIP to fill in the gaps and keep CIP projects moving forward. Council has given the policy directive that staff should identify and develop CIP projects that will increase transportation efficiencies, safety, reduce congestion, and eliminate scalloped streets. Approximately 36 new transportation improvement projects are being added to the 5-year CIP, which is a substantial increase to an already robust CIP. Managing these projects will demand a significant increase in our workload. Contract funds will allow us to utilize the services of professional Senior PMs, who are familiar with City of Goodyear plan review & permitting processes, and understand the needs of the Engineering department, for our CIP to succeed.	$ -	$ 500,000	-	-	$ -	$ 300,000	-	-
Capital Improvement Program Workflow in ProjectDox	Allows for DSD staff to review plans of CIP Projects at multiple stages of the design process (30%, 60%, and 90%) prior to making a formal plan review submittal, potentially working out significant issues earlier in the process, and allowing for a more efficient/shorter formal plan review. This would also incorporate the process into our current electronic plan review system, which in the future will include permanent plan retention requirements of city assets.	$ -	$ 50,000	-	-	$ -	$ -	-	-
Engineering Total:		**$ 147,900**	**$ 592,000**	**1.00**	**-**	**$ 147,900**	**$ 342,000**	**1.00**	**-**
Parks & Recreation									
Recreation Campus Operating Staff	Provide the necessary support to sustain the ongoing operations of the Goodyear Recreation & Aquatics Center. This request includes the addition of (2) recreation programmers to support operations at both the recreation & aquatics center and (1) aquatics pool technician. If this supplemental is not approved, GRC FTE sustainable work/life balance will not be achieved and overall customer service delivery will be negatively impacted.	$ 337,300	$ 10,200	3.00	-	$ 337,300	$ 10,200	3.00	-

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Department Request						City Manager's Recommended Budget			
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Park Worker I	Add two Parks Worker I positions to support the increased level of service through additional programming and park use. Field, sports court and ramada reservations continue to increase each year making it difficult for staff to keep up with park and field maintenance. If this supplemental request is not approved, the city will not be able to perform the increased maintenance demands of park facilities.	$ 150,100	$ 43,700	2.00	-	$ 78,200	$ 45,800	1.00	-
Operation Readiness Coordinator	Add a position to ensure consistent implementation, evaluation, and oversight of the department's comprehensive safety program and ensure compliance with occupational safety (OHS Guidelines). This position aligns with the organizational consistency within the citywide safety program.	$ 137,000	$ 38,500	1.00	-	$ 137,800	$ 40,600	1.00	-
Special Events (Expansion and Enhancements)	Provide funding for logistics, programming, equipment and staffing to add new events/activities at the Civic Square Park as well as provide additional resources to enhance and accommodate attendance growth at 30 events/activities Goodyear hosts throughout the year.	$ 305,000	$ 42,600	1.00	1.00	$ 305,800	$ 42,600	1.00	1.00
Park Rangers	Add two Park Ranger positions and part time hours to monitor daily activities in the parks, ensure rule compliance, and provide on-site customer service to provide all residents a high quality park experience. Park facilities are open from 6am-10pm daily, 112 hours/week and currently one park ranger (with a pool of PT support) provides only partial coverage. The additional park rangers will provide full coverage from Monday-Friday, 2pm-10pm and Weekends, 8am-10pm. The Park Ranger Program performs routine patrols, which assists in the effort to reduce vandalism, address behavior issues and provide high quality customer service to park patrons.	$ 210,600	$ 85,000	2.00	0.75	$ 123,200	$ 44,700	1.00	0.75
Vacant Property Maintenance Services	Provide the necessary resources required for annual maintenance of all city-owned vacant property. These resources will enable the city to compete an annual mowing and as-needed trash/debris removal of all areas. Current resources only allow for the servicing of approximately 25% of city-owned vacant property on an annual basis. This request includes contractual maintenance funds, a Foreman, and work vehicle to service all areas. If this supplemental is not approved, the city will have difficulty remaining compliant with all vacant property code obligations. Recommendation: One-time funding without the position or vehicle.	$ 421,600	$ 61,000	1.00	-	$ -	$ 312,000	-	-

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	Department Request					City Manager's Recommended Budget			
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Civic Square Landscape Maintenance - City Hall & Library	Provide landscape maintenance services for the new city hall and library facilities at GSQ. This request also includes funding for maintenance of the water feature located at city hall as well as annual flower bed installations throughout the facilities.	$ 139,100	$ -	-	-	$ 139,100	$ -	-	-
Enhanced Safety Equipment and Arrow Boards	Purchase two arrow boards, portable safety signs, cones and other equipment used for traffic control while staff perform landscape maintenance tasks within the cities ROW.	$ -	$ 35,000	-	-	$ -	$ 35,000	-	-
ROW - Maintenance Contract	Add on-going funds necessary to continue to contract the landscape maintenance in city right-of-ways that were previously maintained by the Perryville inmate program. This funding was approved in FY22 as a one-time budget supplemental in response to the Perryville inmate program restrictions during Covid-19.	$ 373,000	$ -	-	-	$ -	$ 373,000	-	-
Georgia T. Lord Library Extension of Hours (additional 12 hours per week)	Add 12 additional hours of operation per week at the new library. This will result in the library being open Monday – Thursday (9 am – 8 pm), Friday - Saturday (9 am - 5 pm) and Sunday (1 – 5 pm).	$ 75,000	$ -	-	-	$ 75,000	$ -	-	-
Goodyear Civic Square Holiday Decorations	Provide holiday lighting and decorations for Civic Square Park, adjacent right of ways, and city hall/library building (interior and exterior).	$ 100,000	$ 15,000	-	-	$ 100,000	$ 15,000	-	-
Public Art Specialist	Add a part-time Public Art Specialist position to support contract management, asset management, maintenance and conservation of city public art collections, and implement public art tour program.	$ 64,400	$ 3,000	-	0.75	$ -	$ -	-	-
Toro Carts for Neighborhood Parks	Purchase two Toro MDX cart that would improve efficiency while staff perform park maintenance duties in neighborhood parks. Some neighborhood parks are one (1) mile in length and take significant time to navigate. The carts would be used to assist staff with cleaning, irrigation checks and horticultural activities. If this supplemental request is not approved, the neighborhood park maintenance crew would not be able to perform their duties as efficiently as possible.	$ 8,000	$ 40,000	-	-	$ -	$ 40,000	-	-
Recreation Programming - School Break Camps	Expand school break camps (spring, fall, winter) for the community. These school break camps will be offered each spring & fall, as well as, during the annual winter break. These break camps have been highly requested from the community and local schools for an opportunity to provide the kids a fun, safe, supervised environment when their parents are working. The kids would participate in structured activities instead of being unsupervised in the park. If this supplemental request is not approved, the Recreation Division will not have the resources needed to offer these school break programs.	$ 22,600	$ -	-	0.56	$ 22,600	$ -	-	0.56

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Recreation Programming - Adult Sports	Expand current adult sports offerings to appeal to a variety of adults within the community. Expanded adult sports programs include adult basketball & adult volleyball. These activities have been requested by the community and enable the Recreation Division to diversify current offerings. If this supplemental request is not approved, the Recreation Division will not have the resources needed to expand its program offerings to a growing community.	$ 20,200	$ -	-	0.26	$ 20,200	$ -	-	0.26
Chemical Sprayer	Provide the funds to purchase one Toro sprayer for weed control throughout city rights-of-way. This spray unit is critical to the application of pre-emergent weed treatment, as well as post emergent weed spraying.	$ 2,000	$ 50,000	-	-	$ -	$ 50,000	-	-
Arts Programming (Growth Enhancements and New Programs)	Enhance existing Arts programming to support growth and the addition of a cart to use for Arts & Culture Commission recommended spontaneous art activities at Civic Square Park. The request includes .25 of PT Rec Leader staffing. Programs include Mayor Select, Creative Aging, public art tours/engagement, and Art on a Cart for GSQ.	$ 20,300	$ 10,000	-	0.25	$ -	$ -	-	-
Public Art - Traffic Signal Cabinets	Aesthetically enhance eight signal traffic cabinets in various locations throughout the city by painting and/or designing vinyl wrap.	$ 2,000	$ 30,000	-	-	$ 2,000	$ 30,000	-	-
Public Art - Light Pole Banner Replacement and Expansion	Replace existing light pole banners, repair/replace damaged hardware and expand the banner program to include the area near Civic Square.	$ -	$ 32,400	-	-	$ -	$ 32,400	-	-
Sponsorship - Mavericks Food Truck Roundup of Charity Event	Provide resources to sponsor the Food Truck Roundup festival at Goodyear Ballpark.	$ -	$ 50,000	-	-	$ -	$ 50,000	-	-
Excavator for Irrigation	Provide the funds to purchase a small excavator (Bobcat E26), for the irrigation team to use on repairs to irrigation mainlines throughout city parks and ROW. This equipment will increase the efficiency of staff repair response which saves staff time, potential water loss, and interruptions to irrigation schedules.	$ 4,000	$ 75,000	-	-	$ -	$ -	-	-
Chipper Truck and Chipper	Purchase one chipper truck and one chipper for the Parks Department. An additional chipper truck and chipper will allow the department more flexibility with maintenance tasks and allow for simultaneous chipping operations at multiple locations.	$ 13,100	$ 173,800	-	-	$ -	$ -	-	-
Graphic Design Services	Contract graphic design services to be used as needed. Contracted services are approximately $80 per hour. This request is for up to 300 hours of service (6 hours per week).	$ 24,000	$ -	-	-	$ -	$ -	-	-
Veteran's Day Event for Employees (Citywide)	Breakfast event to acknowledge and celebrate our employee Veteran's.	$ 2,500	$ -	-	-	$ 2,500	$ -	-	-
Parks & Recreation Total		**$ 2,431,800**	**$ 795,200**	**10.00**	**3.57**	**$ 1,343,700**	**$ 1,121,300**	**7.00**	**2.57**

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Public Works									
Stormwater Technician	Add a Stormwater Technician to inspect and perform oversight of the closed circuit television (CCTV) inspection of critical stormwater infrastructure. The technician will prioritize maintenance and repairs needed based on condition assessment.	$ 92,200	$ 3,100	1.00	-	$ 92,200	$ 3,100	1.00	-
Management Analyst	Add a Management Analyst position to support all divisions of Public Works in budget preparation, revenue forecasting and tracking, monitoring, reporting, and analysis. With an annual operating budget of over $50M, and a five year CIP budget of $181M, both which are complex and span multiple funds, additional staff is needed to review, prepare and coordinate Public Works Budget with the Finance Budget Team. This position will also collect, analyze and report data; and develop and maintain dashboards in support of the city's strategic goal to enhance performance measurement.	$ 113,100	$ 3,600	1.00	-	$ -	$ -	-	-
Public Works Project Manager (Facilities)	Add a Public Works Project Manager to manage facilities asset management projects and department tenant improvements.	$ 127,800	$ 3,100	1.00	-	$ -	$ -	-	-
Facilities Technician III	Add a Facilities Technician III position to support maintenance and repairs, as the number of city facilities increases. Position would be funded for 6 months in FY2023 in preparation of new Police Operations Phase 2 and Fire Station 188.	$ 52,200	$ 70,500	1.00	-	$ -	$ -	-	-
Fleet Mechanic III	Add Fleet Mechanic III position to maintain the growing city fleet vehicles and equipment, include fire pumpers and police vehicles. This is accomplished by providing service, maintenance, and repair work on light and heavy duty vehicles, and related equipment.	$ 96,200	$ 20,600	1.00	-	$ 96,200	$ 20,600	1.00	-
Stormwater Basins Ongoing Maintenance	Add funds for regular maintenance of storm water basins. The city owns 34 stormwater basins that are designed to receive and store a 100 year rain event runoff from adjacent roadways. After rain events, these basins tend to get overgrown with weeds, reducing their capacity and making them unsightly. This supplemental request will regularly maintain the functionality of the basins and the aesthetics of our city.	$ 36,000	$ -	-	-	$ -	$ -	-	-
Public Works Total:		**$ 517,500**	**$ 100,900**	**5.00**	**-**	**$ 188,400**	**$ 23,700**	**2.00**	**-**
General Fund Total:		**$ 12,362,000**	**$ 10,309,100**	**87.00**	**8.01**	**$ 7,531,800**	**$ 8,292,400**	**51.00**	**3.04**
Ballpark Operating									
Parks & Recreation									
Goodyear Ballpark Operations Support	Increase part-time hours to provide support and coverage for rentals at Goodyear Ballpark.	$ 24,900	$ 15,000	-	0.50	$ -	$ -	-	-
Goodyear Ballpark Field Maintenance Equipment	Purchase two bunker rakes to maintain the playing fields at the Player Development Complexes.	$ 1,000	$ 35,000	-	-	$ 1,000	$ 35,000	-	-

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Protective Storage for Field Material Storage	Design and construct a solid roof shade structure over the outdoor area of the ballpark where fertilizers and field materials are stored. This structure will prevent the fertilizer and field material from being damaged and having to be disposed of.	$ -	$ 90,000	-	-	$ -	$ -	-	-
Goodyear Ballpark Infield Soil Amendment	Purchase soil amendment for 10 infields at the player development complexes. Dura Edge soil amendment will improve the soil structure of the infield playing surfaces and will align with Major League Baseball standards.	$ 5,000	$ 40,000	-	-	$ 5,000	$ 40,000	-	-
Goodyear Ballpark Right Field Entrance Signage	Construct entry/exit signage over the new right field gate that were installed for 2021 spring training. These signs would match the existing design and materials for a consistent look around the ballpark.	$ -	$ 90,000	-	-	$ -	$ 90,000	-	-
Ballpark Operating Total		**$ 30,900**	**$ 270,000**	**-**	**0.50**	**$ 6,000**	**$ 165,000**	**-**	**-**
Highway User Revenue Fund (HURF)									
Engineering									
Pavement Management Inspector II	Hire a Pavement Management Inspector II to inspect and assess the City's 1,045 lane miles. This position will inspect pavement management projects which include crack seal and pavement sealing, assess existing condition of pavement in the city by performing core sampling of asphalt and submitting the cores for testing to a lab, and assist with final acceptance and warranty walks for city and development projects involving pavement. This position will also inspect culvert & bridge repair and maintenance projects in the City.	$ 108,900	$ 44,200	1.00	-	$ 108,900	$ 44,200	1.00	-
Equipment Operator (Street Sweeper)	Add an Equipment Operator position to increase frequency and coverage of street sweeping throughout the city. Recommendation: During the City Manager's Recommended budget presentation on April 25, 2022, it was requested by City Council to add an additional street sweeper to our fleet.	$ -	$ -	-	-	$ 79,000	$ 1,600	1.00	-
Equipment - Spool Trailer for Intelligent Transportation Systems Traffic	We are requesting a Spool Trailer for Intelligent Transportation Systems work of Traffic division. If we contract this work out, it will take 2-4 weeks of waiting time. We can be more responsive with city staff, take care of fiber installation within a day, and be more efficient.	$ 1,600	$ 50,900	-	-	$ 1,600	$ 50,900	-	-
Midsize SUV for Project Management Transit Coordinator	Requesting a mid-size SUV for the Project Management Coordinator for Transit. This position frequently attends meetings at Maricopa Association of Governments (MAG) and other cities with members of Council.	$ 1,400	$ 46,100	-	-	$ -	$ -	-	-

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Preemption Replacement for City Fleet Vehicles	Goodyear's Strategic Traffic Optimization Plan (STOP) has been prepared to address the needs of our residents, as communicated by the Council, and will lead to minimizing traffic stops and delays, fuel consumption by vehicles and air pollution. There are three main components of our STOP plan: (1) Intelligent Transportation Systems (ITS) Projects (2) Changing lagging green arrows to leading (3) Prevent unnecessary Traffic Signal Preemptions Preemptive control has a profound effect on signal timing because, in the controller, it totally replaces normal timing and logic with preemptive timing and logic to serve a specific vehicle type. In the City of Goodyear, we had 11,802 preemption events across 91 traffic signals in the 30-day duration (from 09-22-2021 to 10-22-2021).	$ -	$ 111,000	-	-	$ -	$ 111,000	-	-
Street Maintenance Workers II (2)	Requesting two full time Street Maintenance Workers II to help keep up with the increasing demand of service requirements within the Streets Division. Engineering has had an increase in concrete, asphalt and sidewalk repairs. Engineering is able to take care of smaller areas and larger areas are contracted out. Current response time from a contractor are 6-8 weeks. With the addition of two Street Maintenance Workers II, we will be able to identify areas needed for repairs, take care of these areas, be less expensive and respond within a week.	$ 168,200	$ 800	2.00	-	$ -	$ -	-	-
Highway User Revenue Fund Total:		**$ 280,100**	**$ 253,000**	**3.00**	**-**	**$ 189,500**	**$ 207,700**	**2.00**	**-**
Park & Ride Marquee Fund									
Engineering									
Microtransit Phase I Program	Microtransit Phase I program, year one of a five-phase program over a four-year period.	$ -	$ 500,000	-	-	$ -	$ 500,000	-	-
Park & Ride Marquee Fund Total:		**$ -**	**$ 500,000**	**-**	**-**	**$ -**	**$ 500,000**	**-**	**-**
Grant Fund									
Engineering									
Microtransit Phase I Program	Microtransit Phase I program, year one of a five-phase program over a four-year period.	$ 500,000	$ -	-	-	$ 500,000	$ -	-	-
Fire									
Fire Station 187 Recruitment, Staffing & Add Communication Equipment	Fully staff Fire Station 187 (4 crew members/shift) and add communications equipment to MCSO Tower in Mobile to enhance communications throughout the response area (700/800 MHz, VHF and broadband).	$ 981,100	$ -	8.00	-	$ 981,100	$ -	8.00	-
Grant Fund Total:		**$ 1,481,100**	**$ -**	**8.00**	**-**	**$ 1,481,100**	**$ -**	**8.00**	**-**

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Community Development Block Grant (CDBG) Fund									
City Manager's Office									
CDBG Project	FY2023 CDBG Project to be determined by Council in March 2022.	$ 338,200	$ -	-	-	$ 338,200	$ -	-	-
CDBG Administration Activities	CDBG Administration Activities - FY2023	$ 84,600	$ -	-	-	$ 84,600	$ -	-	-
CDBG Fund Total:		**$ 422,800**	**$ -**	**-**	**-**	**$ 422,800**	**$ -**	**-**	**-**
Enterprise Water Fund									
Public Works									
Public Works Principal Engineer	Add a Public Works Principal Engineer responsible for providing management, direction, oversight and supervision of all functions related to the Public Works Utility Operations Division Capital Improvement Program (CIP). The Utility Operations Division of Public Works has over 80 capital improvement program projects over the next five years. This individual must possess technical knowledge specific to water and wastewater process and engineering. This position will manage the division's capital needs from master plan to project delivery, including scoping, scheduling and budgeting of complex projects.	$ 76,900	$ 3,100	0.50	-	$ -	$ -	-	-
Water Distribution Field Customer Service (Utility Technician I)	Add two Utility Technician I positions in Water Distribution to perform daily customer service functions. The water system customer base is growing by approximately 1,000 connections each year. This means additional customers generating calls for service. Types of service calls include perform meter maintenance; change meter registers; verify and update meter information; complete turn ons and offs; install new meters; and pull and inspect meters for leaks/tampering.	$ 160,400	$ 91,700	2.00	-	$ 81,100	$ 45,900	1.00	-
Enterprise Water Fund Total:		**$ 237,300**	**$ 94,800**	**2.50**	**-**	**$ 81,100**	**$ 45,900**	**1.00**	**-**
Enterprise Wastewater Fund									
Public Works									
Public Works Principal Engineer	Add a Public Works Principal Engineer responsible for providing management, direction, oversight and supervision of all functions related to the Public Works Utility Operations Division Capital Improvement Program (CIP). The Utility Operations Division of Public Works has over 80 capital improvement program projects over the next five years. This individual must possess technical knowledge specific to water and wastewater process and engineering. This position will manage the division's capital needs from master plan to project delivery, including scoping, scheduling and budgeting of complex projects.	$ 75,300	$ -	0.50	-	$ -	$ -	-	-

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		Department Request				City Manager's Recommended Budget			
Supplemental	**Description**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**	**Ongoing Cost**	**One-Time Cost**	**FT Positions**	**PT (FTE's)**
Sewer Line Maintenance Crew and Equipment	Create an internal sewer line maintenance crew by hiring two new Utility Technician II in Wastewater Collections and purchase a dump truck, backhoe, and trailer. The new crew will perform both preventative and reactive maintenance of the sewer system. Activities will include repair/replace of broken main lines, repair/replace service connections, respond/repair sink holes, address inflow and infiltration issues. By having this ability in-house, we can more quickly respond to sewer breaks than an external contractor.	$ 191,600	$ 383,400	2.00	-	$ 191,600	$ 383,400	2.00	-
Enterprise Wastewater Fund Total:		**$ 266,900**	**$ 383,400**	**2.50**	**-**	**$ 191,600**	**$ 383,400**	**2.00**	**-**
Enterprise Solid Waste Fund									
Public Works									
Solid Waste Equipment Operator	Add a Solid Waste Equipment Operator to maintain minimum staffing needed to operate 3 bulk crews daily. This position will help the division continue to meet the growing needs of the container and bulk collection programs and maintain compliance with the Maricopa County variance.	$ 85,500	$ -	1.00	-	$ 85,500	$ -	1.00	-
Enterprise Sanitation Fund Total:		**$ 85,500**	**$ -**	**1.00**	**-**	**$ 85,500**	**$ -**	**1.00**	**-**
All Funds Total:		**$ 15,166,600**	**$ 11,810,300**	**104.00**	**8.51**	**$ 9,910,400**	**$ 9,592,800**	**64.00**	**3.04**

State Schedules

TOC

City of Goodyear
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2023

Fiscal year		Sch		Funds							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	CFD Fund	Enterprise Funds Available	Trust Funds	Total all funds
2022	Adopted/adjusted budgeted expenditures/expenses*	E	1	218,569,900	35,924,500	13,214,000	219,873,300	0	80,891,700	0	568,473,400
2022	Actual expenditures/expenses**	E	2	134,187,100	35,721,800	12,777,700	93,920,200	0	56,190,000	0	332,796,800
2023	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	148,278,700	12,706,900	332,200	120,818,900	5,942,400	46,330,500	9,572,200	343,981,800
2023	Primary property tax levy	B	4	12,882,853							12,882,853
2023	Secondary property tax levy	B	5	9,565,400							9,565,400
2023	Estimated revenues other than property taxes	C	6	172,399,000	15,799,400	3,799,200	81,242,400	0	66,003,900	25,384,800	364,628,700
2023	Other financing sources	D	7	0	0	0	0	0	0	0	0
2023	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2023	Interfund transfers in	D	9	36,410,500	17,657,300	0	19,268,300	0	3,317,100	0	76,653,200
2023	Interfund Transfers (out)	D	10	56,015,800	1,274,800	0	11,806,600	0	7,556,000	0	76,653,200
2023	Line 11: Reduction for fund balance reserved for future budget year expenditures		11								
	Maintained for future debt retirement										0
	Maintained for future capital projects										0
	Maintained for future financial stability										0
											0
											0
2023	Total financial resources available		12	323,520,653	44,888,800	4,131,400	209,523,000	5,942,400	108,095,500	34,957,000	731,058,753
2023	Budgeted expenditures/expenses	E	13	302,739,000	39,515,400	13,696,800	154,845,900	17,626,200	98,735,200	23,273,200	650,431,700

	Expenditure limitation comparison	2022	2023
1	Budgeted expenditures/expenses	$ 568,473,400	$ 650,431,700
2	Add/subtract: estimated net reconciling items	(240,000)	
3	Budgeted expenditures/expenses adjusted for reconciling items	568,233,400	650,431,700
4	Less: estimated exclusions	92,543,700	127,004,800
5	Amount subject to the expenditure limitation	$ 475,689,700	$ 523,426,900
6	EEC expenditure limitation	$ 486,373,031	$ 555,220,547

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes expenditure/expense adjustments approved in the current year from Schedule E.
** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
*** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

TOC

City of Goodyear
Tax levy and tax rate information
Fiscal year 2023

	2022	2023
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	$ 11,706,200	$ 12,882,853
2. Amount received from primary property taxation in the **current year** in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	$	
3. Property tax levy amounts		
A. Primary property taxes	$ 11,706,200	$ 12,882,853
Property tax judgment		
B. Secondary property taxes	8,604,100	9,565,400
Property tax judgment		
C. Total property tax levy amounts	$ 20,310,300	$ 22,448,253
4. Property taxes collected*		
A. Primary property taxes		
(1) **Current** year's levy	$ 11,706,200	
(2) Prior years' levies		
(3) Total primary property taxes	$ 11,706,200	
B. Secondary property taxes		
(1) **Current** year's levy	$ 8,604,100	
(2) Prior years' levies		
(3) Total secondary property taxes	$ 8,604,100	
C. Total property taxes collected	$ 20,310,300	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	1.0000	0.9957
Property tax judgment		
(2) Secondary property tax rate	0.7350	0.7393
Property tax judgment		
(3) Total city/town tax rate	1.7350	1.7350

B. Special assessment district tax rates

Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating 10 special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

City of Goodyear
Revenues other than property taxes
Fiscal Year 2023

Source of revenues	Estimated revenues 2022	Actual revenues* 2022	Estimated revenues 2023
General Fund			
Local taxes			
Sales	$ 63,208,300	$ 75,150,800	$ 78,435,900
Construction	15,530,000	22,398,400	19,038,600
Franchise	3,572,100	3,697,100	3,818,500
Licenses and permits			
License and Registration	419,500	394,000	419,500
Intergovernmental			
Urban Revenue Sharing (Income Tax)	11,330,500	12,361,500	18,392,600
Auto Lieu (VLT)	4,027,100	3,952,300	4,512,000
State Shared Sales Tax	10,196,300	11,136,200	13,639,900
Charges for services			
General Government-Reimbursements	15,540,000	14,552,800	11,814,300
Arizona Tourism Reimbursement	843,800	2,800,000	2,445,500
Rentals	522,000	531,900	547,900
Parks, Recreation and Aquatics	883,000	894,400	916,700
Development Related	16,028,000	16,770,600	13,376,200
Fines and forfeits			
Fines	666,300	1,016,500	1,041,800
Interest on investments			
Investment Income		820,000	317,300
In-lieu property taxes			
Contributions			
Miscellaneous			
Development Agreement Proceeds	1,947,000	2,025,000	2,025,000
Miscellaneous Revenue	1,431,300	632,500	1,657,300
Total General Fund	$ 146,145,200	$ 169,134,000	$ 172,399,000
Special revenue funds			
Ballpark Operating	$ 3,549,100	$ 3,786,600	$ 3,665,300
Ballpark Capital Replacement Fund	115,000	115,000	115,000
Highway User Revenue Fund (HURF)	5,776,800	6,042,200	7,559,200
Impound Fund	72,000	97,200	105,000
Arizona Lottery Funds (ALF)	325,800	325,800	325,800
Park and Ride Marquee Fund	109,300	109,300	112,000
AZ Smart & Safe Fund		500,000	500,000
Court Enhancement Fund	55,000	55,000	70,000
Judicial Collection Enhancement Fund (JCEF)	8,500	8,500	13,500
Fill the Gap	6,000	6,000	6,000
Officer Safety Equipment	20,000	20,000	20,000
CBDG Entitlement	422,800	424,100	422,800
American Rescue Plan	10,360,700	10,350,700	
Ambulance			281,700
Miscellaneous Grants	$ 581,300	$ 1,795,300	$ 2,603,100

City of Goodyear
Revenues other than property taxes
Fiscal Year 2023

Source of revenues	Estimated revenues 2022	Actual revenues* 2022	Estimated revenues 2023
Total special revenue funds	$ 21,402,300	$ 23,635,700	$ 15,799,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Debt service funds

McDowell Improvement District	$ 3,574,000	$ 3,574,000	$ 3,799,200
Total debt service funds	$ 3,574,000	$ 3,574,000	$ 3,799,200

Capital projects funds

Budget Authority	$ 15,000,000	$	$ 15,000,000
G.O. Bonds	26,040,000	26,040,000	$
Enterprise Capital - Wastewater Bonds			31,000,000
Enterprise Capital - Developer Reimbursement		2,926,100	
Non-Utility Impact Fees	17,539,900	26,161,300	19,366,100
Utility Impact Fees	13,074,900	12,030,000	15,876,300
Total capital projects funds	$ 71,654,800	$ 67,157,400	$ 81,242,400

Permanent funds

	$	$	$
Total permanent funds	$	$	$

Enterprise funds

Water	$ 31,809,400	$ 34,609,700	$ 36,656,200
Wastewater	18,190,500	20,084,200	20,978,000
Solid Waste	7,726,200	7,639,100	8,369,700
Total enterprise funds	$ 57,726,100	$ 62,333,000	$ 66,003,900

CFD & Trust Funds

Community Facilities Districts	$ 11,063,800	$ 11,664,700	$ 11,683,800
Trust Funds	14,449,000	14,449,000	13,701,000
Total CFD & Trust funds	$ 25,512,800	$ 26,113,700	$ 25,384,800
Total all funds	$ 326,015,200	$ 351,947,800	$ 364,628,700

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Goodyear
Other financing sources/(uses) and interfund transfers
Fiscal year 2023

Fund	Other financing 2023 Sources	Other financing 2023 (Uses)	Interfund transfers 2023 In	Interfund transfers 2023 (Out)
General Fund				
General Fund	$	$	$ 17,854,500	$ 56,015,800
Asset Management Reserve			11,000,000	
Water			3,965,800	
Wastewater			2,315,000	
Solid Waste			1,275,200	
Total General Fund	$	$	$ 36,410,500	$ 56,015,800
Special revenue funds				
Ballpark Operating	$	$	$ 13,442,700	$
Ballpart Capital Replacement Fund			1,200,000	
Highway User Revenue (HURF)			1,699,400	
AZ Smart & Safe				500,000
Ambulance			1,315,200	
Grants				774,800
Total special revenue funds	$	$	$ 17,657,300	$ 1,274,800
Debt service funds				
	$	$	$	$
Total debt service funds	$	$	$	$
Capital projects funds				
Water Impact Fees	$	$	$	$ 3,317,100
General Government Capital			10,778,800	
Non-Utility Impact Fees			8,044,200	
Capital Water			445,300	
Water Developer Reimbursement				445,300
Construction Sales Tax				8,044,200
Total capital projects funds	$	$	$ 19,268,300	$ 11,806,600
Permanent funds				
	$	$	$	$
Total permanent funds	$	$	$	$
Enterprise funds				
Water	$	$	$ 3,317,100	$ 3,965,800
Wastewater				2,315,000
Solid Waste				1,275,200
Total enterprise funds	$	$	$ 3,317,100	$ 7,556,000
Internal service funds				
	$	$	$	$
Total Internal Service Funds	$	$	$	$
Total all funds	$	$	$ 76,653,200	$ 76,653,200

City of Goodyear
Expenditures/expenses by fund
Fiscal year 2023

Fund/Department	Adopted budgeted expenditures/ expenses 2022	Expenditure/ expense adjustments approved 2022	Actual expenditures/ expenses* 2022	Budgeted expenditures/ expenses 2023
General Fund				
Mayor and Council	$ 456,900	$ 456,900	$ 425,800	$ 497,300
City Manager	2,931,300	7,481,300	(1,085,100)	8,351,000
Legal Services	2,267,500	2,267,500	2,132,100	2,769,300
Municipal Court	1,349,800	1,649,800	988,100	2,187,200
City Clerk	836,000	820,000	760,600	1,162,000
Finance	4,634,100	4,394,100	3,978,400	5,011,800
Human Services	4,837,000	5,775,700	6,749,100	5,453,900
Information Technology	7,631,800	7,677,400	6,749,500	8,326,000
Digital Communications	1,269,700	1,301,700	1,180,400	1,631,700
Fire	26,282,500	26,322,800	23,144,300	28,011,900
Police	34,525,500	34,297,200	30,199,000	37,078,000
Development Services	5,587,200	7,866,200	5,069,000	12,881,400
Economic Development	3,957,900	3,907,100	2,250,000	3,945,500
Engineering	6,331,700	4,436,400	4,919,600	2,568,500
Parks & Recreation	15,521,700	15,540,000	14,313,200	18,677,800
Public Works	6,415,300	4,415,300	3,872,400	6,320,600
Debt Service	1,155,000	1,155,000	1,155,000	1,155,000
Contingency/Non-Departmental	3,500,000	3,500,000	3,500,000	1,738,200
Contingencies	23,607,800	21,158,700		60,274,300
Capital Projects	25,128,000	51,004,700	18,465,700	76,142,300
Fire Asset Management	348,500	348,500	348,400	1,069,600
Fleet Asset Management	2,659,600	5,623,700	1,361,200	8,918,700
Parks Asset Management	2,012,000	2,012,000	782,900	3,050,000
Risk Reserve	750,000	750,000		750,000
Traffic Signals Asset Management	1,201,400	1,032,000	1,032,000	1,003,700
Technology Asset Management	2,083,600	2,083,600	1,115,900	2,234,900
Facilities Asset Management	1,292,300	1,292,300	779,600	1,528,400
Total General Fund	$ 188,574,100	$ 218,569,900	$ 134,187,100	$ 302,739,000
Special revenue funds				
Highway User Revenue Fund	$ 10,443,200	$ 10,784,500	$ 9,958,000	$ 9,957,400
Arizona Lottery Fund	325,800	421,300	421,300	1,032,500
Park and Ride	1,372,700	1,372,700	3,300	1,478,500
Court Enhancement Fund	280,200	280,200	44,600	350,900
Fill the Gap Fund	33,600	33,600		75,200
Judicial Collection Enhancement	124,500	124,500		142,100
Impound Fund	266,400	266,400	66,400	376,700
AZ Smart & Safe				
Officer Safety	59,300	59,300	2,000	85,300
Ambulance				1,596,900
Ballpark Operating	16,671,500	16,770,600	16,154,900	17,048,000
Ballpark Capital Replacement Fund	513,000	513,000	513,000	670,000
Prop 302 Funds (Tourism)		332,200	300,000	300,000
American Rescue Plan	10,360,700	3,523,000	7,816,000	2,534,700
CDBG Entitlement	422,800	429,200	48,100	798,800
Grants - Other	920,100	1,014,000	394,200	3,068,400
Total special revenue funds	$ 41,793,800	$ 35,924,500	$ 35,721,800	$ 39,515,400
Debt service funds				
Secondary Property Tax	$ 9,410,700	$ 9,410,700	$ 8,972,000	$ 9,897,600
McDowell Improvement District	3,803,300	3,803,300	3,805,700	3,799,200
Community Facility Districts (CFD)				
Total debt service funds	$ 13,214,000	$ 13,214,000	$ 12,777,700	$ 13,696,800

City of Goodyear
Expenditures/expenses by fund
Fiscal year 2023

Fund/Department	Adopted budgeted expenditures/ expenses 2022	Expenditure/ expense adjustments approved 2022	Actual expenditures/ expenses* 2022	Budgeted expenditures/ expenses 2023
Capital funds				
General Obligations Bonds	$ 4,847,700	$ 31,264,600	$ 941,000	$ 25,099,000
Budget Authority	15,000,000	32,917,700		15,000,000
General Government Capital Projects	150,302,000	78,367,400	66,444,300	10,778,800
Water Bonds	4,231,900	2,880,500	(80,700)	2,751,800
Wastewater Bonds				31,000,000
Water Capital Projects	27,347,600	20,078,600	19,633,300	445,300
Wastewater Capital Projects	6,018,900	684,000	684,000	
Non-Utility Impact Fees	27,912,800	40,709,600	1,807,000	59,298,100
Construction Sales Tax - Impact Fee	4,774,600	4,774,600		2,150,800
Utility Impact Fees	4,796,300	8,196,300	4,491,300	8,322,100
Total capital funds	$ 245,231,800	$ 219,873,300	$ 93,920,200	$ 154,845,900
Community facility districts funds				
Community Facility Districts (CFD)	$	$	$	$ 17,626,200
Total community facility districts funds	$	$	$	$ 17,626,200
Enterprise funds				
Water	$ 42,611,800	$ 43,271,500	$ 29,851,300	$ 63,036,600
Wastewater	25,792,100	25,904,400	16,593,400	26,743,800
Solid Waste	11,255,800	11,715,800	9,745,300	8,954,800
Total enterprise funds	$ 79,659,700	$ 80,891,700	$ 56,190,000	$ 98,735,200
Trust Funds				
Self Insurance Trust Fund	$	$	$	$ 22,532,400
Volunteer Firefighter Trust Fund				740,800
Total trust funds	$	$	$	$ 23,273,200
Total all funds	$ 568,473,400	$ 568,473,400	$ 332,796,800	$ 650,431,700

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Goodyear
Expenditures/expenses by department
Fiscal year 2023

Department/Fund	Adopted budgeted expenditures/ expenses 2022	Expenditure/ expense adjustments approved 2022	Actual expenditures/ expenses* 2022	Budgeted expenditures/ expenses 2023
Mayor and Council:				
General Fund	$ 356,900	$	$ 325,800	$ 397,300
Mayor and Council Total	**$ 356,900**	**$**	**$ 325,800**	**$ 397,300**
City Manager:				
General Fund	$ 2,931,300	$ 650,000	$ (1,085,100)	$ 8,351,000
CBDG Entitlement	84,600	1,300	48,100	460,600
American Rescue Plan		128,000	128,000	
Grant		2,000		
City Manager Total	**$ 3,015,900**	**$ 781,300**	**$ (909,000)**	**$ 8,811,600**
Legal Services:				
General Fund	$ 2,267,500	$	$ 2,132,100	$ 2,769,300
List other funds				
Legal Services Total	**$ 2,267,500**	**$**	**$ 2,132,100**	**$ 2,769,300**
Municipal Court:				
General Fund	$ 1,349,800	$ 105,000	$ 988,100	$ 2,187,200
Court Enhancement Fund	47,100		44,600	50,300
Municipal Court Total	**$ 1,396,900**	**$ 105,000**	**$ 1,032,700**	**$ 2,237,500**
City Clerk:				
General Fund	$ 836,000	$ (16,000)	$ 760,600	$ 1,162,000
City Clerk Total	**$ 836,000**	**$ (16,000)**	**$ 760,600**	**$ 1,162,000**
Finance:				
General Fund	$ 4,634,100	$ (240,000)	$ 3,978,400	$ 5,011,800
Community Facilities District (CFD)				6,943,500
Non-Utility Impact Fees	103,100		103,100	4,300
Utility Impact Fees	254,900		254,900	10,700
Finance Total	**$ 4,992,100**	**$ (240,000)**	**$ 4,336,400**	**$ 11,970,300**
Human Resources:				
General Fund	$ 4,837,000	$ 938,700	$ 6,749,100	$ 5,453,900
Risk Reserve	750,000			750,000
Self Insurance Trust Fund			11,458,200	13,218,700
Enterprise Fund - Water	41,600		41,600	42,400
Enterprise Fund - Wastewater	96,600		96,600	96,600
Enterprise Fund - Solid Waste	10,000		10,000	10,000
Human Resources Total	**$ 5,735,200**	**$ 938,700**	**$ 18,355,500**	**$ 19,571,600**
Information Technology:				
General Fund	$ 7,631,800	$ 45,600	$ 6,749,500	$ 8,326,000
Technology Asset Management	1,391,600		1,115,900	1,115,900
Enterprise Fund - Water	72,500		68,100	78,500
Enterprise Fund - Wastewater	76,900		72,600	82,300
Information Technology Total	**$ 9,172,800**	**$ 45,600**	**$ 8,006,100**	**$ 9,602,700**
Digital Communications:				
General Fund	$ 1,269,700	$ 32,000	$ 1,180,400	$ 1,631,700
Digital Communications Total	**$ 1,269,700**	**$ 32,000**	**$ 1,180,400**	**$ 1,631,700**
Fire:				
General Fund	$ 26,282,500	$ 40,300	$ 23,144,300	$ 28,011,900
Fire Asset Management	348,500		348,400	248,800
Volunteer Firefighter Trust Fund		15,000	15,000	740,800
Grants	40,600	95,100	112,100	1,007,700
Ambulance				1,596,900
Fire Total	**$ 26,671,600**	**$ 150,400**	**$ 23,619,800**	**$ 31,606,100**

City of Goodyear
Expenditures/expenses by department
Fiscal year 2023

Department/Fund	Adopted budgeted expenditures/ expenses 2022	Expenditure/ expense adjustments approved 2022	Actual expenditures/ expenses* 2022	Budgeted expenditures/ expenses 2023
Police:				
General Fund	$ 34,525,500	$ (228,300)	$ 30,199,000	$ 37,078,000
Impound Fund	67,400	7,800	66,400	87,100
Officer Safety Equipment Fund	2,000		2,000	12,000
Grants	576,300	(10,200)	280,100	398,600
DIF Police 18	680,000			
Police Total	**$ 35,851,200**	**$ (230,700)**	**$ 30,547,500**	**$ 37,575,700**
Development Services:				
General Fund	$ 5,587,200	$ 2,279,000	$ 5,069,000	$ 12,881,400
Development Servcies Total	**$ 5,587,200**	**$ 2,279,000**	**$ 5,069,000**	**$ 12,881,400**
Economic Development:				
General Fund	$ 3,957,900	$ (50,800)	$ 2,250,000	$ 3,945,500
American Rescue Plan		3,000,000	465,300	2,534,700
Economic Development Total	**$ 3,957,900**	**$ 2,949,200**	**$ 2,715,300**	**$ 6,480,200**
Engineering:				
General Fund	$ 6,331,700	$ (1,895,300)	$ 4,919,600	$ 2,568,500
Traffic Signals Asset Management	1,032,000		1,032,000	966,700
Highway User Revenue Fund (HURF)	8,833,000	(13,400)	8,579,600	9,370,900
Grants				500,000
Arizona Lottery Fund (ALF)	325,800	95,500	421,300	283,400
Park and Ride Marquee	224,000		3,300	500,000
Engineering Total	**$ 16,746,500**	**$ (1,813,200)**	**$ 14,955,800**	**$ 14,189,500**
Parks and Recreation:				
General Fund	$ 15,521,700	$ 18,300	$ 14,313,200	$ 18,677,800
Parks Asset Management	887,300		782,900	944,900
Ballpark Operating Fund	5,796,500	99,100	5,519,900	6,059,000
Ballpark Capital Replacement Fund	218,000		218,000	180,000
Grants		7,000	2,000	
Prop 302		332,200	300,000	300,000
Parks and Recreation Total	**$ 22,423,500**	**$ 456,600**	**$ 21,136,000**	**$ 26,161,700**
Public Works:				
General Fund	$ 4,415,300	$	$ 3,872,400	$ 6,320,600
Fleet Asset Management	1,752,700	(23,600)	1,361,200	2,997,200
Facilities Asset Management	632,900		374,200	696,900
Enterprise Fund - Water	18,606,200	2,068,400	18,646,900	25,812,900
Enterprise Fund - Wastewater	10,570,300	54,300	9,708,000	11,489,800
Enterprise Fund - Solid Waste	7,086,900	10,000	6,585,300	7,389,300
Public Works Total	**$ 43,064,300**	**$ 2,109,100**	**$ 40,548,000**	**$ 54,706,700**
Debt Service:				
General Fund	$ 1,155,000	$	$ 1,155,000	$ 1,155,000
Special Revenue Funds	10,430,000		10,430,000	9,999,000
Debt Service Funds	13,214,000		12,777,700	13,696,800
Capital Funds				
Enterprise Fund - Water	8,738,000		8,738,000	8,742,000
Enterprise Fund - Wastewater	3,552,000		3,552,000	3,564,000
CFD- Trust Funds				10,682,700
Debt Services Total	**$ 37,089,000**	**$**	**$ 36,652,700**	**$ 47,839,500**
Non-Departmental:				
General Fund	$ 3,500,000	$	$	$
Other Capital			3,500,000	3,709,000
Non-Departmental Total	**$ 3,500,000**	**$**	**$ 3,500,000**	**$ 3,709,000**

TOC

City of Goodyear
Expenditures/expenses by department
Fiscal year 2023

Department/Fund	Adopted budgeted expenditures/ expenses 2022	Expenditure/ expense adjustments approved 2022	Actual expenditures/ expenses* 2022	Budgeted expenditures/ expenses 2023
Capital Projects:				
General Fund	$ 25,128,000	$ 25,876,700	$ 18,465,700	$ 76,142,300
Asset Management	3,552,400	2,794,700	405,400	10,834,900
Special Revenue	2,991,600	754,800	2,218,400	3,566,800
Debt Service				
Enterprise Fund - Water	10,382,100	(782,000)	2,356,700	22,862,400
Enterprise Fund - Wastewater	8,767,700	(171,800)	3,164,200	8,364,400
Enterprise Fund - Solid Waste	3,000,000	(1,550,000)	1,150,000	300,000
General Obligations Bonds		24,792,300	941,000	25,099,000
Water & Wastewater Bonds	4,231,900	(1,351,400)	(80,700)	33,751,800
Non-Utility Impact Fees	22,054,600	12,796,800	1,703,900	59,293,800
Utility Impact Fee	4,541,400	3,400,000	4,236,400	8,311,400
Other Capital	183,848,500	(90,136,400)	77,288,400	11,404,100
Capital Projects Total	**$ 268,498,200**	**$ (23,576,300)**	**$ 111,849,400**	**$ 259,930,900**
Contingency:				
General Fund	$ 25,707,800	$ (354,100)	$ 100,000	$ 60,374,300
Asset Management		23,600		
Special Revenue	12,156,900	(10,368,500)	6,882,700	2,608,400
Enterprise	8,658,900	2,408,900		9,900,600
General Obligations Bonds	4,847,700	1,624,600		
Non-Utility Impact Fees	5,075,100			
Other Capital	19,594,600	22,694,800		15,000,000
CFD- Trust Funds				9,313,700
Contingency Total	**$ 76,041,000**	**$ 16,029,300**	**$ 6,982,700**	**$ 97,197,000**
Total All Departments/Funds	**$ 568,473,400**	**$**	**$ 332,796,800**	**$ 650,431,700**

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Goodyear
Full-time employees and personnel compensation
Fiscal year 2023

Fund	Full-time equivalent (FTE) 2023	Employee salaries and hourly costs 2023	Retirement costs 2023	Healthcare costs 2023	Other benefit costs 2023	Total estimated personnel compensation 2023
General Fund	727.62	$ 66,204,500	$ 11,579,800	$ 11,471,400	$ 7,737,000	$ 96,992,700
Special revenue funds						
Highway User Revenue Fund	20.00	$ 1,611,600	$ 196,500	$ 346,200	$ 224,900	$ 2,379,200
Ballpark Operating Fund	48.00	2,469,300	235,900	390,300	303,800	3,399,300
Impound Fund	0.60	43,900	5,400	10,400	5,600	65,300
Court Enhancement Fund	0.57	28,200	3,500	5,000	3,600	40,300
Ambulance	7.00	523,900	64,200	121,800	66,400	776,300
Volunteer Firefighter Trust Fund		725,800				725,800
Grants	8.00	838,000	228,500	139,200	73,800	1,279,500
Total special revenue funds	84.17	$ 6,240,700	$ 734,000	$ 1,012,900	$ 678,100	$ 8,665,700
Debt service funds						
		$	$	$	$	$
Total debt service funds		$	$	$	$	$
Capital projects funds						
		$	$	$	$	$
Total capital projects funds		$	$	$	$	$
Permanent funds						
		$	$	$	$	$
Total permanent funds		$	$	$	$	$
Enterprise funds						
Water	37.95	$ 3,129,700	$ 376,300	$ 656,100	$ 383,400	$ 4,545,500
Wastewater	40.95	2,989,500	359,300	669,600	380,600	4,399,000
Solid Waste	13.50	948,300	115,900	237,800	132,400	1,434,400
Total enterprise funds	92.40	$ 7,067,500	$ 851,500	$ 1,563,500	$ 896,400	$ 10,378,900
Internal service funds						
		$	$	$	$	$
Total internal service fund		$	$	$	$	$
Total all funds	904.19	$ 79,512,700	$ 13,165,300	$ 14,047,800	$ 9,311,500	$ 116,037,300

Tentative Budget Adoption



May 23, 2022

Overview of Presentation

- Changes from City Manager's Recommended Budget
- Resource Overview
- Expenditure Overview
- Adoption & Next Steps

Changes from City Manager's Recommended Budget

FY2023 Budget

CHANGES FROM CITY MANAGER'S RECOMMENDED BUDGET

		Resources	Expenditures
CMO RECOMMENDED BUDGET		**$ 597,716,600**	**$ 480,386,100**
1	Fund Balance: CIP Carryovers	120,882,400	120,882,400
2	Fund Balance: Non-CIP Carryovers	12,059,300	12,059,300
3	Fire Supplemental: Battalion & Captain (BSO). Add 2 more shifts (6 FTE's including original ask)		802,100
4	Fire Supplemental: Add Residential Lockbox		10,000
5	Engineering Supplemental: Street Sweeper (1.0 FTE & Equipment)		466,800
6	IT Supplemental: Change Network Engineer to Business & Applications Analyst		4,900
7	State Shared Revenues: Increased per State estimates	9,668,500	
8	Project #42-23-282: Traffic Mgmt Center		235,200
9	Project #42027:Estrella Parkway/Pebble Creek Parkway		3,564,200
10	Unallocated fund balances programmed to CIP Reserves or Contingencies		37,520,700
11	Project #60-23-278: Bullard Wash Improvements- Tailwater		(5,500,000)
12	City Schedule Adjustment	(9,268,000)	
TENTATIVE BUDGET		**$ 731,058,800**	**$ 650,431,700**

FY2023 Budget

CHANGES FROM CITY MANAGER'S RECOMMENDED BUDGET

CIP Carryovers	$120.9 Million
Camelback Road	$25.9 Million
Police Building Phase2	$21.4 Million
Fire Station 188	$13.7 Million
Civic Square	$10.0 Million
Bullard Wash Conveyance: I-10 to Gila River	$4.8 Million
Rainbow Valley WRF Plant Design and Expansion	$3.9 Million
All others (56 Projects)	$41.2 Million

FY2023 Budget

CHANGES FROM CITY MANAGER'S RECOMMENDED BUDGET

Non-CIP Carryovers	$12.0 Million
COVID Response Funds*	$7.2 Million
Vehicles & Equipment	$3.4 Million
Staffing & Studies	$1.0 Million
Misc Projects	$0.3 Million
All other	$0.1 Million

FY2023 Budget

CHANGES FROM CITY MANAGER'S RECOMMENDED BUDGET

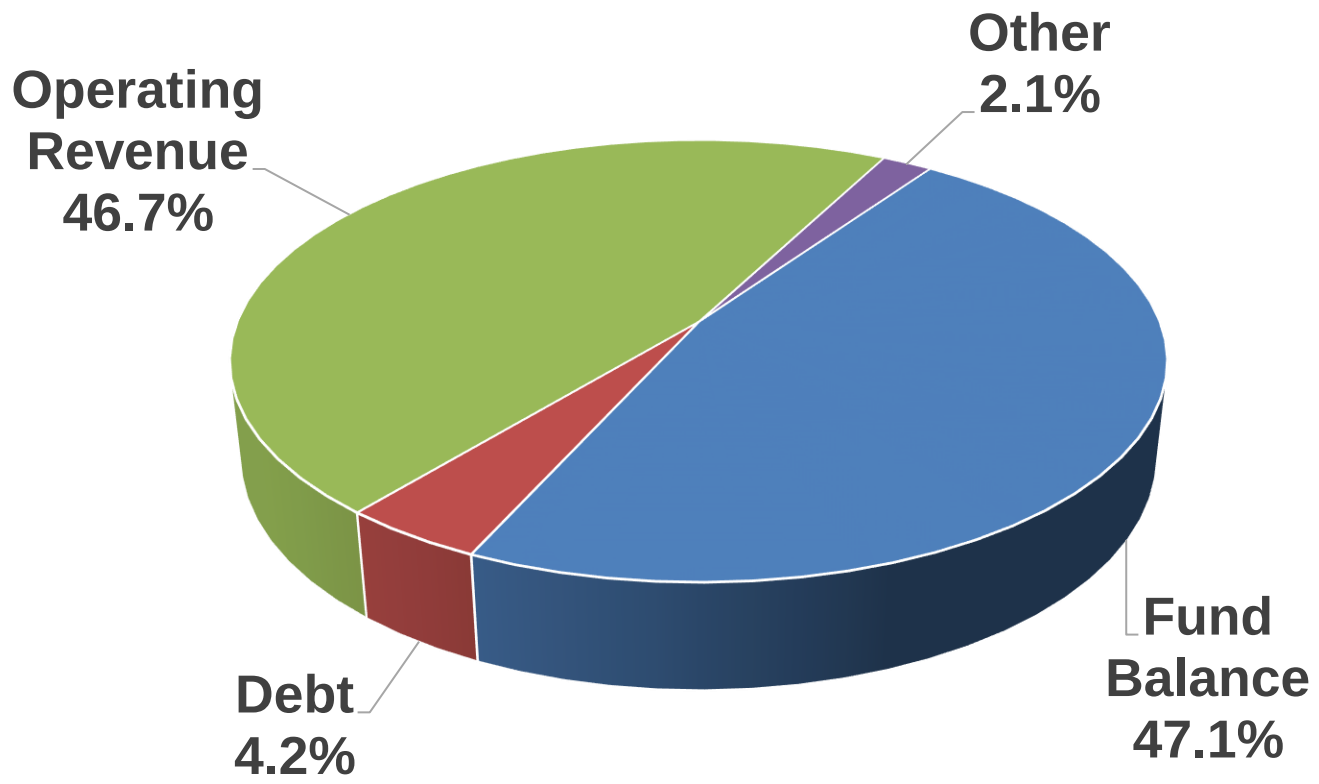
Contingencies	Recommended	Tentative
Policy Reserves (15% Operating revenue)		
- General Fund	$22.1 Million	$23.4 Million
- Other Funds	$14.9 Million	$14.9 Million
CIP Reserves		
- General Fund	$0	$ 36.3 Million
Contingencies		
- General Fund	$ 0.7 Million	$ 0.7 Million
- Other Funds	$6.9 Million	$6.9 Million
Budget Authority	$15.0 Million	$15.0 Million

Revenue and Resources Overview

FY2023 Where the Money Comes From

All Funds

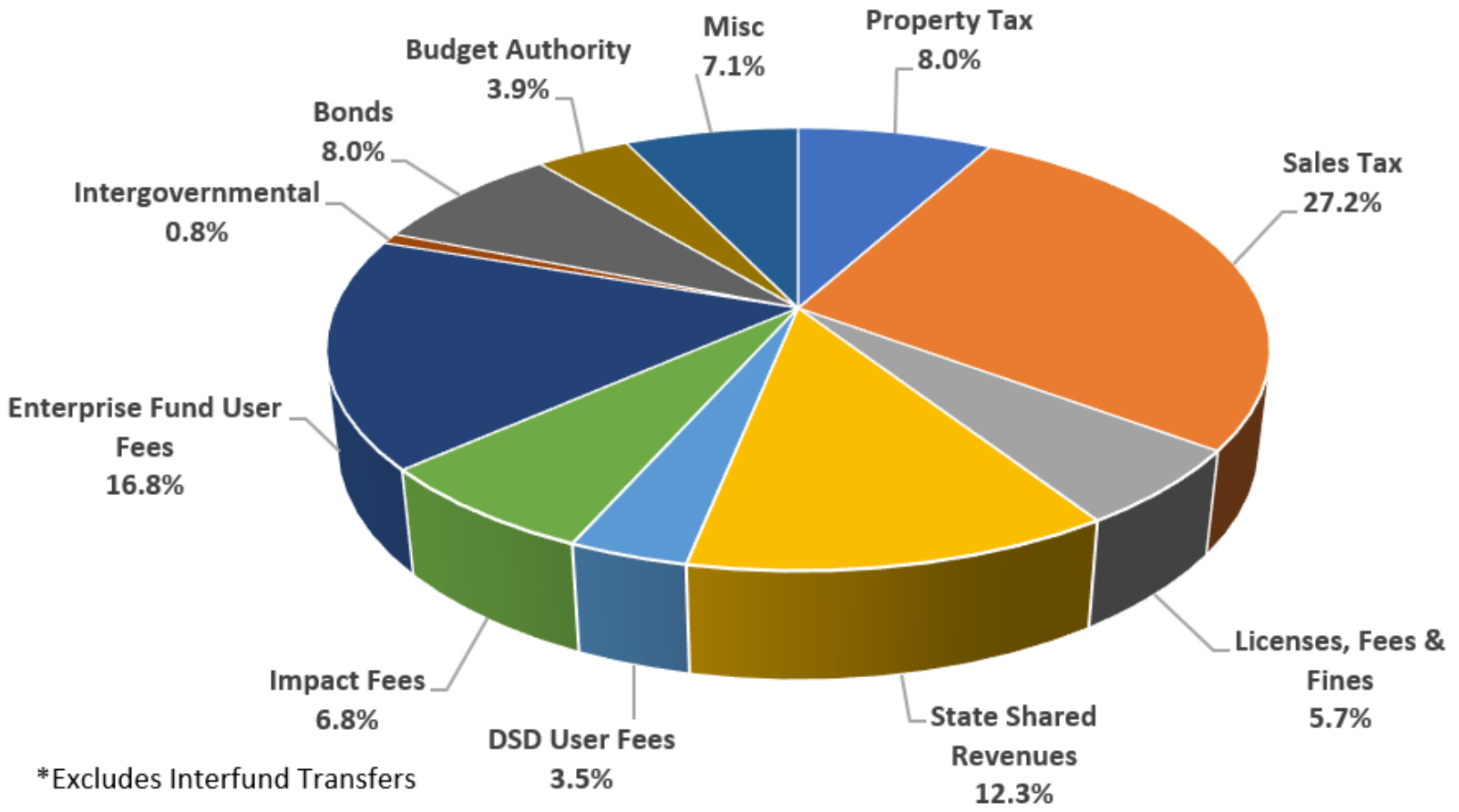
$731.1 MILLION



FY2023 Where the Money Comes From

All Funds

OPERATING REVENUE – $387.1 MILLION

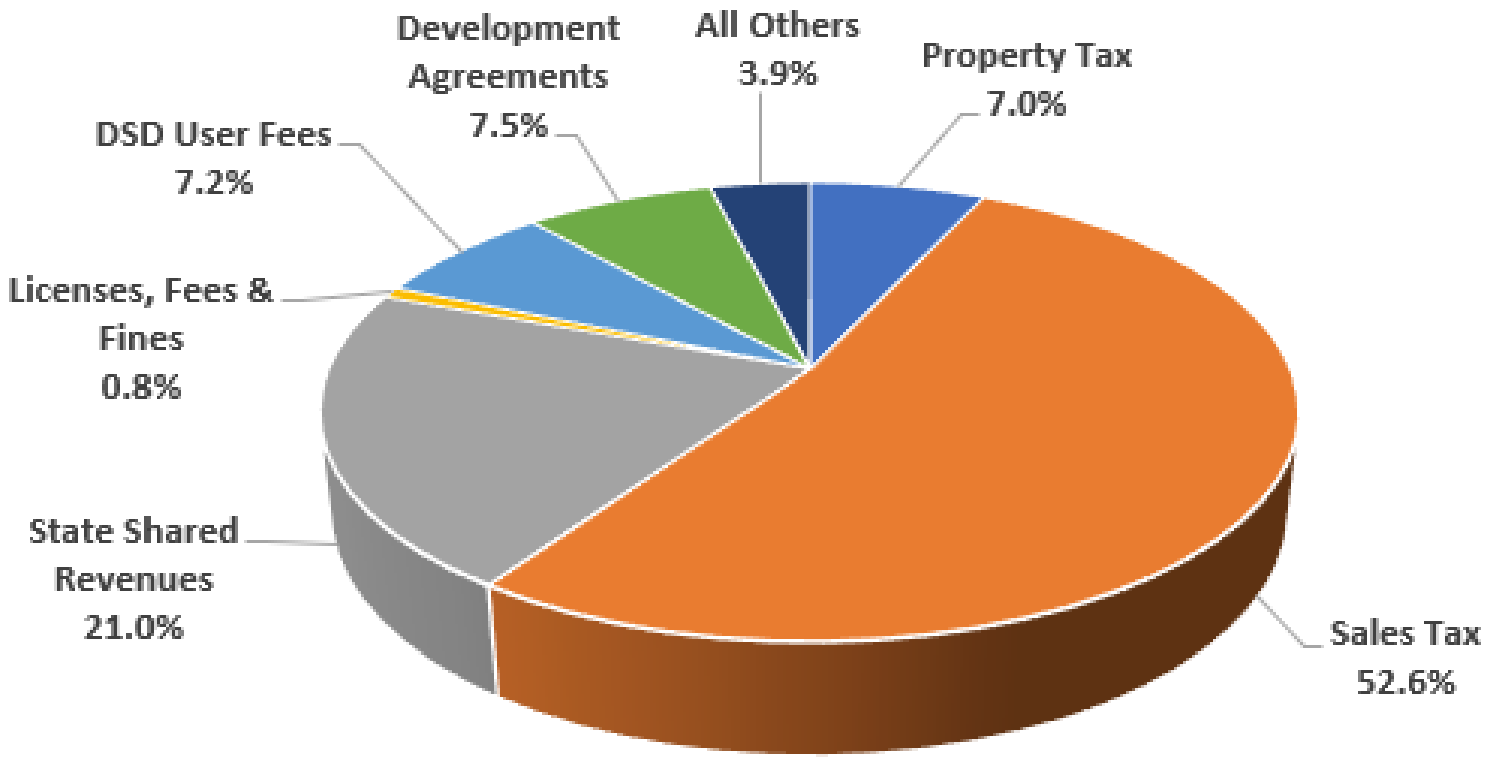


*Excludes Interfund Transfers

FY2023 Where the Money Comes From

General Fund

$185.3 MILLION



Revenue Highlights

- Sales Tax
  - Conservative 4-6% increases by category
- Construction Sales Tax at 80% of FY2021
  - $6.1 million for ongoing purposes
- Strong State Shared Revenue Projections
- Development related revenue
  - specifically tied to development related expenses

Property Tax Rates and Levies

- Maximized Primary Property Tax
- Secondary set at rate to cover GO debt service
- Need additional bond authorization in near future

	FY2022 Assessed Valuation	FY2022 Levy		FY2022 Rate*	FY2023 Assessed Valuation	FY2023 Levy		FY2023 Rate*
Primary	1,170,620,728	11,706,200	$	1.0000	1,293,848,816	12,882,853	$	0.9957
Secondary	1,170,620,728	8,604,100	$	0.7350	1,293,848,816	9,565,400	$	0.7393
Totals		**20,310,300**	**$**	**1.7350**	**2,587,697,632**	**22,448,253**	**$**	**1.7350**

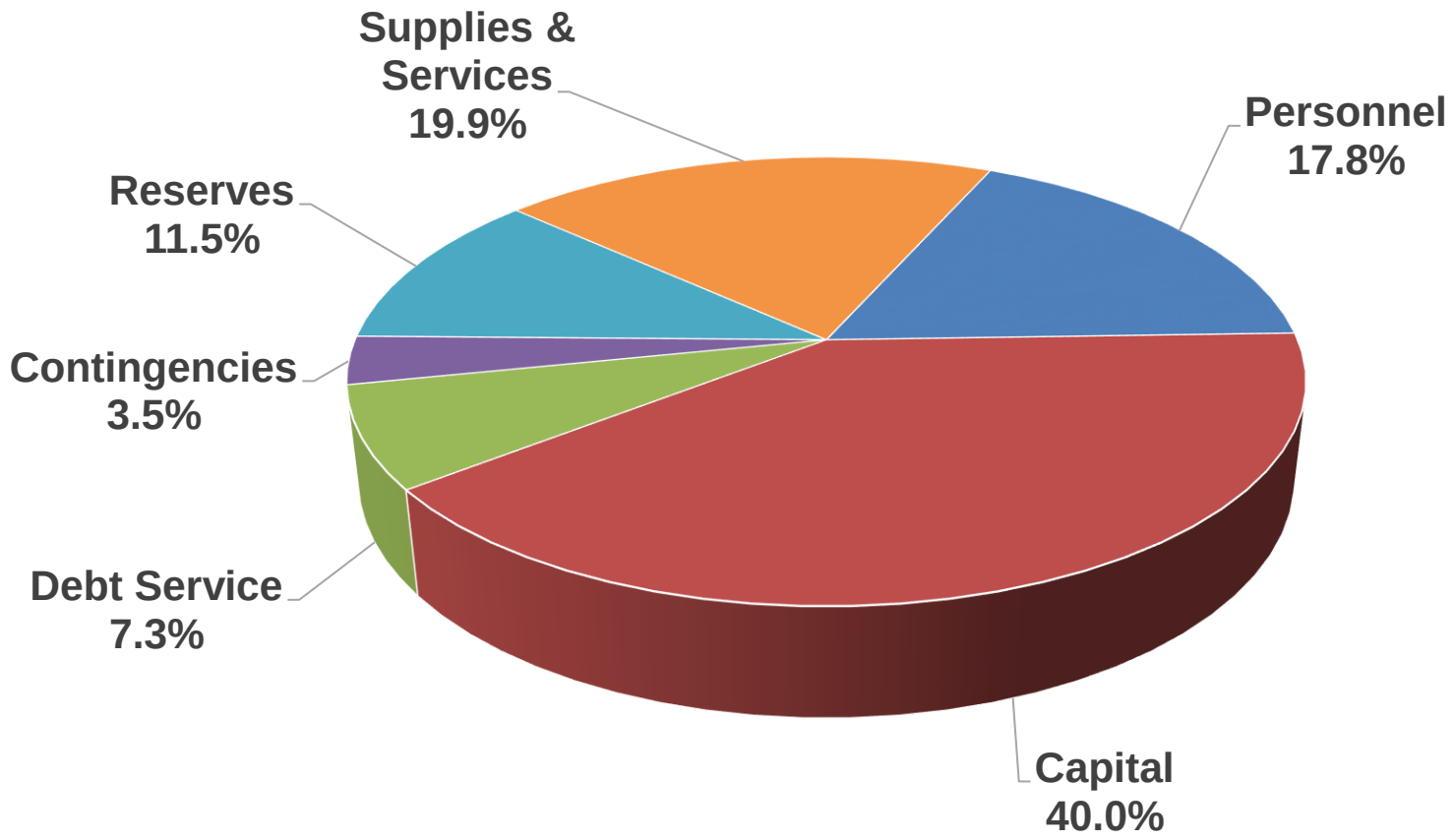
Goodyear Property Tax - $100,000 home	**$**	**173.50**
Goodyear Property Tax - $105,000 home (maximum 5% appreciation, $8.68 per $100,000 AV increase)	**$**	**182.18**
Goodyear Prioperty Tax - $209,894 Median Assessed Value for Goodyear Single Family Home:	**$**	**364.18**

Expenditures/Uses Overview

FY2023 Where the Money Goes

All Funds – by use

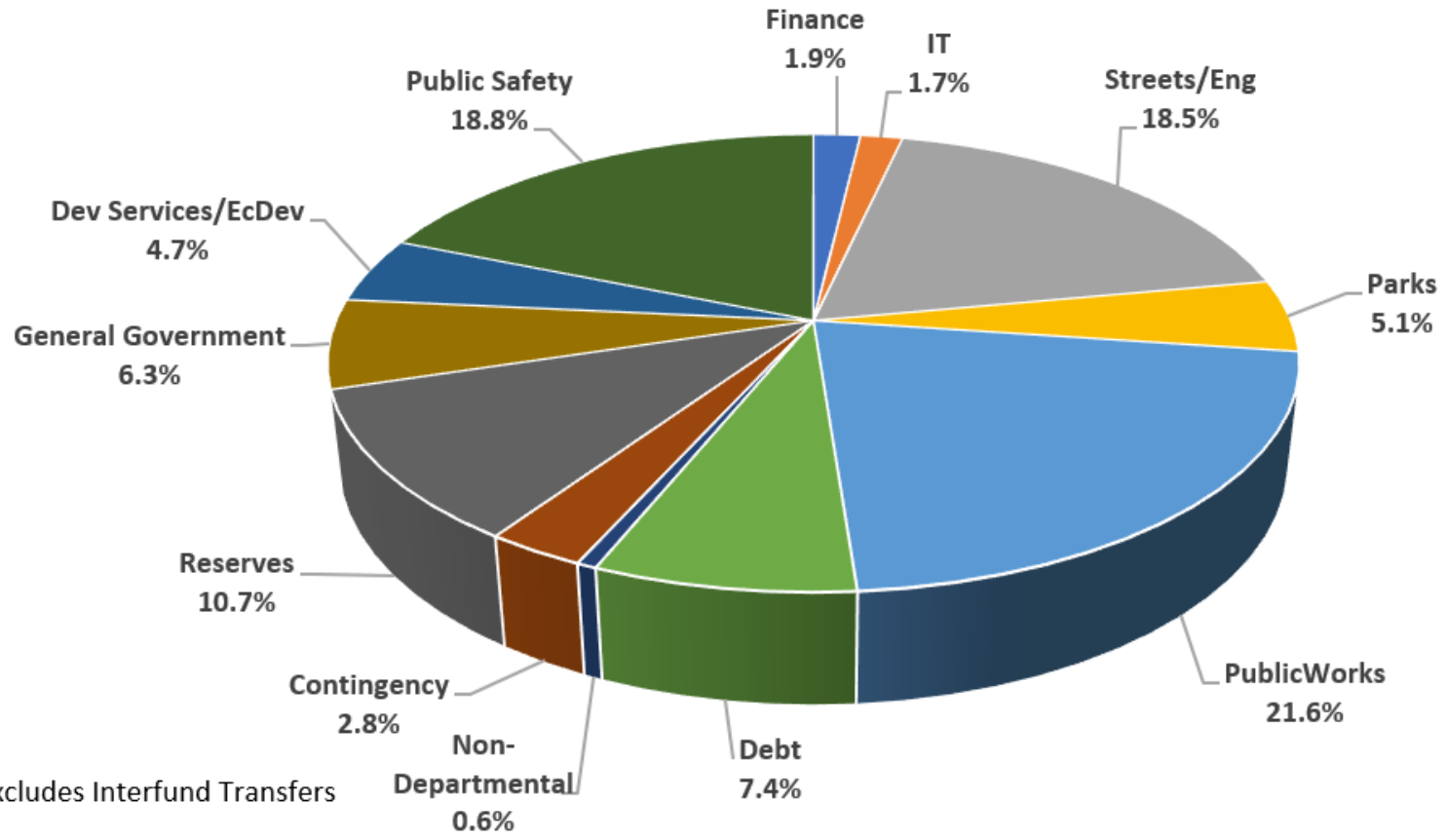
$650.4 MILLION



FY2023 Where the Money Goes

All Funds – by Department

$650.4 MILLION

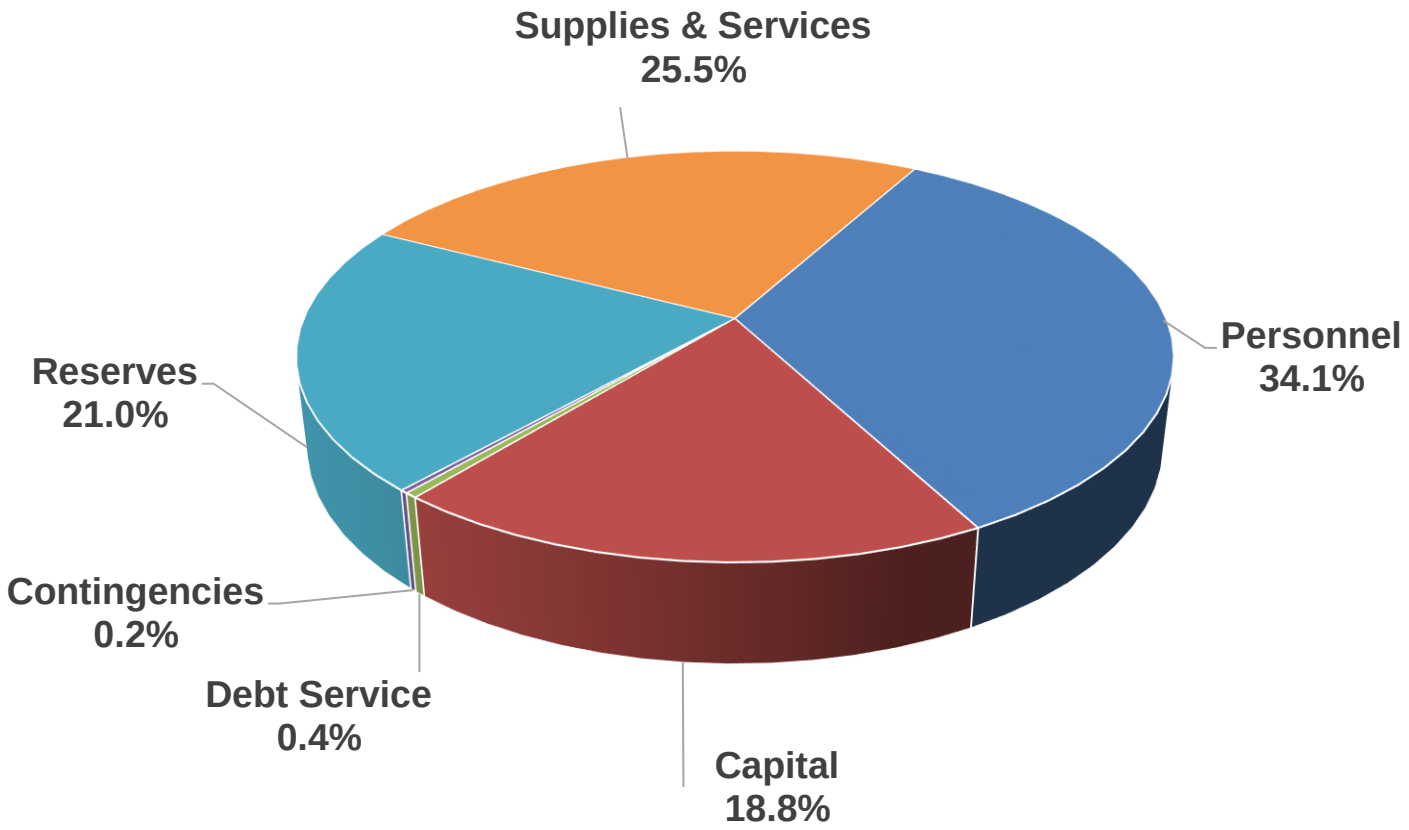


*Excludes Interfund Transfers

FY2023 Where the Money Goes

General Fund – by use

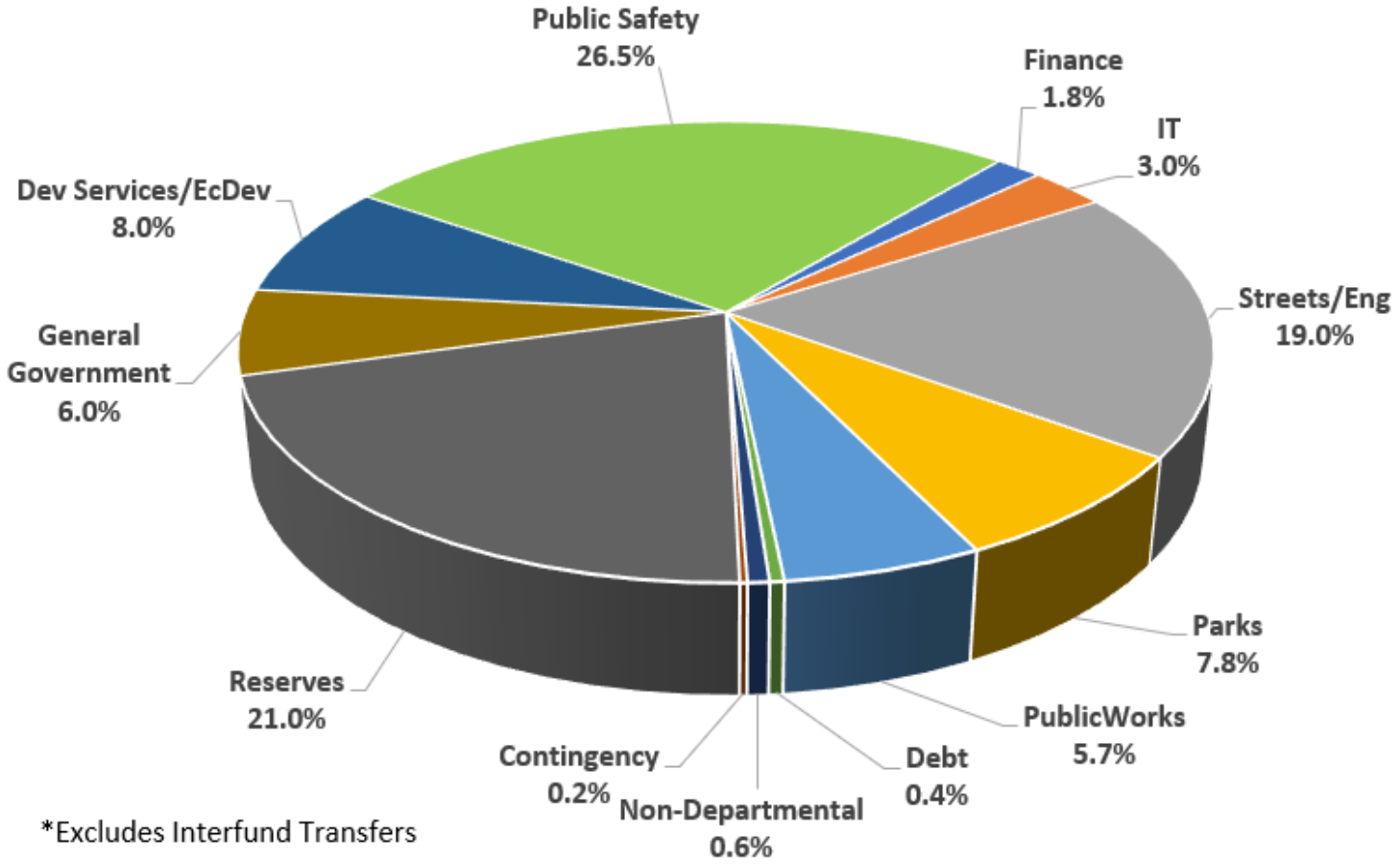
$284.2 MILLION



FY2023 Where the Money Goes

General Fund – by Department

$284.2 MILLION



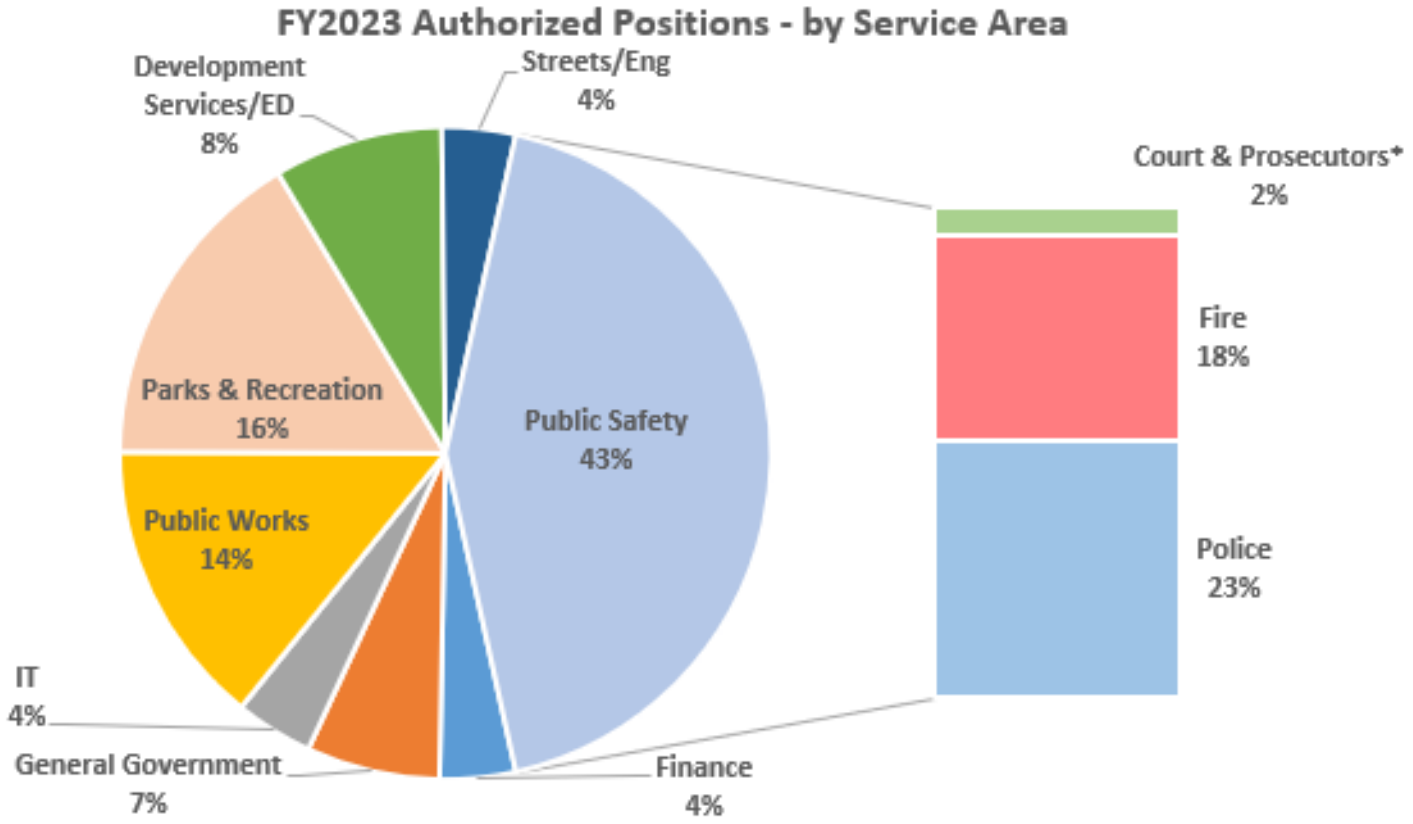
*Excludes Interfund Transfers

FY2023 Budget - Personnel

TOTAL AUTHORIZATION (904.19 FTE)

	FY2022	change	FY2023
Finance	34.00	0.00	34.00
General Government	53.50	6.47	59.97
IT	33.00	2.00	35.00
Public Works	123.00	6.00	129.00
Parks & Recreation	138.30	9.57	147.87
Development Services/ED	72.00	4.00	76.00
Streets/Eng	30.00	3.00	33.00
Court & Prosecutors	18.30	4.00	22.30
Fire	146.50	15.00	161.50
Police	188.55	17.00	205.55
	837.15	67.04	904.19

Full-Time	844.0
Part-Time	5.32
Seasonal	54.87
Total:	904.19



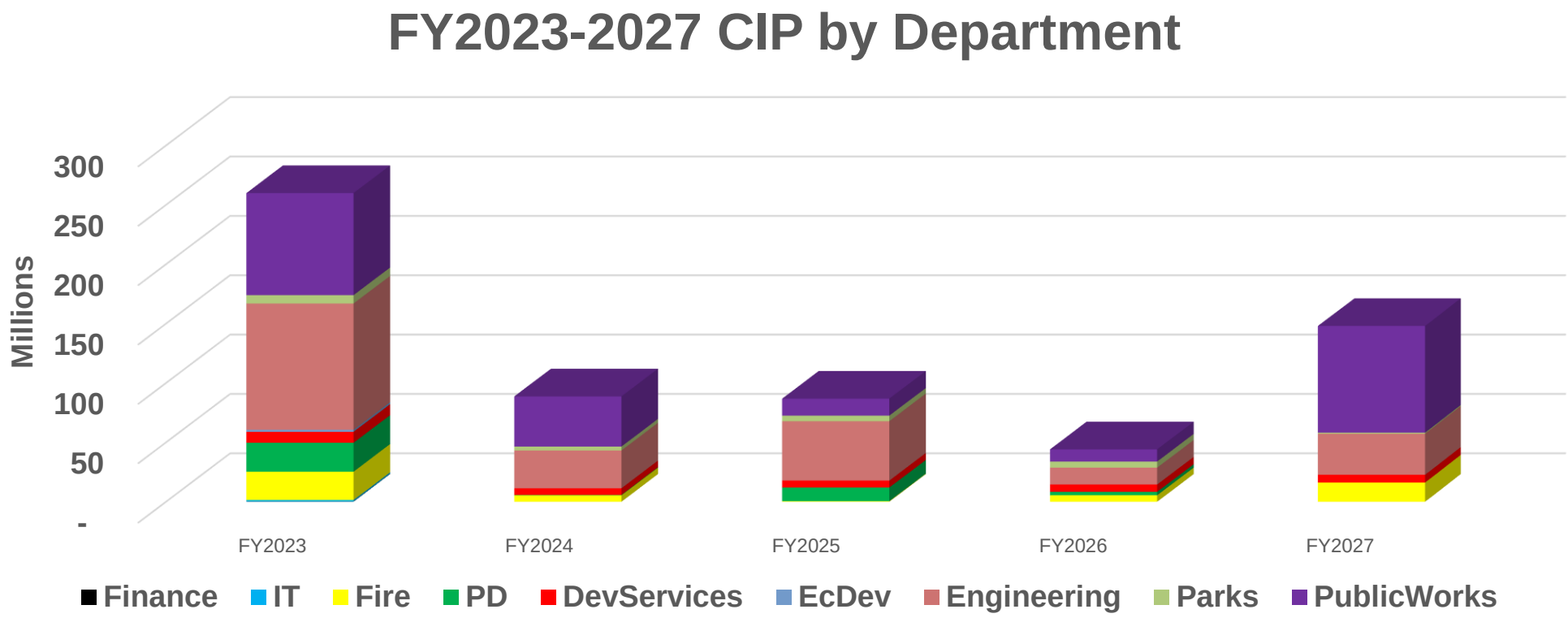
FY2023 Budget

OPERATING HIGHLIGHTS

- Sustainable – Compliant with Policy
- Execution of CIP projects
- Planning Efforts
  - General Plan Update
  - Infrastructure Improvement Plan (IIP) Update
  - Parks & Rec Master Plan
  - Transportation Master Plan

FY2023 Budget

CAPITAL IMPROVEMENT PLAN – TENTATIVE $627.5 MILLION



FY2023 Budget

CAPITAL IMPROVEMENT PLAN – FY2023 $259.9 MILLION

Major FY2023 Projects	Total Project Cost	Planned Completion
Civic Square	87,718,000	Jul 2022
Estrella Parkway, Vineyard Avenue to MC85 (Estrella Bridge)	59,218,100	Jun 2027
Camelback Road - SR303 to 152nd Avenue	49,528,500	Dec 2025
Brine Disposal	31,619,000	Jun 2024
Other Transportation Projects	28,475,600	various
Police Building Phase II	22,348,300	Sep 2023
Fire Station 188 West Goodyear	16,613,600	Jun 2023
Estrella Parkway/PebbleCreek Parkway and I-10 Interchange	7,680,000	Mar 2024
Historic Goodyear Water Replacements	7,113,000	Jun 2024
Site 21 Treatment Improvements and Increased Capacity	6,500,000	Jun 2024
Fire Station 183 Renovation & Ambulance Section	6,154,200	Jul 2023

FY2023 Tentative Budget

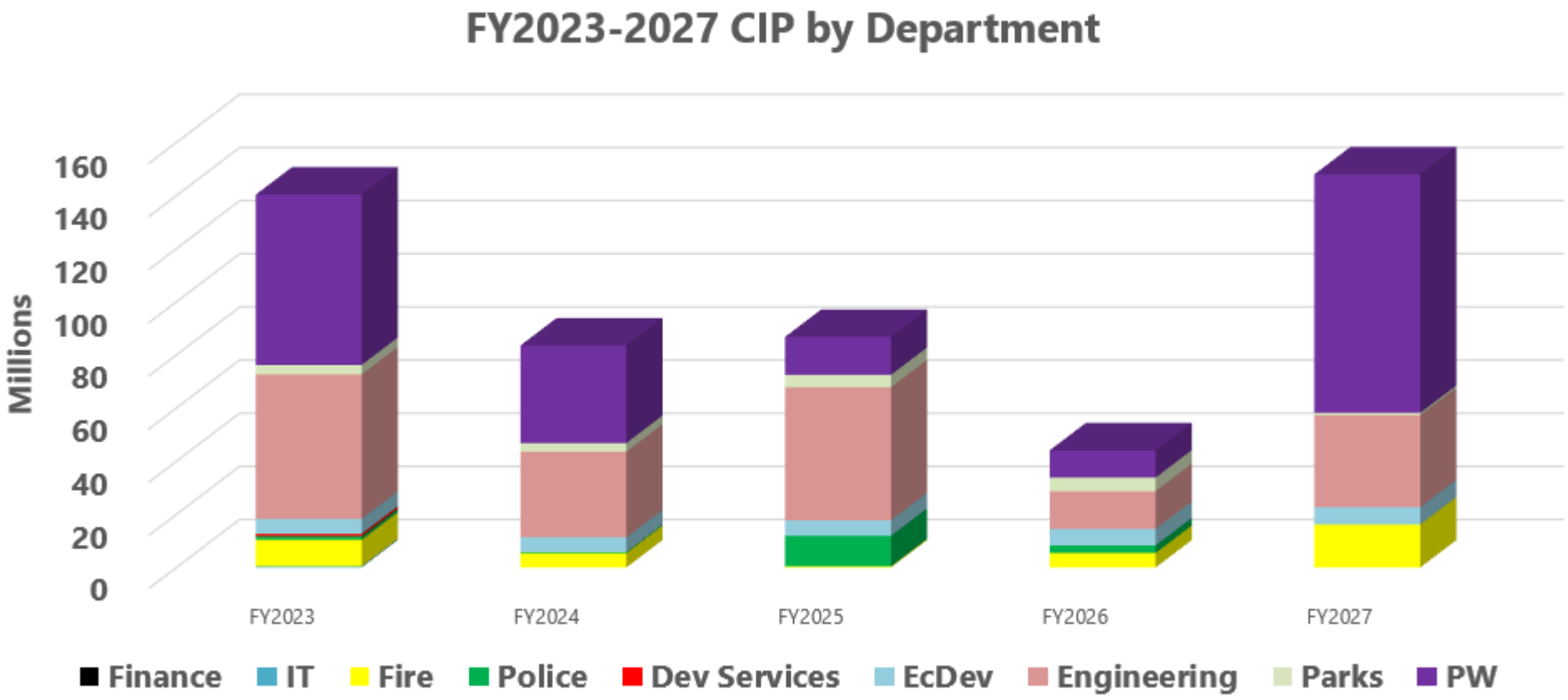
QUESTIONS & NEXT STEPS

- Adopt Resolution 2022-2246
  - Sets the FY2023 Expenditure Limitation Budget at $650,431,700
  - Establishes schedule for remainder of budget adoption steps

Tonight	Tentative Budget Adoption
	Required Publications
June 6, 2022	FY2023 Truth-in-Taxation & Final Budget (Public Hearing)
June 27, 2022	FY2023 Property Tax Levy Adoption

FY2023 Budget

CAPITAL IMPROVEMENT PLAN – RECOMMENDED $502.9 MILLION



ITEM #: 16.
DATE: 05/23/2022
AI #:808

CITY COUNCIL ACTION REPORT

SUBJECT: AUTHORIZATION OF EXPENDITURES IN EXCESS OF $500,000 FOR FY2023

STAFF PRESENTER(S): Ryan Bittle, Finance Manager

SUMMARY

Authorize expenditures in excess of $500,000 for routine annual expenses for items such as utilities, fuel, insurance, landscape maintenance, trash collection, telecommunication & data, debt service, custodial services, vehicles and revenue collection based payments made under development agreements for FY2023.

Recommendation

Authorize the FY2023 listed expenditures in excess of $500,000. (Ryan Bittle, Finance Manager)

FISCAL IMPACT

The FY2023 adopted budget includes appropriations for the listed expenses in various funds and departments.

BACKGROUND AND PREVIOUS ACTIONS

Per resolution 08-1255 all expenditures of budgeted funds in excess of $500,000 must obtain council approval.

The FY2023 adopted budget will include appropriations for new and replacement vehicles, ongoing operating expenses used by the city departments in conducting daily business, and paying for developer agreement reimbursements. These expenses identified are paid routinely throughout the year. The estimated amounts are based on prior year usage, known rate increases, new vehicle supplemental requests, and fleet vehicle replacement plan.

STAFF ANALYSIS

The following table of expenses have been identified that will exceed $500,000 in various funds and departments:

Service/Product/Other Obligations	Vendor (Not all Inclusive)	Estimated Amount
Annual Water Order & Subcontract Charge	Central Arizona Project (CAP)	$ 5,470,200
Chemicals for Water & Wastewater Treatment	Amaya Solutions Goble Sampson and Associates Hennessy Mechanical Sales, LLC Hill Brothers Chemical Company Polydyne, Inc. Praxair Distribution, Inc. Thatcher Company of Arizona Univar Solutions	$ 1,200,000
Custodial Services	UBM Enterprises, Inc. Historic Palm, LLC. (Oranje Commercial Cleaning)	$ 1,373,400
Debt Service & Community Facilities District (CFD)	US Bank Bank WIFA BNY Mellons Banker's Trust Bank of America	$ 47,856,800
Electricity & Street Lighting	Arizona Public Service (APS) Salt River Project (SRP)	$ 5,963,700
Electrical & Mechanical Services Citywide	Keller Electrical Industries Felix Construction Company Hawkeye Electrical Corbins Electrical Precision Electric Co. K & H Electric, Inc.	$ 1,000,000
Engineering & Development Services Contract Services	Willdan Engineering, Inc. Shum's Coda Associates Bureau Vertias North America, Inc. Brown & Associates Stantec Safe Built	$ 2,216,700
Fire CAD Agreement	City of Phoenix	$ 856,000
Gasoline & Diesel	Senergy Holdings Voyager Fleet Systems, Inc.	$ 2,500,000
General Liability & Worker's Compensation	Arizona Mutual Risk Retention Pool (AMRRP)	$ 2,258,800
Hardware, Software Licensing, Maintenance & Support	CDW Government, Inc.	$ 1,500,000
Infrastructure Reimbursement Obligations	Macerich/Goodyear, LLC. Newland Real Estate Group, LLC	$ 7,497,200
Landscape Maintenance	Mariposa Landscape, LLC.	$ 3,290,500
Library Agreement	Maricopa County Library District (MCLD)	$ 1,506,400
Rental of Temporary RO Trailer for Site 21	Suez WTS Services, Inc.	$ 650,000
Residential Trash Collection/Solid Waste	Waste Connections of Arizona (RAD)	$ 5,600,000
Self-Insurance	Itedium, Inc. Cigna CareATC, Inc.	$ 8,864,400

Storm Water Services	BCAC Underground Professional Pipe Services Standard Construction Company B&F Contracting	$	800,000
Streets Pavement Management	Southwest Slurry Seal, Inc. Viasun Corporation VSS International, Inc. Bunney's, Inc.	$	4,065,800
Surface Water Treatment Plant Operations & SCADA Support	CH2M Hill Engineers (Jacobs)	$	4,575,600
Telecommunications & Data	CELLCO Partnership DBA Verizon Wireless Services, LLC CenturyLink	$	1,206,400
Vehicles (New & Replacement)	Courtesy Chevrolet Midway Chevrolet Norwood Equipment San Tan Ford	$	6,498,800
Vehicle Parts	Genuine Parts Company (Napa Auto Parts)	$	1,305,600
Water including Irrigation & Purchased Water	Liberty Utilities City of Goodyear Adaman Mutual Water Company	$	2,795,500
Water Meters (New and Replacement) excluding CIP	Core & Main	$	1,575,000
Water Transportation (Wheeling) Fees and CSIF	Salt River Project (SRP)	$	1,415,300

ITEM #: 17.
DATE: 05/23/2022
AI #:916

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE A BUDGETED EXPENDITURE FOR DESIGN SERVICES IN THE AMOUNT OF $2,073,000 FOR CAMELBACK ROAD FROM SR303 TO 152ND AVENUE

STAFF PRESENTER(S): Hugh Bigalk, P.E., City Traffic Engineer; Allan Smolko, P.E., Senior Project Manager

SUMMARY

Request City Council approve the expenditure in the amount of $2,073,000 in FY2022 for the design of Camelback Road from SR303 to 152nd Avenue. The project will design roadway improvements from the existing two-lane roadway to full arterial buildout per city standards as a six-lane roadway including bike lanes, curb & gutter, sidewalks, raised curb median, landscape, traffic signals, street lights, and storm water retention measures.

Recommendation

Approve an expenditure in the amount of $2,073,000 for design services for the Camelback Road Capital Improvement Program project 42038. (Hugh Bigalk, P.E., City Traffic Engineer; Allan Smolko, P.E., Senior Project Manager)

FISCAL IMPACT

The FY2022 Capital Improvement Program has an available budget of $3,600,000 for this project's design received from a state grant.

BACKGROUND AND PREVIOUS ACTIONS

Staff presented the Camelback Road Corridor Assessment Report to Council (CAR 2021-7163ws) at the work session on February 22, 2021. The project was added to the FY2021-26 CIP with the design phase as a FY2022 project.

STAFF ANALYSIS

An engineering consulting firm was selected through a qualification-based selection process to design and prepare construction documents for full roadway improvements to Camelback Road from SR303 to 152nd Avenue. The design phase will take approximately 18 months. This effort will also include a real estate acquisition strategy for preparing legal descriptions, title reports, and associated efforts needed to acquire the project's real estate needs. The engineering fee includes design, preparation of construction documents, project management, multi-agency coordination, real estate activities and other associated tasks.

Attachments

Presentation

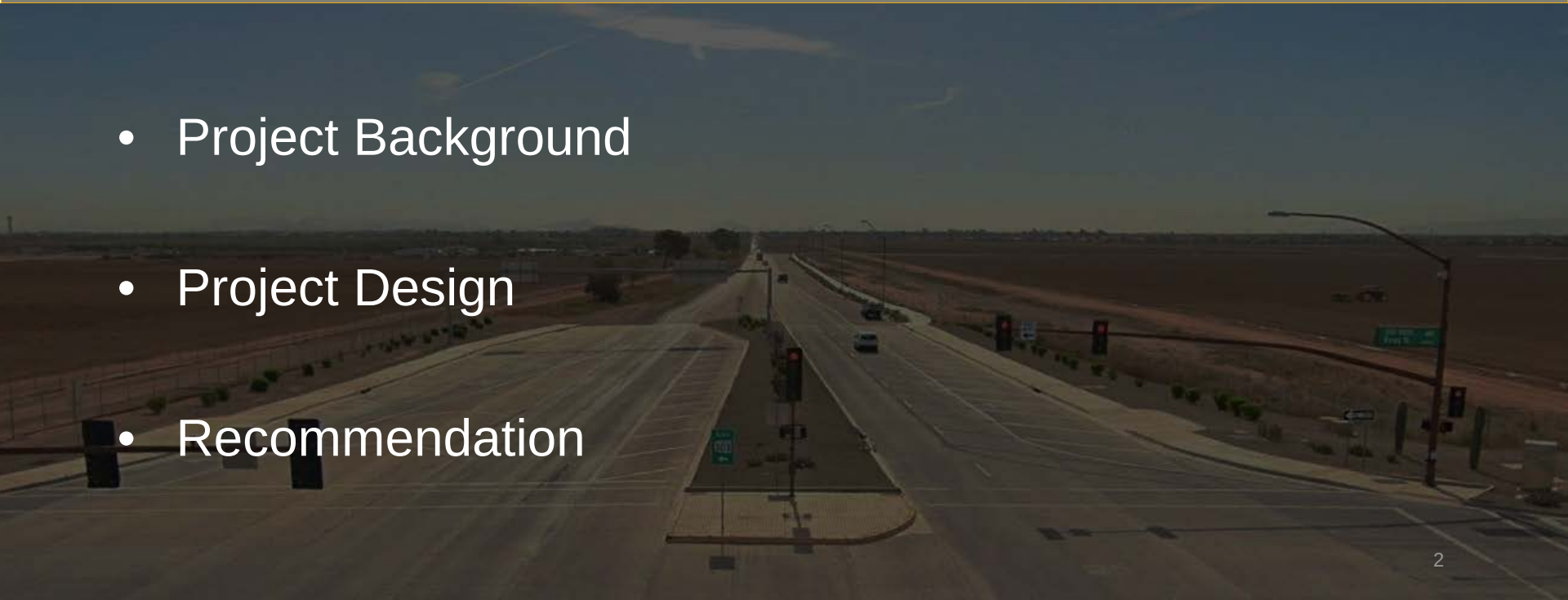


CAMELBACK ROAD DESIGN SERVICES

May 23, 2022

CAMELBACK ROAD DESIGN SERVICES

AGENDA

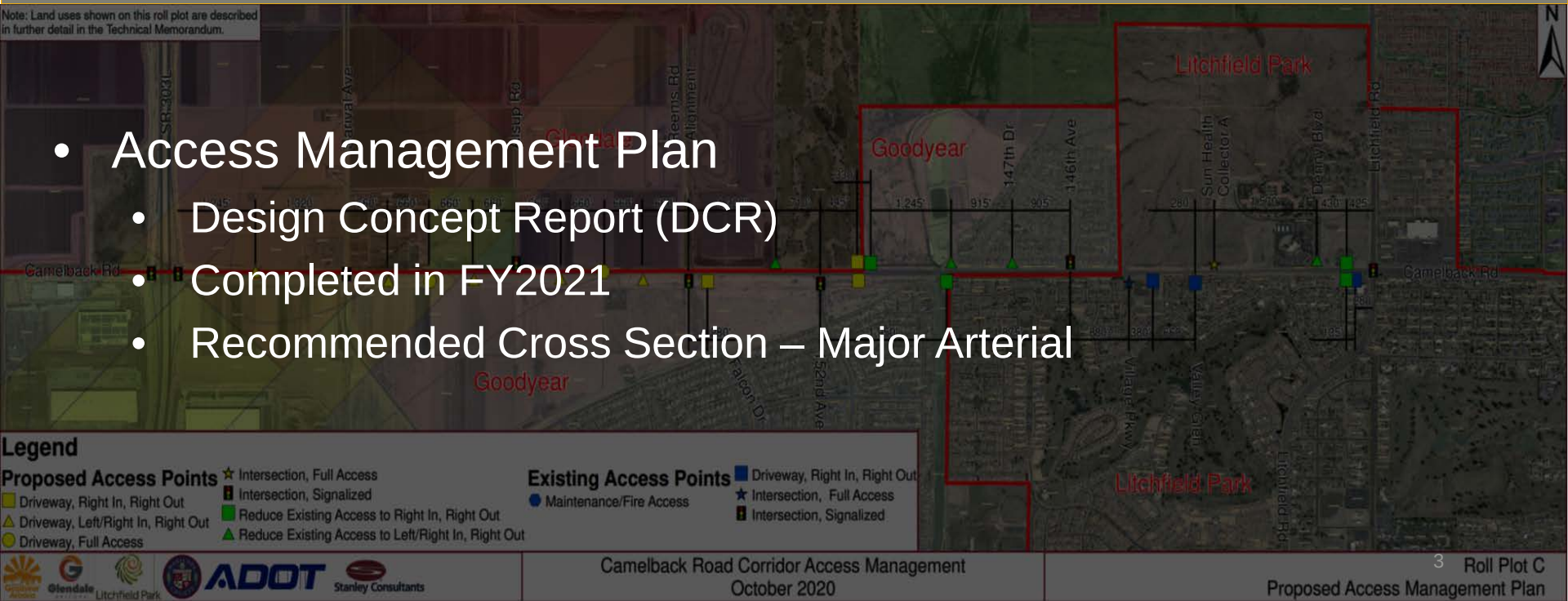


- Project Background
- Project Design
- Recommendation

CAMELBACK ROAD DESIGN SERVICES

PROJECT BACKGROUND

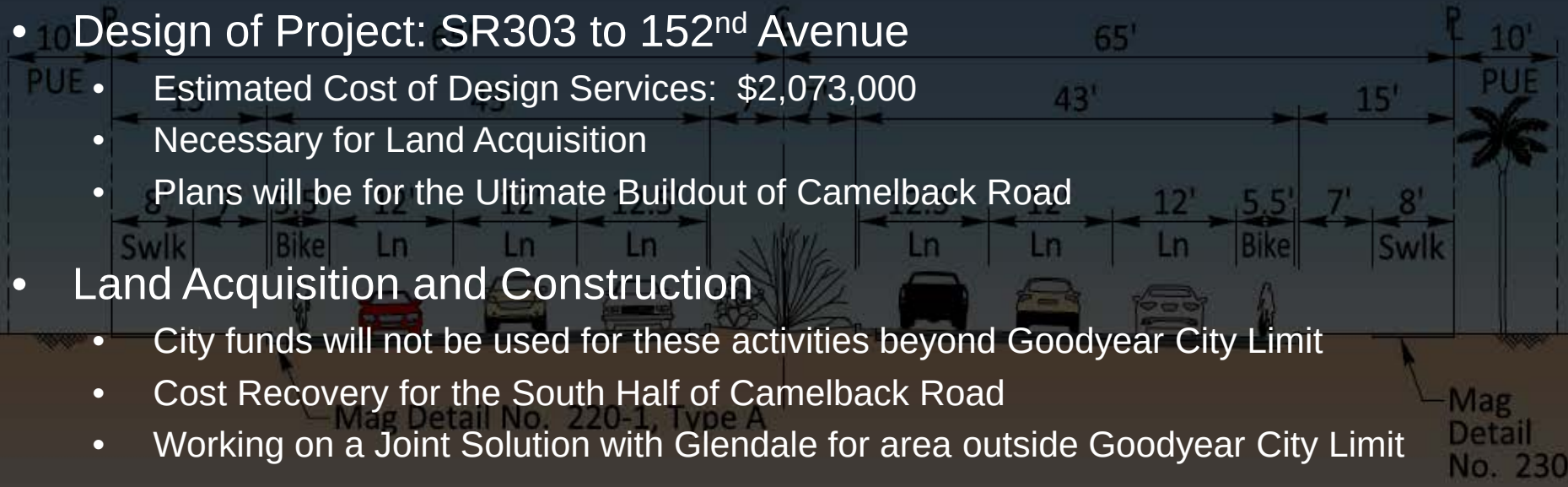
- Access Management Plan
  - Design Concept Report (DCR)
  - Completed in FY2021
  - Recommended Cross Section – Major Arterial



CAMELBACK ROAD DESIGN SERVICES

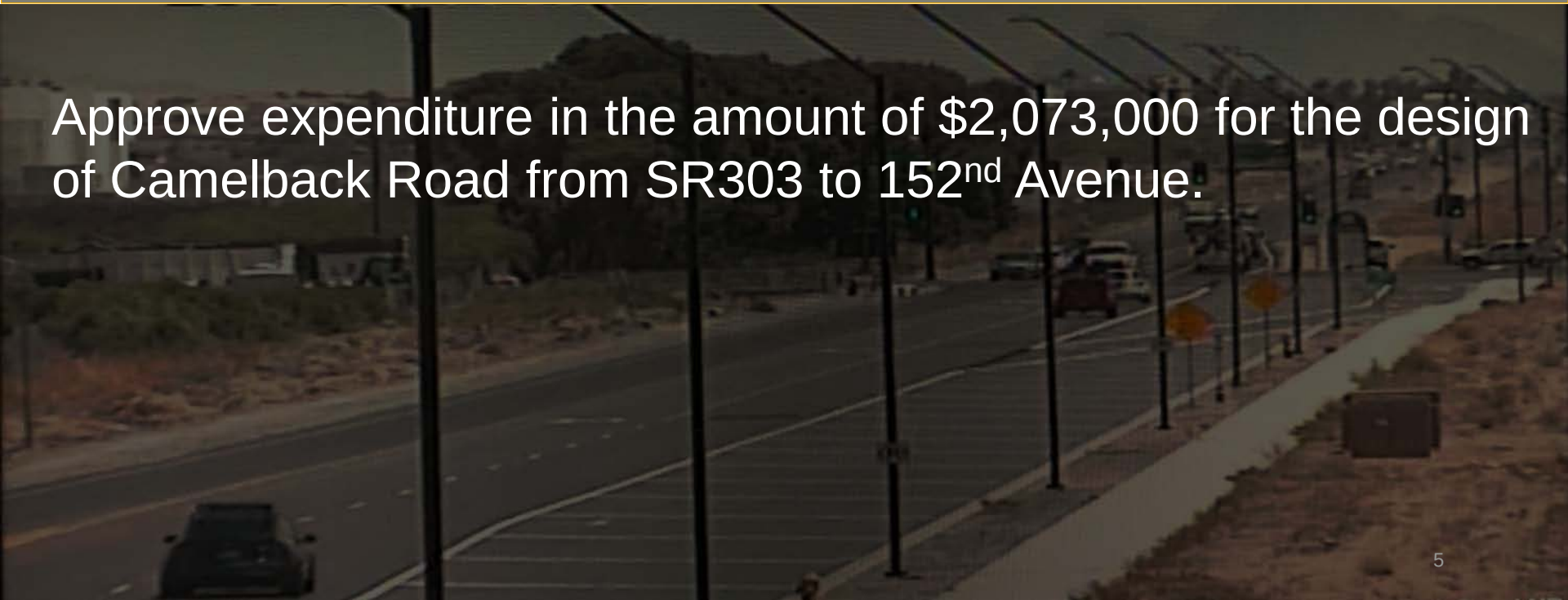
PROJECT DESIGN

- Design of Project: SR303 to 152nd Avenue
  - Estimated Cost of Design Services: $2,073,000
  - Necessary for Land Acquisition
  - Plans will be for the Ultimate Buildout of Camelback Road
- Land Acquisition and Construction
  - City funds will not be used for these activities beyond Goodyear City Limit
  - Cost Recovery for the South Half of Camelback Road
  - Working on a Joint Solution with Glendale for area outside Goodyear City Limit



CAMELBACK ROAD DESIGN SERVICES

RECOMMENDATION



Approve expenditure in the amount of $2,073,000 for the design of Camelback Road from SR303 to 152nd Avenue.

ITEM #: 18.
DATE: 05/23/2022
AI #:897

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT, POLICY 200 EMPLOYEE COMPENSATION, POLICY 300 EMPLOYMENT, POLICY 600 ATTENDANCE LEAVE POLICY, POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT, AND POLICY 1000 EMPLOYEE SAFETY AND HEALTH

STAFF PRESENTER(S): Lyman Locket, Human Resources Director

SUMMARY

This request is to apply revisions to Policies No. 1, 200, 300, 600, 700, and 1000 within the City of Goodyear Policy and Administrative Guidelines Manual. Details of the recommended policy changes are listed under Background and Previous Actions.

Recommendation

ADOPT RESOLUTION NO. 2022-2244 AMENDING “POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT,” “POLICY 200 EMPLOYEE COMPENSATION,” “POLICY 300 EMPLOYMENT,” “POLICY 600 ATTENDANCE LEAVE POLICY,” “POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT,” AND “POLICY 1000 EMPLOYEE SAFETY AND HEALTH” AS AN AMENDMENT TO THE “CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL” . (Lyman Locket, Human Resources Director)

FISCAL IMPACT

Several aspects of the proposed changes will have a fiscal impact, with the two major items listed below. The overall fiscal impact of other changes is relatively immaterial or made to reflect prior changes to practice (i.e. Juneteenth)

The updates to Policy 300 Employment regarding Over-Filling Authorized Positions and Pre-Filling Authorized Positions will be funded through a department's salary savings and will only proceed if such savings are available and verified including a review of any increased payouts associated with the below policy 600 revision.

The updates to Policy 600 Attendance Leave Policy enhancements of the Sick Leave Payout Upon Termination and the Sick Leave Conversion Upon Termination will have fiscal impacts which will be absorbed by each department utilizing salary savings. However, since separation is unpredictable, the payout estimates provided below are based upon actual employees who have separated from the City within the last 12 months who would have met the eligibility criteria listed in the policy. Actual annual costs will vary.

Policy 600 Enhancements	Amount
Sick Leave Payout *(upon voluntary separation with 5-9 years of service)*	$65,793
Sick Leave Conversion to Retirement Health Savings (RHS) *(Above 480 hours)*	$8,370
TOTAL	**$74,163**

BACKGROUND AND PREVIOUS ACTIONS

Human Resources continually reviews and revises policies and guidelines to reflect the most recent labor law changes, implement best practices, and to enhance wording or provide clarity to our manual.

STAFF ANALYSIS

The following are a list of the policies and the changes incorporated:

1. **Policy 1 - Employee Policy Administration & Acknowledgement**
    - Language added for policy and guideline acceptance and acknowledgement.
2. **Policy 200 - Employee Compensation**
    - Clarified salary increases may be withheld until performance rating reaches "Meets Expectations."
    - Lump sum payment for employees at max of range or "redlined" equal in amount they would have received if not at or above max.
    - Removed "not to exceed two years" for Temporary Re-assignment to Higher Classification.
    - Updated Non-exempt employee acting assignment to a minimum of 30 days to receive acting pay increase.
    - Added regrade provision for movement to a different grade without adjusting salary.
    - Added provision for monetary recognition awards.
    - Added provision for employees on standby to remain within a geographic range to respond within 30 minutes.
    - Removed fire specialty pay, it is in the MOU.
    - Added clarification for non-sworn employees who will receive 4th shift pay.
    - Added provision for Returning Salary for employees returning from layoffs.
3. **Policy 300 - Employment**
    - Added a provision for over-filling positions for employees who entered the DROP or advanced notice of their resignation.
    - Added a provision for pre-filling positions in the Police Department for filling positions immediately upon approval of the tentative budget due to the long lead time for training.
4. **Policy 600 - Attendance and Leave**
    - Added Juneteenth Day as a recognized holiday.
    - Clarification on when Floating Holidays are granted to employees.
    - Removed 56-hour vacation hours earned, they are in the MOU.
    - Clarified vacation accrual for part-time and temporary employees.
    - Updated provision for vacation or compensatory time in lieu for disciplinary action with approved financial hardship.
    - Added provision for forfeited sick leave balances to be added to the central bank

and if banked hours exceed 2,000, they will be retired.
    - Added sick leave payout upon voluntary separation:
        - Employees with 5-9 years of service will receive up to 240 hours (336 hours for 56-hour employees).
        - Employees involuntarily separating are not eligible.
    - Added sick leave conversion to Retirement Health Savings (RHS):
        - Employee's must officially retire from ASRS or PSPRS, or separate due to disability retirement or separate while on long-term disability.
        - Hours above 480 will be converted to RHS based on years of service.
        - Employees who involuntarily separate employment are not eligible.
    - Clean up vacation cash-in withholding.
5. **Policy 700 - Professional and Personal Conduct**
    - Updated to include Core Values.
    - Address political activity changes.
6. **Policy 1000 - Employee Safety and Health**
    - Address marijuana separately from controlled substances.

Attachments

RES 2022-2244

RESOLUTION NO. 2022-2244

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING "POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT," "POLICY 200 EMPLOYEE COMPENSATION," "POLICY 300 EMPLOYMENT," "POLICY 600 ATTENDANCE LEAVE POLICY," "POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT," AND "POLICY 1000 EMPLOYEE SAFETY AND HEALTH" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL".

WHEREAS, the Mayor and Council of the city of Goodyear, Maricopa County, Arizona are authorized to provide for the manner in which personnel policies, rules, regulations and procedures applicable to city of Goodyear employees are to be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. STATEMENT OF AUTHORITY

Section 3-3-3 of chapter 3 of the Goodyear City Code authorizes the Mayor and City Council to adopt by ordinance written policies, rules, regulations and procedures to give effect to the Article.

SECTION 2. "POLICY 1 EMPLOYEE POLICY ADMINISTRATION & ACKNOWLEDGEMENT" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 1 Employee Policy Administration & Acknowledgement," are amended as reflected in Exhibit A (Final Version).

SECTION 3. "POLICY 200 EMPLOYEE COMPENSATION" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 200 Employee Compensation," are amended as reflected in Exhibit B (Final Version).

SECTION 4. "POLICY 300 EMPLOYMENT" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 300 Employment," are amended as reflected in Exhibit C (Final Version).

SECTION 5. "POLICY 600 ATTENDANCE AND LEAVE" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 600 Attendance and Leave," are amended as reflected in Exhibit D (Final Version).

SECTION 6. "POLICY 700 PROFESSIONAL AND PERSONAL CONDUCT" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 700 Professional and Personal Conduct," are amended as reflected in Exhibit E (Final Version).

SECTION 7. "POLICY 1000 EMPLOYEE SAFETY AND HEALTH" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL"

The "Policy 700 Employee Safety and Health," are amended as reflected in Exhibit F (Final Version).

SECTION 8. CORRECTIONS

The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Resolution, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

SECTION 9. SEVERABILITY

If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 10. EFFECTIVE DATE

This Resolution shall become effective as prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 2022.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

EXHIBIT A

POLICY STATEMENT	
Subject: Employee Policy Administration & Acknowledgement	
Origination Date: 04/01/2001	Revision Date: 05/01/2022
Guideline Number: 1	

Purpose

The purpose of this policy is to provide guidance in the development and administration of all city employee-related policies.

A. Introduction

It is the desire of the city of Goodyear to extend its services to its customers in the most efficient manner possible. The City acknowledges that the well-being of its employees and a harmonious relationship between the City and its employees is essential to maintaining total quality service delivery.

These policies are a statement of expectations, adopted by the Mayor and Council of the city of Goodyear, through which the city of Goodyear (City) defines employee benefits, employee responsibilities, obligations, and opportunities for professional growth. The City of Goodyear Policy and Administrative Guidelines Manual further define how the policies will be carried out. Although employee advice is sought on employee-related policies, final decision-making and enforcement rights are entrusted to the City Council and the City Manager.

All employees need to familiarize themselves with these policies and administrative guidelines, as well as other pertinent policy and procedure manuals or statements issued by the City. The City reserves the right to modify, remove, or add to its policies in its discretion without prior notice to employees. When changes are made, the City will make reasonable efforts to notify employees of those changes, but it is the employee's responsibility to follow current policies and guidelines.

If any departmental policy or guideline is more restrictive than the requirements set forth in this document, the departmental policy will take precedence over the provisions of this document; departmental guidelines cannot contradict citywide policy.

These policies are written so that as of the date of their adoption, they are in compliance with Federal legislation, as amended, covering employment practices, such as, the Americans with Disabilities Act (ADA), Title VII, the Fair Labor Standards Act (FLSA), the Occupational Safety and Health Act (OSHA), the Immigration Reform and Control Act of 1986 (IRCA), the Family and Medical Leave Act of 1993 (FMLA), and relevant state laws.

Any prior policies and procedures that are now inconsistent with the policies herein shall no longer be effective.

B. Purpose and Objectives of the Policies and Administrative Guidelines

These policies and guidelines are designed to assist City employees in understanding the employee practices and benefits in effect at the city of Goodyear at the time of their adoption. It is not, however, intended to create any contractual obligations. The City reserves the right to amend, change, or discontinue the practices and benefits described in these documents at any time. No member of City staff is authorized to enter into any contract of employment, either an oral contract or a contract in writing. Only the City Manager or the City Council are authorized to enter into employment contracts.

C. Administration of Policies and Administrative Guidelines

The administration of these documents shall be the responsibility of the City Manager, or his designee. Specifically, the City Manager is responsible for:

1. administering the provisions of these documents;
2. preparing amendments to these documents;
3. amending administrative guidelines, as necessary;
4. recommending City Manager approved amendments to the policy documents to the City Council for their consideration; and
5. notifying City personnel of changes to any policy or administrative guideline.

Policy documents require City Council approval to be modified or for an exception to be made in any way. The City Manager does not have authority to make exceptions to policy. However, due to the administrative nature of the City of Goodyear Policy and Administrative Guidelines Manual, these documents can be amended by the City Manager, or his/her designee at any time. The following chart further illustrates this distinction:

City of Goodyear Policies	Administrative Guidelines
▪ Changes require City Council approval	▪ Changes require City Manager approval
▪ Are direction-setting	▪ Are task or action defining
▪ Establish general parameters for the human resources system	▪ Give specific guidelines for how Human Resources and departments carry out the policies
▪ General in nature	▪ Specific in nature
▪ Provide philosophical direction and guidance to the organization	▪ Establish actions that must be taken to support the philosophies established in policies
▪ Says “we believe this way”	▪ Says “this is how we do it”

D. Administration of Policies and Administrative Guidelines

It is the director’s, manager’s and supervisor’s responsibility to follow up and implement these policies and administrative guidelines. Deviation from these

policies or administrative guidelines without prior permission from the City Manager will be grounds for discipline up to and including termination.

E. Modification by Memorandum of Understanding with Public Safety Sworn Employee Organizations

These policies and guidelines are subject to modification through a current Memorandum of Understanding (MOU) with a Public Safety Sworn Employee Organization to the extent that the MOU was legally adopted by the Goodyear City Council and does not otherwise conflict with the Goodyear City Charter or City Code.

ACKNOWLEDGEMENT

By signing this policy, I acknowledge that I have been provided access to and the location of the City of Goodyear Policy and Administrative Guidelines Manual.

I understand it is my responsibility to read and become familiar with the City of Goodyear Policy and Administrative Guidelines Manual, as well as other Goodyear pertinent policy and procedure manuals or statements issued by the City. The City reserves the right to modify, remove, or add to its policies in its discretion without prior notice to employees. When changes are made, the City will make reasonable efforts to notify employees of those changes, but it is the employee's responsibility to follow current policies and guidelines.

EXHIBIT B

POLICY STATEMENT	
Subject: Employee Compensation	
Origination Date: 04/01/2001	Revision Date: 07/01/2022
Guideline Number: 200	

Purpose

The purpose of the compensation plan is to attract, retain, and motivate employees through financial compensation commensurate with the employee's ability and responsibility. This plan is designed to recognize employee performance, achieve internal equity, and be externally competitive with market compensation.

Policy

A. Maintenance and Administration of the Compensation Plan

The Human Resource Director, or designee, shall be responsible for maintenance and administration of the Compensation Plan. This includes recommending to the City Manager any amendments or market changes to the Plan. The Compensation Plan shall establish salary ranges, including a minimum and maximum pay rate for an employee to progress through their range. The City will conduct salary surveys and propose recommendations to the City Council for market-based adjustments as needed to maintain a market competitive position. The City will establish pay periods and pay dates.

The City will strive to provide a total compensation package that is affordable, yet allows the City the opportunity to attract qualified applicants and retain excellent performing employees. Total compensation includes base pay, applicable assignment/specialty pay, and indirect pay (comprehensive benefits).

B. Adjustments to Salary

The overall amount allocated for all adjustments to salary will be determined based on the City's fiscal constraints. No individual's salary should be increased beyond the maximum of their salary range.

1. <u>Annual Salary Increase</u>

Annual salary increases for employees may be a percentage of base pay, or be withheld or postponed, depending on job performance and budgeted funds.

a. Salary Increase

If the performance rating for the annual review reflects an overall rating of "Meets Expectations" an increase may be recommended based on budgeted funds.

b. Salary Increase Withheld or Postponed

If the performance rating for the annual review reflects an overall rating of “Does Not Meet Expectations” then the salary increase will be withheld until the performance rating “Meets Expectations”.

c. Employees at the Maximum of the Range

If the employee is at the maximum of their range, a lump sum salary increase may be recommended based on availability of budgeted funds. Lump sum salary increases are not added to the employee’s base pay and will be equal to the raise an employee would have received had they not been at the maximum of the range.

2. Equity Adjustments

Equity adjustments are salary changes outside of normal salary adjustments (promotions, reclassifications, market increases, etc.) to remedy salary issues such as external pressure in high demand areas, internal salary compression, equal pay for equal work, and/or retention considerations. Any potential equity adjustments must be analyzed by Human Resources and approved by the City Manager or designee.

3. Promotion

When an employee is promoted to a position at a higher salary range, the employee will receive a five (5) percent increase or the entry of the new range, whichever is greater. However, if the employee exceeds the minimum relevant experience requirements for the job by two (2) to five (5) years, a starting salary within 80%-90% of midpoint can be authorized by the department director. If the employee’s relevant experience exceeds the minimum requirements by six (6) to nine (9) years or a special skill requirement is identified, a starting salary within 91%-100% of midpoint can be authorized by the department director. If the employee has over ten (10) years of relevant experience beyond the minimum qualifications, the employee has special skills or background, or there has been difficulty in recruiting for the position, the Deputy City Manager or City Manager may approve a starting salary above midpoint. In all cases, documentation justifying the request must be received by Human Resources.

4. Reclassification

When an employee is reclassified to a higher salary range, the employee will receive a five (5) percent increase or the entry of the new range, whichever is greater. However, if the employee exceeds the minimum relevant experience requirements for the job by two (2) to five (5) years, a starting salary within 80%-90% of midpoint can be authorized by the department director. If the employee’s relevant experience exceeds the minimum requirements by six (6) to nine (9) years or a special skill requirement is identified, a starting salary within 91%-100% of midpoint can be authorized by the department director. If the employee has over ten (10) years of relevant experience beyond the minimum qualifications, and the employee has special

skills or background, the Deputy City Manager or City Manager may approve a starting salary above midpoint. In all cases, documentation justifying the request must be received by Human Resources.

When an employee's position is reclassified to a lower salary range, the employee's salary will not be decreased unless their salary is higher than the maximum step of the new range. If the employee's salary is above the maximum of the new range, the department director may recommend, and if the City Manager, Deputy City Manager, or designee approves, the employee's salary will remain the same and will be frozen until the salary in the new range reaches the employee's salary level, based on market adjustments.

When an employee's position is reclassified to a position in the same pay range, no adjustment in salary will be made.

5. Transfer at Same Salary Range

When an employee is transferred from one position to another having the same salary range, the employee's pay shall remain the same.

6. Demotion for Non-Disciplinary or Disciplinary Reasons

Demotion occurs whenever an employee is moved to a position with reduced pay. Employees will receive a minimum of a five (5) percent (or greater with City Manager or Deputy City Manager approval) reduction in pay and will not exceed the maximum of the new salary range, unless prior approval is received by the City Manager, Deputy City Manager, or designee. This should not place the employee's salary below the entry of the range or above the maximum of the range. If an employee demotes within twenty-four (24) months of a promotion, the salary reduction will be equal to the amount of the promotional increase. Employees may appeal an involuntary demotion which results in the loss of pay through the City's appeal procedures as outlined in Administrative Guideline #830. The demotion of an employee while in their trial period is not appealable.

7. Temporary Re-Assignment to Higher Classification

The City Manager, Deputy City Manager, or designee, may authorize an employee to serve in an "acting" assignment to fill in for a higher position on a temporary basis. While on acting assignments, employees will be eligible for a pay increase. Their salary will be recalculated using their regular position salary, adding the pay increase and then acting assignment pay. If this recalculation would not change the salary in their acting assignment, they will not receive an increase at that time. Once the acting assignment is completed, the employee will be moved to the appropriate salary in their regular position to reflect the pay increases they were scheduled to receive during their acting assignment. Temporary assignments may be removed at any time by the City Manager, Deputy City Manager, or designee and it is not appealable.

For performing all of the essential functions of the position being filled.

a. Non-exempt Positions

Non-exempt employees who serve in an acting assignment for a minimum of thirty (30) consecutive calendar days shall receive either the entry of the pay range of the acting position or a five (5) percent increase in pay, whichever is greater, for the duration of the assignment. The employee will maintain the non-exempt status if the employee continues to perform their non-exempt job functions while filling in for an exempt status job. If the employee is no longer performing the non-exempt job functions of their original position and is performing only the exempt job functions of the acting assignment position, the employee will be considered exempt status while serving in the acting assignment.

b. Exempt Positions

Exempt employees who serve in an acting assignment for a minimum of thirty (30) consecutive calendar days shall receive either the entry of the pay range of the acting position or a five (5) percent increase in pay, whichever is greater, for the duration of the assignment.

8. Market Adjustment

When the salary structure is updated, all regular employees who are below the proposed minimum of their salary ranges will be brought up to the new minimum. If financially possible, all employees within the structure will be moved the same percentage as the structure movement, and remain at their respective position within the range to prevent compression.

9. Regrade Movement

When individual positions are moved to another grade because of market movement or misalignment identified in a compensation study, incumbents may be moved to the new grade (higher or lower) without impact to their salary. If the regrade results in movement to a lower grade that places the incumbent over the maximum of the range, the incumbent will be “red lined” above the range maximum.

10. Temporary Salary Adjustments

The City Manager may authorize temporary reductions to employee rates of pay due to budget constraints. Temporary reductions under this section shall be of general applicability to the City workforce and are not subject to the discipline, grievance, and/or appeal process.

11. Monetary Recognition Awards

In support of maintaining a high performing culture and providing recognition for exemplary performance and achievements, the City Manager is authorized to develop recognition incentive programs that provide awards including monetary, trophy, plaques, certifications, and annual award events. Any taxation requirements which arise based upon I.R.S. rules will be taxable to the employee.

C. Rates of Pay

1. Starting Salary

Normally an employee will be appointed or reinstated at the minimum of the salary range for the job classification. However, if the employee exceeds the minimum relevant experience requirements for the job by two (2) to five (5) years, a starting salary within 80%-90% of midpoint can be authorized by the department director. If the employee's relevant experience exceeds the minimum requirements by six (6) to nine (9) years or a special skill requirement is identified, a starting salary within 91%-100% of midpoint can be authorized by the department director. If the employee has over ten (10) years of relevant experience beyond the minimum qualifications, the employee has special skills or background, or there has been difficulty in recruiting for the position, the Deputy City Manager or City Manager may approve a starting salary above midpoint. In all cases, documentation justifying the request must be received by Human Resources.

Lateral Police Officers and Firefighters will be hired in accordance with their Memorandum of Understanding (MOU).

2. Overtime Compensation

Pursuant to the Fair Labor Standards Act (FLSA), the City will pay overtime to non-exempt employees who work in excess of forty (40) hours in their designated workweek.

Exception: The Fire Department certified non-exempt personnel will receive overtime for hours worked above their regularly scheduled shifts (hours in excess of 106 hours on their 120-hour pay period or 96 hours on their 96-hour pay period).

a. Employees eligible for overtime shall be compensated at a rate of one and one-half (1 ½) times their regular rate of pay.

b. For purposes of calculating overtime pay, compensatory time used, industrial related leave to attend off-duty appointments, and administrative leave shall not be considered time worked and shall be deducted from "hours worked" in the workweek. All other leaves will be considered hours worked.

c. Positions which are exempt under FLSA will not receive overtime, but may be given time off for extensive "after hours" work on special projects or under extenuating circumstances as approved by the department director.

d. Non-exempt employees must get approval from their supervisor prior to working overtime. Non-exempt employees who work overtime without prior approval from their supervisor may be subject to disciplinary action.

3. **Compensatory Time**

Pursuant to the FLSA, the City will provide compensatory time in lieu of overtime pay, at a rate of one and one-half (1 ½) hours for each eligible hour of overtime worked, provided the employee and the immediate supervisor agree to the compensatory time accrual prior to the performance of the work. Compensatory Time earned may be cashed out by request of the employee or by the City on any regular payroll.

4. **Bilingual Pay**

Employees who are required to speak, interpret, read and write in a language other than English including American Sign Language (ASL) and pass the City approved examination will receive $0.95 per hour added to their regular rate of pay and employees who are required to speak and interpret in a language other than English including American Sign Language (ASL) and pass the City approved examination will receive $0.55 per hour added to their regular rate of pay. Bilingual pay is counted as wages for the purpose of calculating an employee's regular rate of pay for overtime purposes.

Eligibility requirements for bilingual pay are found in Administrative Guideline #210.

5. **Holiday Compensation**

See Administrative Guideline #620.

6. **Red Line Rates of Pay**

Based upon classification studies, reclassification of a position or a voluntary demotion, the City Manager or Deputy City Manager may authorize "red line" rates of pay. A "red line" salary is in excess of the maximum rate of pay assigned to the position classification. No salary adjustments to base pay shall be effective for an employee with a "red lined" salary. Employees with a "red lined" salary are eligible for lump sum increases.

7. **Call Out Pay**

Call out pay is intended to compensate non-exempt employees for actually working during a time an employee is not scheduled to work (i.e. in response to an emergency.) Call out pay is not intended to compensate non-exempt employees who are called in to work to cover a shift. The criteria for call out pay is as follows:

a. The employee is advised with less than twelve (12) hours' notice that they need to come to work; and

b. The notice is a minimum of two (2) or more hours prior to the employee's regular scheduled start time. If the employee is called to work less than two (2) hours prior to the employee's regular scheduled start time, the employee will be compensated at an hourly rate that complies with the FLSA; or

c. The notice is after the employee has left work.

An employee who is called out shall be paid a minimum of two (2) hours call out pay (or up to the start of their regular start time), which includes thirty (30) minutes travel time to/from work, at one and one-half (1 ½) times their regular rate of pay regardless of the hours actually worked that workweek.

8. Stand-by Pay

Stand-by pay for non-exempt employees will be paid at a rate of $2.00 per hour for every hour of stand-by time served.

Stand-by duty is a specific period of time during non-scheduled work hours in which an employee remains available to respond to an emergency. Stand-by response times will be determined by the department.

a. It is the employee's responsibility to advise their supervisor, or other person who would call them out, the phone number they can be reached at while on stand-by.

b. Employees on stand-by are expected to remain in a geographic vicinity that permits the employee to respond within thirty (30) minutes

c. Employees cannot receive stand-by pay concurrently with call out pay. Once an employee on stand-by is called out, call out pay provisions will apply.

d. Employees who become ill or experience a circumstance that would prevent them from responding to an emergency will immediately make the necessary notifications and will be removed from stand-by status.

e. Employees on stand-by status who fail to respond to a direction to come to work, or are unable to respond may be subject to disciplinary action.

9. Longevity Pay Program

Regular full-time employees who have completed their eighth (8) year of service, by December 1, shall be eligible for longevity pay. The longevity pay program is contingent on available budgeted funds. Longevity pay is considered an element of base pay in regards to the FLSA, any overtime implications will be calculated using hours worked beginning on November 1 and ending on October 31.

When budgeted funds are available, longevity will be paid on the first payroll that begins after December 1 of each year, and according to the following chart.

Completed Years of Service (Completed by Dec. 1)	Dollar Amount
8 years	$400.00
9 years	$500.00
10 years	$600.00
11 years	$700.00

12 years	$800.00
13 years	$900.00
14+ years	$1,000.00

An employee MUST be actively employed at the time longevity checks are issued to be eligible. Payment of longevity pay is considered supplemental wages and is subject to I.R.S. guidelines regarding tax withholding in addition to all other applicable taxes.

10. Fire 40-hour Day Shift Assignment

To determine the forty (40) hour day shift assignment rate of pay for non-exempt shift personnel (Firefighters, Fire Engineers, and Fire Captains), 3,054 annual hours will be used, additional pays impacted by this assignment, with the exception of Bilingual Pay, will be calculated based upon a 1.47 multiplier.

11. Assignment Pay

Police Department Assignment Pay for non-exempt, sworn positions will be paid at 2.5% - 5% of the midpoint of the Police Officer salary range and is added to the employee's base rate of pay (a specific listing of assignment pays can be found in Administrative Guideline #210). Communication Training Operator/Supervisor (CTO) assignment pay will be paid at five (5%) percent of the employee's current salary. Non-exempt, sworn police employees may participate in as many assignments as determined by the Department, but may only collect assignment pay up to ten (10%) percent. Assignment Pay may be removed at any time and is not appealable.

Assignment Pay for non-sworn positions will be paid to employees who, due to unique circumstances are assuming secondary work that is being performed on an ongoing basis and is distinctly separate from and unrelated to an employee's primary position; or are responsible for the management of specific budgeted projects. Employees approved for Assignment Pay will receive a five (5%) percent increase in base pay for the period of time the employee is performing the special assignment. If the employee is at the maximum of the salary range, the salary will be five (5%) percent above the maximum of the range during the special assignment. Department directors, Deputy City Managers and contract employees are excluded from receiving Assignment Pay. Assignment Pay will be recommended by the department director and approved by Human Resources. Employees serve in special assignments at the discretion of the department director and the removal of an employee from a special assignment is not an adverse employment decision that is subject to grievance and/or appeal.

12. Uniform Allowance

Sworn Police employees will be paid a uniform allowance of $506 four (4) times a year. Sworn Fire employees will be paid a uniform allowance of $250 four (4) times a year. Non-sworn City positions approved by the City Manager

are listed in Administrative Guideline #210 to receive a uniform allowance of $253 four (4) times a year. Uniform allowance is contingent on available budgeted funds.

13. Shift Differential Pay

Shift differential shall be paid to non-exempt employees who do not work twenty-four (24) hour shifts for scheduled hours actually worked on an assigned second (2nd), third (3rd), or fourth (4th) shift. Shift differential shall be paid to exempt employees who do not work twenty-four (24) hour shifts for scheduled hours actually worked on an assigned second (2nd), third (3rd), or fourth (4th) shift for more than fourteen (14) consecutive days. Shift differential is added to the employee's base rate of pay and shall be included in the calculation of the overtime rate as required by the FLSA.

Shift	Start/End Time	Differential Amount
1st Shift	5:00 am – 3:00 pm	N/A
2nd Shift	11:00 am – 9:00 pm	$0.50
3rd Shift	4:00 pm – 2:00 am	$0.75
4th Shift	8:00 pm – 6:00 am	$1.00

Non-sworn employees whose shift begins after 5:59 p.m. will receive fourth (4th) shift pay. Pay will be adjusted for non-exempt employees only after an employee has worked a minimum of four (4) consecutive days on the same shift [whether first (1st), second (2nd), third (3rd), or fourth (4th) shift] during a pay period.

14. Returning Salary (from Layoffs)

Employees rehired within their same position at the time of layoff will return to the same paygrade and rate of pay including (plus or minus) any adjustments made during the time of layoff. This should not place the employee's salary below the entry of the range or above the maximum of the range.

If the employee returns in a position in a lower pay grade they will return at the same rate of pay, not to exceed the maximum of the range. If the employee is above the maximum of the range, their rate of pay will be adjusted to the maximum of the range.

EXHIBIT C

POLICY STATEMENT	
Subject: Employment	
Origination Date: 04/01/2001	Revision Date: 05/23/2022
Guideline Number: 300	

Purpose

The purpose of this policy is to establish a procedure for recruiting, selecting, and retaining qualified personnel for City jobs. This policy will address the issues of recruitment, maintenance of employee records, trial periods, retirement, layoffs and contracts.

Policy

A. Equal Opportunity Employment

It is the policy of the city of Goodyear to grant equal opportunity to qualified persons without regard to their membership in any protected classification. It is the intent and the desire of the City that equal employment opportunity will be provided in all aspects of the employer-employee relationship including, but not limited to: recruitment, hiring, promotions, layoff, termination, demotions, transfers, training, rates of pay, fringe benefits, use of facilities, and other terms, conditions and privileges of employment.

It is the City's intention to:

1. recruit, hire and promote for all job classifications without regard to membership in any protected class pursuant to federal or state law (i.e., race, color, sex, national origin, religion, veteran status, marital status, age, pregnancy, genetic information, or disability, etc.); and discrimination on the basis of sexual orientation is also prohibited;
2. make employment decisions based upon the principles of equal employment opportunities;
3. ensure that promotion decisions are in accordance with principles of equal employment opportunities;
4. ensure that all other human resource actions such as compensation, benefits, transfers, terminations, City-sponsored training, and educational tuition assistance are administered without regard to membership in any protected class (i.e., race, color, sex, national origin, religion, veteran status, marital status, age, pregnancy, genetic information, or disability unrelated to job performance, etc.); and discrimination on the basis of sexual orientation is also prohibited; and
5. provide reasonable accommodations as outlined in the Americans with Disability Act (ADA) to employees if necessary to allow the employee to perform the essential functions of his or her job.

Any alleged act or complaint of discrimination on the part of any City employee or department should be reported to the Human Resources Department for appropriate investigation and action.

B. Recruitment and Selection

The purpose of the recruitment and selection process for the City is to ensure that all position vacancies are filled with qualified, competent individuals who are well suited to perform in the position for which they apply. The Human Resources Department in cooperation with department directors will coordinate recruiting efforts.

C. Over-Filling Authorized Positions

Over-Filling is when a single authorized position has two (2) assigned employees based upon one (1) of those having provided written notice of departure from the City. Over-fills will be restricted to unique operational demands, which are critical to the organization. The department director may request in writing to the Human Resources Director that a position be “over filled” for a defined period not to exceed twelve (12) months for sworn police or eight (8) months for sworn fire and telecommunication employee positions or three (3) months for other non-sworn positions.

All over-fill considerations must be based on an employee entering the Arizona Public Safety Personnel Retirement System (PSPRS) DROP or accepted notice of resignation/retirement, which cannot be rescinded once the position is over-filled with a replacement. It is the hiring department’s responsibility to ensure adequate funds are budgeted to support the over-fill.

D. Pre-Filling Authorized Positions – Police Department

Pre-filling is the ability to begin the hiring process and fill the newly approved vacancies for sworn police and telecommunications positions when the tentative budget is approved. Pre-filling is contingent upon having the budget capacity to fund any positions hired before the new fiscal year budgeted funds become available. In all cases, pre-filling positions cannot result in exceeding the total authorized position count for the City.

Pre-fills must be requested by the Chief of Police and be approved by Budget and the Deputy City Manager. Approval documentation must be sent to Human Resources to initiate the process.

E. Personnel Files

The Human Resources Department will maintain a personnel file for each individual employed by the City. The personnel file will represent a record of an individual's employment with the City, and may include, but is not limited to, the following: application, contracts or agreements, disciplinary actions, performance appraisals, and personnel-related correspondence. Any medical records will be

maintained in a separate, confidential file separate from the employee's personnel file.

Each employee personnel file of the City will be treated as confidential and the contents thereof disclosed only on an as needed basis.

F. Trial Service Period

Although there is no guarantee of employment for any specific length of time, up to the first twelve (12) months from the date of hire serves as the "Trial-Service" period.

During this period the employee is employed on an at-will basis. This means that the employee or the City may terminate the employment relationship at any time without notice or cause. Trial service employees do not have access to the appeal process or other termination rights laid out in the City's policies or administrative guidelines.

The City may extend an employee's trial service period as outlined in Administrative Guideline #340.

Upon satisfactory completion of the trial-service period the employee becomes a regular employee. Regardless of status or duration of employment, all employees must meet and maintain City standards for job performance and behavior.

G. Retirement

According to state statute, City employees working twenty (20) or more hours per week [in twenty (20) or more weeks per year] must participate in the Arizona State Retirement System (ASRS). Also, according to state statute, sworn Police and Fire Personnel must participate in the PSPRS, unless they have already retired from PSPRS.

H. Layoffs

The City Manager may lay off an employee due to shortage of funds, curtailment of work, abolishment of position, or a material change in duties. An employee whose employment is terminated on a non-disciplinary basis due to a layoff has no right to appeal the termination decision through the appeal process laid out in the City's policies or administrative guidelines.

I. Contracts

Certain positions such as City Manager, City Attorney and Presiding Judge are at-will and serve at the pleasure of the Mayor and City Council. These positions serve on a contractual basis which outlines benefits and compensation offered but does not specify any guaranteed length of employment.

J. Benefits

The City offers benefits such as medical insurance, dental insurance, life insurance, and deferred compensation to its employees. Specific detail on these programs can be obtained from the Human Resources Department.

EXHIBIT D

POLICY STATEMENT	
Subject: Attendance and Leave	
Origination Date: 04/01/2001	Revision Date: 05/23/2022
Guideline Number: 600	

Purpose

The purpose of this policy is to establish standard hours of work, holidays, vacation leave, and sick leave. In addition, this policy will establish the conditions under which City employees may be granted time off from work.

Policy

A. Hours of Work/Attendance

Department directors are responsible for establishing a schedule of regular working hours for their respective departments to ensure optimum service delivery to the citizens of Goodyear. Employees are responsible for being at their work site during their scheduled work hours.

B. Holidays

The following days shall be considered holidays for City employees:

1. New Year's Day
2. Martin Luther King Day
3. President's Day
4. Memorial Day
5. Juneteenth Day
6. Independence Day
7. Labor Day
8. Veteran's Day
9. Thanksgiving Day
10. Friday after Thanksgiving Day
11. Christmas Day
12. Floating Holiday*

*One (1) floating holiday is available to all regular full-time and part-time (half benefit) status employees each calendar year. Floating holidays are granted on January 1st of each calendar year. If you are not employed as of January 1st, a floating holiday will not be granted for the calendar year. Floating holidays must be scheduled with, and approved, by your supervisor at least three (3) days in advance of the requested date. Floating holidays may not be carried forward to be used in the following year.

C. Vacation Leave

Vacation is provided to employees to ensure the mental and physical health and well-being of both the employee and the organization.

For employees entitled to vacation leave, accruals begin on the first day of employment. No employee shall take vacation leave in excess of the amount accrued. Full-time employees accrue vacation leave on the following basis:

Job Classification	Years of Service	Vacation Hours Earned per Pay Period Standard Work Week Employees
Full-time Regular and Trial Employees	21+ years	7.3643
	15 – 20 years	7.0571
	10 – 14 years	6.1571
	5 – 9 years	5.3
	0 – 4 years	4.3929

Regardless of years of services, the maximum accrual of vacation hours is 320 hours for forty (40) hour work week employees and 448 hours for fifty-six (56) hour work week employees. Effective July 1, 2004, if an employee's current accrual rate is higher than indicated in the schedule above based on years of service, they will remain at their current accrual rate until such time as their years of service reaches an accrual rate above their current rate.

1. Vacation Accrual for Part-Time and Temporary

Regular part-time employees shall receive a prorated accrual of vacation leave benefits at ½ the accrual rate of full-time employees. Temporary employees typically shall not accrue vacation leave. However, temporary employees working full-time hours will receive vacation leave.

2. Maximum Accrual

Hours over the maximum accrual will be lost at the end of each calendar year, unless the City Manager provides written authorization for an employee to exceed their maximum accrual.

3. Vacation Cash-In

Employees shall be allowed to cash in up to forty (40) hours [fifty-six (56) hours for sworn shift Fire], based on availability of budgeted funds, of accrued vacation leave, one time a year as determined by the City, as long as they maintain a vacation balance of eighty (80) hours (112 hours for sworn shift Fire) after the vacation leave is paid out and have taken at least forty (40) hours [fifty-six (56) hours for sworn shift Fire] of vacation leave prior to the cash in date. Payment of vacation cash-in is considered supplemental wages and is subject to I.R.S. guidelines requiring a mandatory lump sum tax withholding in addition to all other applicable taxes.

4. Change of Employee Status

When an employee is promoted, demoted or transferred, they shall not lose accrued vacation leave. However, depending on the employee's job classification, the rate at which they accrue vacation leave may change.

5. Disciplinary Action

Under circumstances of financial hardship, the City Manager or Deputy City Manager may approve requests for use of accrued vacation or compensatory time in lieu of suspension. Request must be submitted to the department director and Human Resources.

D. Sick Leave

Sick leave is provided as benefit for all employees unable to report to work because of personal illness (to prevent infection of co-workers), or whose family member becomes ill and the employee must care for the family member. Upon approval from the department director or designee, sick leave may be used to extend funeral leave (Administrative Guideline #660). It is not to be used for purposes other than those contained herein.

Sick time accruals begin on the employees first day of employment. Full-time employees (including full-time temporary employees) accrue sick leave on the following basis.

	Accrual per Pay Period	Maximum Accrual of Hours
Full-time Regular and Trial Employees	3.70 hours	Unlimited
56-hour Work Week Employees	5.18 hours	Unlimited

Part-time employees receive sick leave at half (½) the rate of the full-time employees.

Temporary employees who are not working full-time accrue sick leave on the following basis:

	Accrual per Pay Period per Hours Worked	Maximum Accrual of Hours	Maximum Annual Usage
Part-time Employees	0.34	Unlimited	40 hours

1. Sick Leave Payout upon Termination

A full-time regular employee vested in the Arizona State Retirement System (ASRS) with a minimum of five (5) years of continuous service with the City and who voluntarily separate employment shall be compensated for accrued sick leave up to a maximum of 240 hours upon termination. Employees with a minimum of ten (10) years of continuous service with the City shall be compensated for accrued sick leave up to a maximum of 480 hours upon termination regardless of reason for separation.

A full-time regular employee vested in the Arizona Public Safety Personnel Retirement System (PSPRS) with a minimum of five (5) years of continuous service with the City and who voluntarily separate employment shall be compensated for accrued sick leave up to a maximum of 240 hours [336 hours for fifty-six (56) hour employees] upon termination. A full-time regular employee vested in the Arizona PSPRS with a minimum of ten (10) years of continuous service with the City shall be compensated for 480 hours [672 hours for fifty-six (56) hour employees who work the majority of his/her last ten (10) years of service in a fifty-six (56) hour assignment] of accrued sick leave (if accrued) upon termination regardless of reason for separation.

2. Sick Leave Conversion Upon Termination

Full-time regular employees who officially retire through ASRS or PSPRS or employees who separate employment due to disability retirement or separate from employment after filing for long term disability will receive the following amount of sick leave balance that is above the noted threshold paid out in a Retirement Health Savings (RHS) account at the time of termination at the current base hourly wage amount:

Years of Service	Percent of Sick Leave Balance above 480 hours or 672 hours (56-hour employees) to be converted to RHS
8 years	25%
10 years	35%
15 years	50%
20 years	75%

Employees who involuntarily separate employment or do not meet these eligibility requirements will not receive any sick conversion at the time of termination, and they forfeit all unused sick time.

3. Discipline

Forfeiture of accrued sick leave as a disciplinary action shall not be authorized.

4. Advanced Sick Leave

The City Manager may grant no more than ten days of advanced sick leave to a full-time regular employee. The advanced sick leave will be repaid by the employee through the normal leave accrual process or through transfer of sick leave accrual. In order to qualify for advanced sick leave, employees must be full-time regular and have exhausted all forms of paid leave; i.e., vacation, sick, compensatory time, floating holiday.

5. Promotions/Demotions/Transfers

When an employee is promoted, demoted or transferred, the employee will not lose accrued sick leave.

6. Donation of Sick Leave and Vacation Leave

The purpose of leave donation is to permit an employee to donate accrued sick or vacation leave to a central leave bank to assist another employee. This policy permits such a donation to occur when an employee has a need for additional paid leave because they have exhausted all paid leave including, but not limited to sick, vacation, comp time, and floating holidays and have a serious medical hardship or catastrophic illness or injury. The employee's need may arise from their own serious medical hardship or catastrophic illness or from their need to care for a family member who has a serious medical hardship or catastrophic illness.

In addition to employee donations, all forfeited sick leave balances will be placed in the central bank. If the donation leave bank exceeds 2,000 hours, all hours above will be retired.

7. Sick Leave Conversion to Retirement Health Savings (RHS) Account

If an employee has a sick leave balance that reaches the threshold noted below by December 30th of each year, the corresponding sick leave amount will be converted to a dollar amount and be automatically removed from the employee's sick leave bank and rolled in an RHS Account tax free:

Accrued Hours	Sick Leave RHS Conversion
240	12 hours
360	18 hours
480	24 hours
720	48 hours

The monies deposited into this account can be accessed upon separation of employment for health-related premiums and expenses. Employees covered by the IAFF Local 4005 MOU are not eligible for this conversion.

E. Family and Medical Leave (FMLA)

The Family and Medical Leave (FMLA) Act of 1993 and the National Defense Authority Act (NDAA) of 2008 intends to balance the demands of the workplace with the needs of families, to promote the stability and economic security of families, and to promote national interests in preserving family integrity. To accomplish these purposes, the City will establish a process with respect to leave necessary for the medical care of employees and their families.

F. Other Leave Categories

The City shall provide a mechanism for the following types of additional leave to be available to employees:

1. Military Leave
2. Funeral or Bereavement Leave
3. Jury Duty Leave

4. Election Leave
5. Injury Leave
6. Administrative Leave
7. Crime Victims Leave
8. Fatigue Leave
9. Industrial Leave to Attend Off-Duty Appointments

G. Unpaid Leave Categories

1. Personal Leave Without Pay

The City provides an opportunity for leave without pay for employees to deal with personal situations occurring for more than ten (10) days, but not exceeding ninety (90) days. Such leave is granted at the discretion of the department director on a case-by-case basis. The leave is unpaid, unless the employee has available vacation, sick, or other time. This policy does not cover leaves for medical reasons, which would otherwise be covered by the FMLA. Also, this policy does not cover medical leaves that may be covered by the Americans with Disabilities Act (ADA). Such leave will be covered by the City's policy regarding reasonable accommodations for employees with disabilities, which provides that in some cases an employee may be given an unpaid leave of absence as a reasonable accommodation, the length of which will be evaluated on a case-by-case basis, and may in some instances involve leave beyond ninety (90) days.

2. Furloughs

If a budget shortfall is anticipated, the City Manager has the authority to require employees to take a specified number of hours off without pay which will be designated as furlough time off. Exempt employees are considered hourly during pay periods in which furlough time is taken and accurate payroll records must be maintained of actual hours worked. Furloughs authorized by the City Manager are not subject to the discipline, grievance and/or appeals process.

H. Workplace/Telecommuting

The department director may authorize employees to work at a centralized City location, or at other sites to possibly include telecommuting. For telecommuting refer to Administrative Guideline #680. All employees must reside and work on a regular basis within the state of Arizona.

I. Emergency Leave

Under a declaration of emergency, the City Manager is authorized to grant emergency leave provisions to maintain the continuity of city operations.

EXHIBIT E

POLICY STATEMENT	
Subject: Professional and Personal Conduct	
Origination Date: 04/01/2001	Revision Date: 11/15/2021
Guideline Number: 700	

Purpose

The integrity and image of an organization is based on the integrity of the employees who comprise it; not just administration, but all employees. Therefore, it is important to have recognized and accepted standards of conduct, both on the job and off the job, when one's behavior reflects upon the City's image and reputation in the community.

The purpose of this policy is to provide specific standards of behavior for City employees to adhere to.

Policy

It is the policy of the City to expect, uphold, promote, and demand the highest standards of conduct from all of its employees and officials, whether elected, appointed, or hired. Accordingly, all city employees and officials should maintain the utmost standards of personal integrity, truthfulness, honesty, ethics, and fairness in carrying out their public duties. They should avoid any improprieties, real or perceived, in their personal or professional lives, and never use their city position or powers for personal gain. The following values were developed by the city Values Task Team and adopted by the City Council on April 8, 1997. Our Core Values were further developed by our People Master Plan Committee (PMP) to include definitions and behaviors.

In our culture we value:

- The individual
- The team
- The customer

We express this by setting ethical standards and the display of integrity in the performance of our duties.

We expect:

- Each task to have a purpose
- The individual to step up and lead
- Positive examples to be set by leadership

Our expectations are fulfilled by consistency between our words and our actions.

We believe:

- Our first responsibility is to our internal and external customers
- In the mission and vision of our organization

Our beliefs are demonstrated by actions rather than empty promises. Our organizational culture fosters mutual respect, trust, and empowerment.

We expect each employee of the City to be guided by our Core Values in the performance of their duties and their interactions with others. These six (6) Core Values are central to our culture:

Integrity	Empathy
Initiative	Adaptability
Optimism	Innovation

Relevant Issues

Proper conduct is defined in a number of ways. The following describes some of the most common conduct-related issues and clarifies the City's policy on that issue.

A. Conflict of interest

Employees are subject to the provisions of A.R.S. Section 38-501 through 38-532 regarding conflict of interest. While not exclusive, specific examples of conflict of interest are enumerated below for the guidance of employees.

1. **Interest in Appointments**

   Employees should not canvass the Mayor or members of the City Council, directly or indirectly, in order to obtain preferential consideration in connection with any appointment to a city job. This does not apply to positions filled directly by the City Council.

2. **Preferential Treatment to Individuals**

   Granting any special consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen is prohibited.

3. **Disclosure of Confidential Information**

   The city maintains confidential materials of various kinds, i.e., financial records, personnel data, administrative/legal opinions, software programs, and nonpublic records designated as confidential by the City Manager, Deputy City Manager, or designee.

   All employees are expected to assume responsibility for safeguarding city records, equipment, property, and other materials. Access to certain material is based upon job classification and a need-to-know basis. Appropriate confidentiality will always be maintained.

4. **Representing Private Interest before City Agencies or Courts**

   No person whose salary is paid in whole or in part by the City shall appear on behalf of private interests before any agency-related City activities. They shall not represent private, business, and/or financial interests in any action or proceeding against the interests of the City in any litigation to which the City is a party.

5. **Interest in Contract with the City**

   No employee of the City shall have any interest in any contract made by them in their official capacity or by any committee, board, or commission of which he is a member, agent, or employee.

6. **Disclosure of Interest in Legislation**

   An employee who has a financial or other private interest shall disclose conflict of interest in writing on the records of the City or other appropriate authority, the nature and extent of such interest.

   Any employee who has, or whose relative has, a substantial interest in any contract, sale, purchase, or service to such public agency shall make known that interest in the official records of such public agency and shall refrain from voting upon or otherwise participating in any manner as an officer or employee in such contract, sale, purchase, or service.

   Any employee who has, or whose relative has, a substantial interest in any decision of a public agency shall make known such interest in the official records of such public agency and shall refrain from participating in any manner as an employee in such decision.

B. Unlawful Harassment, Discrimination, Workplace Violence and Unlawful Activity

The City prohibits any form of employee discrimination, workplace violence, unlawful activity including sexual harassment and harassment based on race, gender, national origin, religion, age, pregnancy, veteran status, genetic information, disability or any other protected category or status. Discrimination, workplace violence, unlawful activity including sexual harassment and harassment on the basis of sexual orientation is also prohibited. Harassment is unlawful and is prohibited by Title VII of the Civil Rights Act of 1964.

Sexual harassment can include sexual advances, requests for sexual favors, and/or any unwelcome verbal or physical conduct of a sexual nature. It does not refer to occasional compliments of a socially acceptable nature or welcomed social relationships between co-workers.

This policy prohibits any demand for sexual favors. It also prohibits subtle pressure for sexual favors, including implying or threatening that an applicant's or employee's cooperation of a sexual nature (or refusal thereof), will have any effect on the person's employment, job assignment, wages, promotion, or on any other conditions of employment or future job opportunities. The following is a list of example situations that can constitute harassment:

1. Unwanted sexual advances, flirtations, invitations, comments and/or propositions.
2. Verbal abuse of a sexual nature, sexually related comments and jokes, graphic suggestive or degrading comments about employees, their body, their dress, or their appearance.

3. Any physical contact or unwanted touching; such as assault, patting, pinching, brushing against another's body, impeding or blocking movement, or any physical interference with normal work or movement when directed at any individual.
4. Verbal harassment regarding the individual's membership in a protected class, (i.e., race, sex, color, national origin, religion, disability, or age) such as, but not limited to, epithets, derogatory comments, jokes and/or slurs, profanity, gestures, racial jokes, or forms of address.
5. Visual forms of harassment such as derogatory and/or sexually oriented cartoons, posters, pictures, drawings or the display of sexually suggestive objects or pictures (including photographs) in the workplace.
6. Undesirable work assignments due to membership in a protected class (i.e., race, color, sex, national origin, age, disability, religion, etc.).
7. Any employee who uses sexual behavior to implicitly or explicitly threaten, coerce, influence or affect the employment, job status, salary or performance of another employee.

All City employees must report immediately, without fear of retaliation, any unlawful activity, discrimination including unlawful harassment, and workplace violence so that complaints can be investigated quickly and fairly resolved. All reported activities shall be made to the department director, Human Resources Director, the City Manager or the Deputy City Manager.

C. Chain of Command

To ensure departmental communication is clear, accurate, and everyone is well informed, the City requests all employees follow the chain of command established within the employee's department.

D. Secondary Employment

The City shall be the principal vocation of regular, full-time employees; however, an employee may engage in secondary employment provided the following conditions are complied with:

1. It does not interfere with efficient job performance;
2. It does not in any way conflict with the interests of, or information held by the City; or
3. It is not a type of employment that would reasonably give rise to criticism or suspicion of conflicting interests or duties.

E. Political Activity

Employees are encouraged to vote and will be given time off for voting consistent with state law. However, employment shall not be offered as an inducement for supporting a candidate for public office. Nothing herein is intended to limit or restrict the right of the employee to the free expression of their political views.

Specifically, no employee of the City shall:

1. Simultaneously hold or be a declared candidate for a paid, public, elective office or a paid, public, appointive office within the jurisdiction of the city of Goodyear.
2. Engage in any activities permitted by this section while on duty, while in uniform, clothing, or apparel with the city name or logo, within city facilities, utilizing city property, or at city expense.
3. Be a member of any national, state or local committee of a political party, an officer or chairperson of a committee of a partisan political club, and shall not take part in the management or affairs of any political party or in the management of any partisan or non-partisan campaign or recall effort, except that an employee may:
    a. Express an opinion;
    b. Attend meetings to become informed concerning the candidates for public office and the political issues;
    c. Cast a vote and sign nomination or recall petitions;
    d. Circulate candidate nomination petitions or recall petitions;
    e. Engage in activities to advocate the election or defeat of any candidate; or
    f. Make contributions to candidates, political parties or campaign committees contributing to candidates or advocating the election or defeat of candidates.

Under this Section, an Employee may not:

a. Solicit or encourage contributions to be made directly to candidates or campaign committees contributing to candidates or advocating the election or defeat of candidates while in uniform, clothing, or apparel with the city name or logo, within city facilities, utilizing city property, or at city expense; or
b. Use their influence, power, or position to reward or give favors in return for partisan participation on any campaign for any candidate or cause.

F. Acceptance of Gifts

The City as a whole is judged by the integrity of its employees. To uphold the highest standard of ethical behavior, under most circumstances, the City does not condone the acceptance or solicitation of gifts.

G. Professional Attire at Work

Dress and personal appearance are representative of both personal and organization professionalism. The image of the City in the larger community is determined, in part, by the professional conduct and attire of its employees. It is

therefore imperative that each employee maintains a neat and clean appearance as well as dress in a manner which projects a professional image to the public.

H. Professional Conduct at Work

A relaxed and friendly atmosphere at work is encouraged as conducive to productivity, teamwork, and morale. However, professionalism and personal safety cannot be compromised.

1. Employee Behavior

All employees shall treat each other, their supervisors and the citizens with the utmost dignity and respect. Insubordination, inappropriate, threatening or offensive language will not be tolerated.

2. Appearance of Work Areas

Work areas are to be kept neat and presentable in the interest of safety and efficiency, presenting a professional appearance at all times for co-workers and visitors alike.

3. Use of City Vehicles and Equipment

City vehicles should be used only for city business and should not be used for personal errands. Employees operating city vehicles and equipment are required to comply with all state and local traffic laws. Safety belts must be worn while riding in or driving a city vehicle. If safety belts are inoperable or are not provided, employees should immediately contact their supervisor and report any safety deficiencies.

4. Care of Personal Belongings/City Supplied Items

The City does not assume responsibility for the loss of personal money or belongings, nor is it covered by insurance for such loss. Therefore, each employee needs to protect his or her personal belongings while at work. The City may provide certain clothing, clothing allowances, equipment, and other items for designated positions to aid an employee to perform assigned duties. It is the responsibility of the employee to wear, use, and maintain City provided materials.

I. Professional Conduct Outside of Work

As a representative of the City, employees are held to a higher standard of ethics and behavior. Employees wearing a city uniform, city logos, or city ID badges outside of the workplace and outside of work time, are still identified as city employees and should be cognizant of such. In addition, city employees are provided services from outside vendors such as benefit providers and the City Wellness Center. All employees shall treat providers of city services with the utmost dignity and respect. Inappropriate language or actions with regard to these providers will not be tolerated. Access to providers could be suspended and/or disciplinary action could be initiated if such inappropriate behavior occurs.

J. Use of City Computer Hardware and Software

The use of computers is a critical part of the work environment. Employees are required to use the city's technological resources in the most prudent manner and in support of the city's mission. Users should have no explicit or implicit expectation of privacy related to their use of city computer systems, including e-mail and Internet use. City computer systems may be monitored for all lawful purposes without prior notice. All information placed or sent over the city of Goodyear's systems may be monitored without prior notice, and may be examined, recorded, copied, and used for authorized purposes. The City prohibits improper and unlicensed use of city computer hardware, software and accessories.

K. Intellectual Property Rights

While employed by the city of Goodyear, all employees shall grant the city of Goodyear exclusive rights to patents, copyrights, inventions, and all other intellectual property they originate or develop during working hours and/or that utilize city equipment, training, or resources in their development.

Employees shall retain the rights to patents, copyrights, inventions and all other intellectual property that they originate during non-working hours and that do not utilize city equipment, training, or resources, but employees shall grant the City a license to utilize such intellectual property for its own purposes in a non-commercial manner at no cost to the City.

L. Delegation of Authority

When a supervisor or above plans to be away from the work site, he or she has the authority to delegate supervisory responsibility and signing authority to the person next in command.

M. Confidentiality

The City maintains confidential materials of various kinds, i.e., financial records, personnel records, administrative/legal opinions, software programs, and non-public records designated confidential by the City Manager, Deputy City Manager or designee. All employees are expected to assume responsibility for safeguarding city records, equipment, property, and other materials. Access to certain material is needed upon job classification and a need-to-know basis. Breach of confidentiality is considered a serious matter and disciplinary action may be taken up to and including termination.

EXHIBIT F

POLICY STATEMENT	
Subject: Employee Safety and Health	
Origination Date: 04/01/2001	Revision Date: 05/23/2022
Guideline Number: 1000	

Purpose

The purpose of this policy is to establish a safety and health policy for the city of Goodyear employees.

Safety of individuals and the protection of property are of great importance to the city of Goodyear and are the combined responsibility of all City officials and employees. The city of Goodyear recognizes the importance of this responsibility and shall strive to provide a safe, healthful place to work. Employees shall follow safe work practices as outlined by the City of Goodyear Policy and Administrative Guidelines Manual.

The department director shall be responsible for implementing and monitoring the program within their department.

Policy

A. Employee Responsibilities

Each employee will comply with and promote safe practices in the workplace. Employees are encouraged to offer suggestions for improvements to the workplace to ensure a safe environment. Each employee is responsible for their own safety on the job and may be subject to disciplinary action, up to and including termination for unsafe work practices.

B. City Department Responsibilities

Each City department may have its own safety guidelines or regulations that specify expectations and requirements for their specific type of work. These guidelines or regulations may be developed by the department director or designee. For example, such department specific guidelines may include, but are not limited to:

1. Hazardous Material Handling
2. Use of Protective Equipment
3. Storage and Handling of Compressed Gases
4. Exposure to Blood Borne Pathogens
5. Confined Space Entry
6. Lockout – Tagout of Hazardous Energy Sources

C. Controlled Substance, Drug, Marijuana and Alcohol Use and Testing

The City is committed to providing a safe and secure environment that complies with the Drug Free Workplace Act. Employees who report to work under the

influence of or in the possession of alcohol, marijuana unlawful drugs or controlled substances, or whose off-duty use adversely affects job performance, safety, or the City's reputation, may be subject to disciplinary action, up to and including termination.

The City Manager will establish guidelines for addressing the use of unlawful drugs, alcohol, marijuana and controlled substances in the workplace. The guidelines shall allow for the testing of employees under the following circumstances:

1. Pre-employment for safety sensitive positions (See Administrative Guideline #1020, Section A)
2. Post-accident (See Administrative Guideline #1020, Section A)
3. Reasonable suspicion
4. Random testing of employees required to hold a Commercial Driver's License (CDL)
5. Follow-up

D. Workers' Compensation

Employees are covered by the City under the Arizona State Workers' Compensation Act (A.R.S. Title 23, Chapter 6) against injuries, illness, or disease occurring in the course of City employment. The law provides for payment of all medical expenses and, under certain circumstances, compensation for loss of income.

E. Tobacco Use

The City does not encourage the use of cigarettes or other tobacco products by City employees per Section II-I-17, Article II-1, Chapter 11 of the Goodyear City Code. Employees who choose to use cigarettes, including electronic cigarettes (vapor product), or other tobacco products during working hours should do so in designated areas only.

F. Accident Reporting

While employees should avoid any work-related accidents, some accidents may occur in the course of work. Risk Management shall provide for a procedure for reporting all kinds of work-related accidents, including, but not limited to:

1. Motor vehicle accidents
2. Accidents resulting in property damage, loss, or theft
3. Accidents resulting in injury
4. Other accidents that result in a potential liability for the City
5. Legal claims against the City

In addition, the department director shall provide a mechanism for employees to report potential safety hazards in the workplace to their immediate supervisor.

ITEM #: 19.
DATE: 05/23/2022
AI #:910

CITY COUNCIL ACTION REPORT

SUBJECT: AMEND CITY CODE SECTION 3-3-1, MERIT SYSTEM - CREATION AND SCOPE AND APPROVE POLICY 800 MERIT, MEDIATION, DISCIPLINE AND APPEAL PROCESS.

STAFF PRESENTER(S): Lyman Locket, Human Resources Director

SUMMARY

This request is to amend City Code Section 3-3-1 Merit System, Creation and Scope to apply updates for at-will employment status and correct the types of positions the merit system applies to in the city code and to approve Policy 800 Merit System, Mediation, Discipline and Appeal Process updating the Merit System language identifying the positions covered/not covered and removing the mediation provision.

Recommendation

1. ADOPT ORDINANCE NO. 2022-1543 AMENDING GOODYEAR CITY CODE SECTION 3-3-1 (MERIT SYSTEM, CREATION AND SCOPE) PROVIDING FOR CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE.

2. Approve "Policy 800 Merit, Mediation, Discipline and Appeal Process" as an amendment to the "City of Goodyear Policy and Administrative Guidelines Manual." (Lyman Locket, Human Resources Director)

FISCAL IMPACT

No fiscal impact.

BACKGROUND AND PREVIOUS ACTIONS

The existing City Code section 3-3-1 was last amended November 13, 2006.

STAFF ANALYSIS

The following are changes being applied to Policy 800 - Merit, Mediation, Discipline, and Appeal Process:

- Establish merit system language
- Identify positions covered by the merit system
- Exclude DCM's and Directors/Department Heads hired after July 2020
- Remove mediation provision

The changes to Policy 800, require an amendment to City Code Section 3-3-1, which was last amended in 2006. The revisions to SECTION 3-3-1 are as follows:

(A) There is created and adopted a merit system governing the employees of the City, except those enumerated in this section, for the purpose of regulating the conditions of employment and removal of employees of the City.
(B) DEPUTY CITY MANAGERS AND HEADS OF DEPARTMENTS (DIRECTORS AND CHIEFS) APPOINTED BY THE CITY MANAGER AS OF 07/01/2020 SHALL BE AT-WILL EMPLOYEES AND THEREFORE EXCLUDED FROM THE MERIT SYSTEM.
(~~B~~C) The merit system ~~adopted by this article~~ shall not apply to elected officials; officers subject to appointment and removal by the Council; ~~the assistant to such officer;~~ consultants hired on a contract basis; contract employees; part-time employees HIRED ON A TEMPORARY OR SEASONAL BASIS; ~~whose regular work week is 19 hours or less; nonpermanent~~ NON-REGULAR employees; INTERNS; volunteer firefighters; volunteer workers who receive no regular compensation from the City and members of boards, committees and commissions established by the Council. ~~(Prior Code, § 3-3-1) (Am. Ord. 06-1035, passed 11-13-2006)~~

Staff is requesting approval of the amended Policy 800 - Merit, Mediation, Discipline, and Appeal Process and adoption of Ordinance 2022-1543 amending City Code Section 3-3-1 Merit System, Creation and Scope.

Attachments

ORD 2022-1543

Policy 800

ORDINANCE NO. 2022-1543

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING GOODYEAR CITY CODE SECTION 3-3-1 (MERIT SYSTEM, CREATION AND SCOPE) PROVIDING FOR CORRECTIONS, SEVERABILITIY AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona are authorized to amend Goodyear City Code; and

WHEREAS, Deputy City Managers and Heads of Departments appointed by the City Manager have been identified as employed at an at-will status; therefore are excluded from the merit system; and

WHEREAS, corrections have been made to correct types of positions the merit system shall not apply to, including removing "the assistant to such officers" and clarification of part-time employment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. AMENDMENT TO CITY CODE 3-3-1 MERIT SYSTEM, CREATION AND SCOPE

Section 3-3-1 shall be deleted in its entirety and replaced with the following:

(A) There is created and adopted a merit system governing the employees of the City, except those enumerated in this section, for the purpose of regulating the conditions of employment and removal of employees of the City.

(B) Deputy City Managers and heads of departments (directors and chiefs) appointed by the City Manager as of 07/01/2020 shall be at-will employees and therefore excluded from the merit system.

(C) The merit system shall not apply to elected officials; officers subject to appointment and removal by the Council; consultants hired on a contract basis; contract employees; part-time employees hired on a temporary or seasonal basis; non-regular employees; interns; volunteer firefighters; volunteer workers who receive no regular compensation from the City and members of boards, committees and commissions established by the Council.

SECTION 2. CORRECTIONS

The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

SECTION 3. SEVERABILITY

If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

POLICY STATEMENT

Subject: Merit System, Mediation, Discipline and Appeal Policy	
Origination Date: 04/01/2001	Revision Date: 05/23/2022
Guideline Number: 800	

Purpose

The purpose of this policy is to outline the scope of the City's adopted merit system, address conflicts that are disruptive to the workplace, establish procedures to be followed when employee conduct is inappropriate or in violation of City policies or administrative guidelines, and to establish an appeal process to provide a just, effective, and equitable method for prompt resolution of problems in the workplace.

Policy

A. Merit System

Pursuant to Article 3-3-3 of the city's Code of Ordinances, the City adopts a merit system for the purpose of regulating the conditions of employment and removal of employees of the City. The merit system is a method of human resource management designed to maintain a highly capable and efficient workforce for the good of the public.

The merit system shall apply to all employees designated as classified employees. Classified employees are full-time and part-time employees who are designated as authorized (ongoing) budgeted positions and identified as classified through the job evaluation system conducted by Human Resources.

Deputy City Managers and heads of departments (directors and chiefs) appointed by the City Manager as of 07/01/2020 shall be at-will employees and therefore excluded from the merit system.

The merit system shall not apply to elected officials; officers subject to appointment and removal by the Council; consultants hired on a contract basis; contract employees; part-time employees hired on a temporary or seasonal basis, non-regular employees; interns, volunteer firefighters; volunteer workers who receive no regular compensation from the City and members of boards, committees and commissions established by the Council.

B. Discipline Policy

It is the policy of the City to use a system of progressive discipline to address unacceptable work performance or behavior. The goal is to change unacceptable work performance. Discipline is not required to be applied in a progressive nature if the severity of the offense warrants more severe consequences.

The employee may be subject to any of the following disciplinary actions, depending on the severity of the offense and prior discipline history:

1. Supervisory Counseling
2. Letter of Instruction
3. Disciplinary Probation
4. Suspension
5. Demotion
6. Termination

C. Grievance/Appeal Process

The purpose of the grievance/appeal process is to provide a just, effective, and equitable method for the prompt resolution of problems and/or concerns in a fair and expedient manner, without discrimination, coercion, restraint, or reprisal against any classified employee who may submit or be involved in an appeal. It is the policy of the City to provide for an orderly and informed process for employees to resolve their problems

Classified employees must initiate the grievance/appeal process within the timeframe provided in Administrative Guideline #830.

D. Sworn Law Enforcement Personnel

Sworn law enforcement personnel will be afforded all rights and protections provided pursuant to the AZ Peace Officer Bill of Rights, if applicable.

ITEM #: 20.
DATE: 05/23/2022
AI #:923

CITY COUNCIL ACTION REPORT

SUBJECT: **DEVELOPMENT AGREEMENT FOR LAKIN PARK**

STAFF PRESENTER(S): Stephen Scinto, Deputy Director of Development Engineering

SUMMARY

Consideration of a Development Agreement for Lakin Park located at the southwest corner of MC-85 and Cotton Lane.

Recommendation

ADOPT RESOLUTION NO. 2022-2248 APPROVING THE DEVELOPMENT AGREEMENT FOR LAKIN PARK; 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. (Steve Scinto, Deputy Director of Development Engineering)

FISCAL IMPACT

All costs associated with the construction of the improvements identified in the Development Agreement for Lakin Park (the “Agreement") will be borne by the property owner. There is no fiscal impact to the city from this agreement.

BACKGROUND AND PREVIOUS ACTIONS

W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company (“Owner”) owns approximately 83 acres of land generally located at the southwest corner of MC 85 and Cotton Lane, commonly known as Lakin Park, and as more particularly described in Exhibit “A,” attached hereto and incorporated herein by this reference (the “Property”). The Property was rezoned from the AU (Agricultural Urban) zoning district to the Planned Area Development (PAD) zoning district by Ordinance 2019-1451 adopted on October 28, 2019. The Property represents a fraction of the property included within the CP Lakin Park Planned Area Development (PAD) dated October 4, 2019, adopted by Ordinance 2019-1451.

For the City to provide sewer service to the Property, the Owner is required to install sewer infrastructure in accordance with engineering design plans approved by the City Engineer or his/her designee. The Owner failed to construct certain sewer infrastructure improvements (the “Existing Force Main Casings”) in accordance with the approved plans and the city is not

willing to accept the improvements in their current form. The city's acceptance, subject to completion of the two-year warranty period of the sewer infrastructure improvements, is a condition precedent to the issuance of temporary certificates of occupancies and permanent certificates of occupancy for any structure within the Property.

According to the Owner, the cost of removing the Existing Force Main Casings and replacing them with force main casings that conform to the approved plans, is cost-prohibitive and the City has been asked to allow the Owner to install alternative improvements. The alternative solution involves the installation of a by-pass force main casing that would be put into service if the Existing Force Main Casings ever need repairs ("the By-Pass Casings"). In addition, because the Owner has a tenant for the Structure currently constructed on the Property, the Owner has asked that the city accept the Existing Force Main Casings, subject to the two-year warranty period and issue a temporary certificate of occupancy for the Structure, subject to posting a cash financial assurance the and completion and acceptance of the "the By-Pass Casings" or replacement of the Existing Force Main Casings.

STAFF ANALYSIS

The City is willing to allow the installation of the By-Pass Casings being proposed by the Owner, subject to the submittal of engineering plans demonstrating that the By-Pass Casings will work as represented and is willing to issue a temporary certificate of occupancy for the Structure currently existing on the Property, subject to the terms and conditions set forth in the Agreement. A brief summary of the major terms in the Agreement is set forth below:

- Owner will submit amended engineering plans for the By-Pass Casings, which the city will approve upon a determination by the City Engineer that the By-Pass Casings will be an effective transmission system if there are ever problems with the Existing Force Main Casings.
- Owner will, at Owner's sole cost and expense, construct and/or install all sewer infrastructure improvements identified in the approved plans for the installation of the By-Pass Casings.
- Owner will financially assure the completion of the infrastructure improvements needed for the repair work in the amount of $1,500,000, which amount will be modified up or down, based on an engineer's estimate of the cost of the improvements, such that the city will have a cash deposit that represents at least 110% of the engineer's estimate of the cost of the improvements.
- The city will accept the sewer infrastructure that has been constructed and issue a temporary certificate of occupancy for the existing structure following the satisfaction of all of the following:
    - All of the sewer infrastructure improvements in the original approved plans have been completed in accordance with the approved plans except the Existing Force Main Casings;
    - The Existing Force Main Casings that were not installed in accordance with the Original Approved Plans have to be completed and a determination by the City Engineer or his/her designee that the grout was correctly installed and that they can be put into service; and
    - Owner has provided the financial assurance described above.
- If the City Engineer determines the By-Pass Casings will not be an effective transmission system if there are ever problems with the Existing Force Main Casings, the Owner is required to remove and replace the Existing Force Main Casings installed and accepted by the City Engineer, with force main casings that conform to the Original Approved Plans

- No permanent Certificate of Occupancy for the existing structure and no Temporary Certificate of Occupancy or permanent Certificate of Occupancy will be issued for any other building on the property will be issued until either:
    - the By-Pass Casings have been constructed in conformance with approved plans and have been accepted by the City Engineer subject to the two-year warranty period;
    - the Existing Force Main Casings have been removed and replaced with casings that conform to the requirements of the original approved plans, a new two-year warranty has been provided for the replacement casings, and the City Engineer has accepted the replacement casings subject to the two-year warranty period.

Staff supports the development agreement and recommends its approval as the agreement provides protections for the city while ensuring the construction of a functional sewer system.

Attachments

Resolution w/ Ex. A Development Agreement

RESOLUTION NO. 2022-2248

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE DEVELOPMENT AGREEMENT FOR LAKIN PARK; 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.

WHEREAS, W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company ("Owner") owns approximately 83 acres of land generally located at the southwest corner of MC 85 and Cotton Lane, commonly known as Lakin Park, and as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, for the City to provide sewer service to the Property, the Owner is required to install sewer infrastructure in accordance with engineering design plans approved by the City Engineer or his designee; and

WHEREAS, Owner failed to construct certain of the sewer improvements in accordance with the plans approved by the City Engineer or his designee and the City is unwilling to accept the improvements as constructed because they were not installed in accordance with the approved plans; and

WHEREAS, the cost of removing the improvements that were installed and replacing them with improvements in accordance with the approved plans, is cost-prohibitive and the City has been asked to allow the Owner to construct alternative improvements; and

WHEREAS, the City is willing to allow the installation of the proposed alternative improvements subject to the submittal of engineering plans demonstrating that they work as represented; and

WHEREAS, under applicable Development Regulations, no temporary certificates of occupancies or permanent certificates of occupancy for any structure within the Property can be issued until all of the sewer infrastructure identified in the approved plans has been completed and accepted by the City Engineer or his/her designee, subject to completion of the two-year warranty period; and

WHEREAS, Owner has a tenant for the Structure and has asked that the City issue a temporary certificate of occupancy for the Structure before the By-Pass Cotton Lane Force Main Casings have been completed and accepted by the City Engineer or his/her designee; and

WHEREAS, subject to the terms and conditions set forth herein, the City is willing to issue a temporary certificate of occupancy for the Structure; and

WHEREAS, Owner and City desire to enter into this Agreement for the purpose of outlining and setting forth certain obligations and commitments of the Parties relative to the Property, intending this Agreement to be a "Development Agreement" within the meaning of A.R.S. § 9-500.05; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find that the proposed development agreement is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council of the City of Goodyear hereby approve the Development Agreement for Lakin Park entered into by and between W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation attached hereto as Exhibit “A” (the “Development Agreement”), which is intended to be a development agreement pursuant to A.R.S. § 9-500

SECTION 2. The City Manager is hereby authorized and directed to execute the Development Agreement attached hereto as Exhibit “A” and the City Manager or his/her designee is hereby authorized and directed to take any and all actions and to execute any and all documents necessary to carry out the intent of this Resolution and the terms of this Development Agreement.

SECTION 3. This Resolution shall become effective thirty days after its passage and adoption as provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

EXHIBIT ‘A’

Development Agreement for Lakin Park

(On the following pages)

WHEN RECORDED, RETURN TO:
City of Goodyear, Arizona
Office of the City Clerk
190 North Litchfield Rd.
Goodyear, Arizona 85338

DEVELOPMENT AGREEMENT FOR LAKIN PARK

This Development Agreement for Lakin Park is entered into by and between W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation. W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear are sometimes referred to individually as Party and collectively as Parties.

RECITALS

A. WHEREAS, W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company owns approximately 83 acres of land generally located at the southwest corner of MC 85 and Cotton Lane commonly known as Lakin Park and as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. WHEREAS, for the City to provide sewer service to the Property, Owner is required to install sewer infrastructure in accordance with engineering design plans approved by the City Engineer or his/her designee.

C. WHEREAS, Owner submitted engineering plans titled Lift Station Force Main, Phase 1 Lakin Park (HTE 20-5472), which were approved on June 11, 2021 and which were subsequently amended three times.

D. WHEREAS, the Original Approved Plans, as defined below, identified the sewer infrastructure Owner was required to construct and/or install.

E. WHEREAS, the sewer infrastructure Owner is required to construct and/or install pursuant to the Original Approved Plans, included the construction of the Lakin Park Lift Station within Parcel A of the Minor Land Division for Lakin Park recorded in the Official Records of Maricopa County Recorder at Book 1588 of Maps Page 30, Instrument No. 2021 0480315 and the installation of a force main within the Cotton Lane alignment from the Lakin Park Lift Station to a sewer interceptor at Elwood Street (the "Cotton Lane Force Main").

F. WHEREAS, the Cotton Lane Force Main was to be encased in steel casings consistent with the Original Approved Plans where the Cotton Lane Force Main was to be installed under MC/85 and the Union Pacific Rail Road ("UPRR") tracks and where the Cotton Lane Force Main was to be installed under Commerce Drive (collectively the "Cotton Lane Force Main Casings").

G. WHEREAS, the Cotton Lane Force Main Casings are required to allow City staff to maintain the Cotton Lane Force Main located within the Cotton Lane Force Main Casings without tearing up MC/85 and Commerce Drive where the Cotton Lane Force Main crosses those roadways and without the need to work through UPRR's processes.

H. WHEREAS, the Cotton Lane Force Main Casings were not installed in accordance with the Original Approved Plans.

I. WHEREAS, the City is unwilling to accept the Cotton Lane Force Main as constructed because the Cotton Lane Force Main Casings were not installed in accordance with the Original Approved Plans.

J. WHEREAS, the cost of removing the Cotton Lane Force Main Casings that were installed and replacing them with casings that were required in the Approve Plans is cost prohibitive and the City has been asked to allow by-pass casings that meet City requirements to be installed within the Cotton Lane alignment under MC/85 and the UPRR tracks and under Commerce Drive as an alternative solution to removing and replacing the Cotton Lane Force Main Casings that were improperly installed (the "By-Pass Cotton Lane Force Main Casings").

K. WHEREAS, the City is willing to allow the installation of the By-Pass Cotton Lane Force Main Casings as an alternative to Owner removing and replacing the existing Cotton Lane Force Main Casings subject to the submittal of engineering plans demonstrating that the By-Pass Cotton Lane Force Main Casings will work as represented.

L. WHEREAS, under applicable Development Regulations, no temporary certificates of occupancies or permanent certificates of occupancy for any structure within the Property can be issued until all of the sewer infrastructure identified in the Approved Plans have been completed and accepted by the City Engineer or his/her designee, subject to completion of the two-year warranty period.

M. WHEREAS, Owner has a tenant for the Structure and has asked that the City issue a temporary certificate of occupancy for the Structure before the By-Pass Cotton Lane Force Main Casings have been completed and accepted by the City Engineer or his/her designee.

N. WHEREAS, subject to the terms and conditions set forth herein, the City is willing to issue temporary certificate of occupancy for the Structure.

O. WHEREAS, Owner and the City intend this document to be a Development Agreement within the meaning of A.R.S. § 9-500.05.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Parties hereby adopt and incorporate, as if fully set forth herein, the Recitals stated above.

2. DEFINITIONS: Capitalized Terms not defined in the foregoing Recitals are defined as follows:

2.1. "Agreement" means this Development Agreement for Lakin Park by and between W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation, as it may be amended, restated and/or supplemented in writing from time to time, and all exhibits and schedules attached thereto.

2.2. "Approved By-Pass Cotton Lane Force Main Casings Plans" means the amended plans once approved by the City Engineer or his/her designee pursuant to Section 6.2.

2.3. "City" means the City of Goodyear, an Arizona municipal corporation.

2.4. "Development Regulations" means all applicable laws, codes, ordinances, rules, regulations, standards, guidelines, conditions of approval, and the like governing the development of property within the City as they may be amended from time to time. This includes, by way of example but not limitation: the Building Codes and Regulations (currently Chapter 9 of the Goodyear City Code), the Subdivision Regulations adopted by the City of Goodyear (currently Chapter 15 of the Goodyear City Code), the City's Zoning Ordinance, the City of Goodyear's Design Guidelines Standards, the City of Goodyear Engineering Design Standards and Policies as they all may be adopted and amended from time to time; ordinances rezoning the Property,

including stipulations and conditions of approval thereto; and stipulations; and conditions of approvals of approved preliminary and final plats for the Property.

2.5. "Original Approved Plans" are the plans titled Lift Station Force Main, Phase 1 Lakin Park (HTE 20-5472) that were approved December 2, 2021 as such plans have been amended as of the date this Agreement is executed.

2.6. "Owner" means W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and its Successors and Assigns.

2.7. "Structure" means that certain building located at 17315 West MC85, Goodyear, Arizona for which the City issued a building permit prior to the date this Agreement is executed.

2.8. "Successors and Assigns" means any person or entity that succeeds to or is assigned any interest in all or part of the Property except for any portion of the Property acquired by the City of Goodyear.

3. EFFECTIVE DATE. The execution of this Agreement by the Parties and the approval of this Agreement by Resolution of the Goodyear City Council are conditions precedent to this Agreement becoming effective. This Agreement shall take effect upon the later of (i) the full execution of this Agreement by the Parties, (ii) the date the Resolution approving this Agreement becomes effective, and (iii) the date the original executed Beneficiary Consent and Subordination to Development Agreement required in Section 26 below is received by the City, such later dated hereafter defined as the "Effective Date."

4. EXPIRATION DATE. This Agreement shall expire automatically upon the issuance of a permanent certificate of occupancy for the Structure. Notwithstanding the foregoing, this Agreement may be terminated earlier upon the mutual agreement, in writing, executed by the Parties. If requested by either of the Parties, each of the Parties will promptly execute and deliver a notice of expiration or termination of this Agreement, which instrument Owner may cause to be recorded in the Official Records of the Maricopa County Recorder.

GENERAL DEVELOPMENT OBLIGATIONS

5. OWNER'S GENERAL OBLIGATIONS. The following General Obligations apply to the development of the Property:

5.1. OWNER'S OBLIGATION. Except as otherwise expressly provided in this Agreement, any stipulation of approval by the Mayor and Council of the City of Goodyear, and/or any other written agreement between the City and Owner approved by the Mayor and Council of the City of Goodyear, and as a condition of development of the Property, Owner shall, at its sole cost, purchase all capital equipment, and design, install, and construct all public infrastructure,

within the boundaries of the Property and outside the boundaries of the Property as required in applicable Development Regulations, and as may be determined by the City Engineer or his/her designee as being reasonably necessary for the City to serve the Property based on approved studies and analysis required in the applicable Development Regulations, such as utility studies and traffic impact studies/analysis, at all phases of development through build-out. In addition, and except as otherwise expressly provided in this Agreement, any stipulation of approval by the Mayor and Council of the City of Goodyear, and/or any other written agreement between the City and Owner approved by the Mayor and Council of the City of Goodyear, and as a condition of development of the Property, Owner shall, at its sole cost convey, lien free, all rights-of-way and easements needed for the construction of public infrastructure Owner is required to construct.

5.2. DEVELOPMENT REGULATIONS. Except as otherwise expressly provided in this Agreement and subject to the terms and conditions of this Agreement, the Parties agree that the development of the Property shall be governed by the Development Regulations in effect as of the date of this Agreement or in effect when the specific Development Application is approved, whichever is later. For example, future applications for rezoning, future site plans, future plats, construction permits, and/or building permits shall be subject to the Development Regulations in effect when the application is approved.

5.3. REQUIREMENTS NOT ADDRESSED**.** The Parties acknowledge and agree that this Agreement addresses only certain issues with respect to the development of the Property and provides only those rights expressly set forth in this Agreement. Except as expressly provided otherwise in this Agreement, this Agreement does not relieve Owner from constructing additional public or private infrastructure that may be required by Federal, State, County or City laws, ordinances, codes, rules, regulations, standards, guidelines, conditions of approval and the like, including by way of example but not limitation, infrastructure needed for drainage, internal roads, and emergency access roads. Except as expressly provided otherwise in this Agreement, this Agreement does not relieve Owner from complying with the City's requirements concerning the development process, including by way of example but not limitation, complying with procedures and processes governing submission requirements for zoning, preliminary subdivision plats, final subdivision plats and/or site plans, and paying all applicable costs, permit fees, development fees, application fees, and taxes.

5.4. FUTURE CONDITIONS and APPROVALS. The Parties acknowledge and agree that this Agreement addresses only limited issues relative to the development of the Property and that the Agreement does not limit or preclude the City from imposing additional restrictions, requirements, contributions, conditions or the like for the development of the Property that may be allowed by law, unless expressly addressed herein. The Parties agree that nothing in this Agreement shall be deemed to require the City to grant any future administrative or legislative approvals related to the development of the Property that would be in addition to those approvals the City has already provided to the Property as of the Effective Date of this Agreement provided, however, such approvals have not already expired or been terminated, do not expire or terminate pursuant to the terms of this Agreement, or are not revoked or terminated because of a breach of this Agreement. Regardless of whether the action or payment is provided for in this Agreement,

the Parties acknowledge and agree that the City is not required to undertake any action or make any payments if any federal, state, or local law requires formal action and approval by the City Council before undertaking such action or payment until the City Council has taken the required formal action and has approved the action or payment. The Parties agree that nothing in this Agreement shall affect the City's legislative authority to approve or deny zoning or other development related applications, including applications for preliminary and/or final plats and/or site plans, or the City's legislative authority to impose conditions on the development of the Property. Finally, the Parties agree that except as otherwise expressly provided herein, nothing in this Agreement shall restrict the Owner's rights to object to and pursue all legal remedies to obtain relief from any future conditions, stipulations, policies, procedures, resolutions or ordinances imposed by the City that Owner deems are illegal and/or beyond the scope of the City's statutory authority as applied to the Property.

6. SPECIFIC OBLIGATIONS. The following specific obligations apply to the development of the Property.

6.1. AMENDED PLAN SUBMITTAL. Owner shall submit to the City engineering plans to amend the Original Approved Plans to include the construction of the By-Pass Cotton Lane Force Main Casings. The submittal shall include all documents required by the City Engineer or his/her designee to evaluate the viability of the By-Pass Cotton Lane Force Main Casings. Owner shall obtain all applicable federal, state and local permits and approvals prior to the City approving the plans for the By-Pass Cotton Lane Force Main Casings. Owner shall pay all applicable fees required for such additional reviews, and permits.

6.2. APPROVED BY-PASS CASINGS PLANS. The City Engineer or his/her designee, shall review the amended engineering plans submitted pursuant to Section 6.1 above to determine whether the proposed By-Pass Cotton Lane Force Main Casings will be an effective transmission system if there are ever problems with the Cotton Lane Force Main Casings that were installed. If, in the exercise of his/her sole discretion, the City Engineer or his/her designee determines the proposed By-Pass Cotton Lane Force Main Casings will be an effective transmission system if there are ever problems with the Cotton Lane Force Main Casings that were installed, the City Engineer shall approve the amended engineering plans provided the amended engineering plans otherwise comply with all other applicable Development Regulations.

6.3. CONSTRUCTION OBLIGATION. Owner shall, at Owner's sole cost and expense, construct and/or install all sewer infrastructure improvements identified in the Approved By-Pass Cotton Lane Force Main Casings Plans.

6.4. PERMIT AND FINANCIAL ASSURANCE. Within five (5) business days of the date the Agreement is approved by the Goodyear City Council, Owner shall deposit with the City financial assurance in the form of a cash deposit in the amount of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00) (the "Initial Deposit") to secure either the completion of the By-Pass Cotton Lane Force Main Casings, if approved, or the removal and replacement of the Cotton Lane Main Casings with casings in conformance with the

Original Approved Plans (the "Repair Work'). Owner shall submit to the City an engineer's estimate of the cost of the Repair Work, and within five (5) business days of the engineer's cost estimate, either (i) in the event the Initial Deposit reflects more than 110% of the engineer's estimate (which amount is subject to approval by the City Engineer of his/her designee), the City will, within five (5) business days, return to Owner a portion of the Initial Deposit such that the remaining deposit represents 110% of the agreed cost estimate or (ii) in the event the Initial Deposit is less than 110% of the agreed cost estimate, Owner shall deposit additional funds with City such that the total deposit remitted to the City hereunder is in the amount of 110% of the agreed cost estimate. which amount is subject to approval by the City Engineer of his/her designee. All funds deposited with the City pursuant to this Section 6.4 shall be returned to W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company (unless otherwise directed by such entity) within five (5) business days of the City's issuance of a permanent certificate of occupancy with respect to the Structure.

6.5. ACCEPTANCE OF INFRASTRUCTURE. The City Engineer shall accept, subject to Owner's satisfaction of its obligations with respect to the two-year warranty period, the infrastructure constructed pursuant to the Original Approved Plans, including the Cotton Lane Force Main Casings that were not installed in accordance with the requirements of the Original Approved Plans, upon the satisfaction of all of the following:

6.5.1. The Cotton Lane Force Main Casings included within the Original Approved Plans that were not installed in accordance with the Original Approved Plans have to be completed and a determination by the City Engineer or his/her designee that the grout was correctly installed and that the Cotton Lane Force Main Casings can be put into service.

6.5.2. All of the infrastructure included within the Original Approved Plans shall be completed in accordance with the Original Approved Plans except for the Cotton Lane Force Main Casings.

6.5.3. Owner has provided the Initial Deposit as required in Section 6.4 above.

6.6. BY-PASS OPTION NOT FEASIBLE. Notwithstanding anything to the contrary in this Agreement, if the By-Pass Casings Plans are not approved because the City Engineer or his/her designee determines the proposed By-Pass Cotton Lane Force Main Casings will not be an effective transmission system in the event of problems with the Cotton Lane Force Main Casings, Owner shall remove the Cotton Lane Force Main Casings installed and accepted by the City Engineer as set forth in Section 6.5 and replace them with casings that conform to the requirements of the Original Approved Plans.

6.7. TEMPORARY CERTIFICATE OF OCCUPANCY. Following the acceptance of the infrastructure constructed following the satisfaction of a requirements as set forth in Section 6.5 above and all subsections therein, the City shall issue a Temporary Certificate of Occupancy for the Structure. A permanent Certificate of Occupancy will not be issued for the

Structure until either of the following has occurred: (i) all of the infrastructure identified in the Approved By-Pass Cotton Lane Force Main Casings Plans has been completed and accepted by the City Engineer or his/her designee subject to Owner's satisfaction of its obligations with respect to the two-year warranty period or (ii) the by-Pass Cotton Lane Force Main Casings installed have been removed and replaced with casings that conform to the requirements of the Original Approved Plans (the "Replacement Infrastructure"), a new two-year warranty for the Replacement Infrastructure has been provided to the City, and the City Engineer or his/her designee has accepted the Replacement Infrastructure subject to Owner's satisfaction of its obligations with respect to the new two-year warranty period. Except for the issuance of a Temporary Certificate of Occupancy for the Structure pursuant to the terms of this Agreement, no Temporary Certificates of Occupancy and no Permanent Certificates of Occupancies shall be issued for any building within the Property until either (i) all of the infrastructure identified in the Approved By-Pass Cotton Lane Force Main Casings Plans has been completed and accepted by the City Engineer or his/her designee subject to Owner's satisfaction of its obligations with respect to the two-year warranty period; or (ii) the By-Pass Cotton Lane Force Main Casings installed and accepted by the City have been removed and replaced with casings that conform to the requirements of the Original Approved Plans (the "Replacement Infrastructure"), a new two-year warranty period for the Replacement Infrastructure has been provided to the City, and the City Engineer or his/her designee has accepted the Replacement Infrastructure subject to Owner's satisfaction of its obligations with respect to the new two-year warranty period.

GENERAL TERMS

7. ENTIRE AGREEMENT. This Agreement, constitute the sole and entire agreement between the Parties with respect to the matters covered herein and supersede any prior or contemporaneous agreements, understandings or undertakings, written or oral, by or between Parties and/or by or between any of the Parties and any third parties regarding the matters covered herein.

8. AMENDMENTS. This Agreement shall only be modified, amended or restated by a writing executed by the Owner(s) and City. In order for an amendment of this Agreement to become effective, the Party seeking the amendment shall submit its proposed amendment in writing to the other Parties for review. To be effective, amendments shall be approved by the City Council, signed by the Parties and attached to this Agreement as an addendum. Amendments shall also be recorded in the Official Records of Maricopa County within ten (10) days after execution.

9. NOTICES AND FILINGS. Any and all notices, filings, approvals, consents or other communications required or permitted by this Agreement shall be given in writing and personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

The City: City of Goodyear Attn: City Manager 190 North Litchfield Road Goodyear, Arizona 85338	**Owner:** W/C LAKIN 1B VIII, L.L.C. c/o Walton Street Capital 900 North Michigan Ave. Chicago, IL 60611 Attn: Jim Holmes
copy to: City of Goodyear Attn: Development Services Director 190 North Litchfield Road Goodyear, Arizona 85338	**copy to:** Clarius Partners, LLC 200 W. Madison Street, Suite 1625 Chicago, Illinois 60606 Attention: Steve Duncan
copy to: City of Goodyear Attn: City Attorney 190 North Litchfield Road Goodyear, Arizona 85338	**copy to:** Snell & Wilmer LLP Attn: Lawrence Brown One Arizona Center Phoenix, Arizona 85004

or to any other addresses as any of the Parties hereto may from time to time designate in writing and deliver in a like manner. Notices, filings, consents, approvals and communications shall be deemed to have been given as of the date of delivery if hand delivered, or as of twenty-four (24) hours following deposit in the U.S. Mail, postage prepaid and addressed as set forth above.

10. COVENANTS RUNNING WITH THE LAND. Except as provided in Section 11, the rights and duties under this Agreement shall be for the benefit of, and a burden upon, the Property, and they shall be covenants running with the land.

11. TERMINATION OF AGREEMENT AS TO CITY PROPERTY. The Parties hereby acknowledge and agree that this Agreement is not intended to and shall not create conditions or exceptions to title or covenants running with the Property for any portion of the Property acquired by the City of Goodyear. The Parties agree that this Agreement shall terminate without the execution or recordation of any further document or instrument as to any portion of the Property acquired by the City of Goodyear and such Property shall automatically be released from and no longer be subject to or burdened by the provision of this Agreement without the requirement of any further action by any Party.

12. NO AGENCY OR PARTNERSHIP. Neither City nor Owner is acting as the agent of the other with respect to this Agreement, and this Agreement shall not be deemed to create a partnership, joint venture, or other business relationship between the City and Owner.

13. CONFLICTS OF INTEREST. This Agreement is subject to the provisions of A.R.S. § 38-511, and may be terminated by the City in accordance with such provisions.

14. BUSINESS DAYS. If the last day of any time period stated in this Agreement or the date on which any obligation to be performed under this Agreement shall fall on Saturday, Sunday or legal holiday, then the duration of such time period or the date of performance, as applicable, shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday or legal holiday.

15. DEFAULTS AND REMEDIES. Any Party shall be in default under this Agreement ("Default") if it fails to satisfy any term or condition as required under this Agreement within thirty (30) business days following written notice from the other Party ("Notice"); provided, however, that the Notice shall set forth the specific reasons for the determination that the Party has failed to satisfy any term of condition hereof. A Party shall not be in Default if the Party commences to cure any deficiencies within thirty (30) business days of receipt of Notice and cures such deficiencies within a reasonable time thereafter.

16. NO WAIVER. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the City or Owner of the breach of any covenant or condition of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

17. MEDIATION. If a dispute arises out of or related to this Agreement, or breach thereof, the Parties agree first to try to settle the dispute through mediation before resorting to arbitration, litigation, or some other dispute resolution. In the event that the Parties cannot agree upon the selection of a mediator within seven (7) days, either Party may request a presiding judge of the Superior Court to assign a mediator from a list of mediators maintained by the Arizona Municipal Risk Retention Pool. The terms of this Section 17 shall survive the expiration or earlier termination of this Agreement.

18. WAIVER OF JURY TRIAL. UNLESS EXPRESSLY PROHIBITED BY LAW, EACH OF THE CITY AND OWNER KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY AND ALL ACTIONS OR OTHER LEGAL PROCEEDINGS AGAINST THE OTHER PARTY, ARISING OUT OF OR RELATING TO THIS AGREEMENT AND/OR THE TRANSACTIONS IT CONTEMPLATES, AND AGREES THAT ANY AND ALL ACTIONS OR OTHER LEGAL PROCEEDINGS ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE TRANSACTIONS IT CONTEMPLATES, AND/OR THE WORK PERFORMED PURSUANT TO THIS AGREEMENT SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. THIS WAIVER APPLIES TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE. EACH PARTY ACKNOWLEDGES THAT IT HAS RECEIVED THE ADVICE OF COMPETENT COUNSEL. The terms of this Section 18 waiving the right to a jury trial shall survive the expiration or earlier termination of this Agreement

19. LIMITATION ON CLAIMS. IN NO EVENT SHALL CONSEQUENTIAL DAMAGES, EXPECTATION DAMAGES, AND/OR INCIDENTAL DAMAGES, WHICH INCLUDES, BUT IS NOT LIMITED, CLAIMS FOR LOST PROFITS, BE AWARDED AS DAMAGES FOR A BREACH OF THIS AGREEMENT, AND THE PARTIES EXPRESSLY WAIVE ANY RIGHT TO CONSEQUENTIAL DAMAGES, EXPECTATION DAMAGES, AND/OR INCIDENTAL DAMAGES IN THE EVENT OF A BREACH OF THIS AGREEMENT. The terms of this Section 19 limiting the remedies available to the Parties in the event of a breach of the Agreement shall survive the expiration or earlier termination of this Agreement.

20. SECTION HEADINGS. The section headings contained in this Agreement are for convenience in reference only and are not intended to define or limit the scope of any provision of this Agreement.

21. FAIR INTERPRETATION. The terms and provisions of this Agreement represent the result of negotiations between the Parties, each of which has had the opportunity to consult with counsel of their own choosing and/or has been represented by counsel of their own choosing, and none of whom has acted under any duress or compulsion, whether economic or otherwise. Consequently, the Parties agree the terms and provisions of this Agreement shall be construed according to their usual and customary meanings, and the Parties each hereby waive the application of any rule of law (common law or otherwise) that ambiguous or conflicting terms be resolved against the Party who prepared, or whose attorney prepared, the executed Agreement or any earlier draft of same. The terms of this Section 21 shall survive the expiration or earlier termination of this Agreement.

22. CHOICE OF LAW, VENUE, AND ATTORNEY'S FEES. In any dispute under this Agreement, the successful Party shall be entitled to collect from the other Party its reasonable attorneys' fees, and other costs as determined by a Court of competent jurisdiction. The Parties agree that any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by the laws of the State of Arizona. The Parties further agree that the venue for any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be Maricopa County and that any action filed shall be heard in a court of competent jurisdiction located in Maricopa County. The Parties expressly waive the right to object, for any reason, to the venue of Maricopa County. The terms of this Section 22 shall survive the expiration or earlier termination of this Agreement.

23. SURVIVAL CLAUSE: All provisions in this Agreement that logically ought to survive the expiration or earlier termination of this Agreement shall survive the expiration or earlier termination of this Agreement. This includes by way of example: all provisions imposing obligations that will not be triggered until the Agreement is terminated, all indemnification provisions; all limitation of remedies and damages provisions; all provisions waiving claims; and all provisions relieving any Party of liability for actions taken. The fact that certain provisions in this Agreement expressly state that such provisions shall survive the expiration or earlier termination of this Agreement shall not be construed as limiting the application of the Survival Clause set forth in this Section 23 to other provisions in the Agreement.

24. REPRESENTATIONS AND WARRANTIES OF OWNER. As of the date of the execution of this Agreement, Owner represents and warrants the following:

24.1. OWNERSHIP. W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company is the owner of the Property and has the full right and authority to submit its interest in the Property to the obligations hereunder. Owner holds title free and clear of all liens other than liens for taxes not yet due and payable and matters of record.

24.2. AUTHORIZATION. Owner is a Delaware limited liability company qualified to do business in Arizona and in good standing; Owner (including the person signing for Owner) has the authority and the right to enter into this Agreement as authorized by the manager of Owner, and Owner is not prohibited from executing this Agreement by any law, rule, regulation, instrument, agreement, order or judgment.

24.3. DUE DILIGENCE. Owner reviewed this Agreement and reached its own conclusions as to the binding and enforceable nature thereof and all of the provisions contained therein, and has not relied on any representations or warranties of City other than those expressly provided in this Agreement.

25. REPRESENTATIONS AND WARRANTIES OF CITY. As of the Effective Date of this Agreement, the City represents and warrants the following:

25.1. APPROVAL. City has approved this Agreement at a duly held and noticed public meeting by its Mayor and City Council, at which a quorum was duly present, and has authorized the execution hereof.

25.2. AUTHORIZATION. City agrees that the persons executing this Agreement on behalf of City have been duly authorized to do so.

26. BENEFICIARY CONSENT. A Beneficiary Consent and Subordination to Lakin Park Development Agreement in the form attached hereto as Exhibit B except as may be modified by the City Attorney or his designee in his/her sole discretion, shall be completed and executed by each entity that has a security interest in the Property as of the effective date this Agreement is recorded in the official records of Maricopa County.

27. COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement, binding on the Parties. Further this Agreement may be executed and delivered by electronic transmission. A manually signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement provided however, Owner shall deliver an original to the City for recordation in the Official Records of Maricopa County.

28. **PAGE NUMBERING.** The page numbering of this document is exclusive of the Exhibits attached hereto.

IN WITNESS WHEREOF, and agreeing to be bound by the terms of this Agreement the Parties have caused this Agreement to be executed by their duly appointed representatives.

OWNER:

W/C LAKIN 1B VIII, L.L.C.
a Delaware limited liability company

By: W/C Lakin JV VIII, L.L.C.
a Delaware limited liability company,
its Sole Member

By: W/C Lakin Investors VIII, L.L.C.
a Delaware limited liability company,
its Member

By: Walton Acquisition Holdings VIII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund VIII, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers VIII, L.P.,
a Delaware limited partnership
its General Partner

By: WSC Managers VIII, Inc.,
a Delaware corporation
its General Partner

By: _____

Name: JAMES HOLMES

Title: VICE PRESIDENT

Signatures, Acknowledgments and Exhibits on Following Pages

State of Illinois)
)ss
County of Cook)

On this 2 day of May, 2022, before me, Brittany Zoufal, a Notary Public in and for said state, personally appeared James J. Holmes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the Development Agreement for Lakin Park by and between by W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation (the "Agreement'), and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signatures on said Agreement, of W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company upon behalf of which he/she acted, executed the Agreement.

OFFICIAL SEAL
BRITTANY ZOUFAL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/08/23

Brittany Zoufal
Notary Public

CITY:

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____
Julie Karins
Its: City Manager

Acknowledgments and Exhibits on Following Pages

STATE OF ARIZONA)
) ss.
County of Maricopa)

The Development Agreement for Lakin Park by and between by W/C Lakin 1B VIII, L.L.C., a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation (the "Agreement') was acknowledged before me this _____ day of _____, 2022, by Julie Karins, the City Manager of the City of Goodyear, an Arizona municipal corporation, for and on behalf thereof.

_____
Notary Public

Attest:

_____
Darcie McCracken, City Clerk

Approved as to Form:

_____
Roric Massey, City Attorney

Exhibits on Following Pages

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 of the Minor Land Division for Lakin Park – Phase 1 according to the plat of record in Book 1588 of Maps Page 30, Official Records of Maricopa County, Arizona.

EXHIBIT B

BENEFICIARY CONSENT AND SUBORDINATION TO DEVELOPMENT AGREEMENT FOR LAKIN PARK

W/C LAKIN 1B VIII, LLC, a Delaware limited liability company ("Owner") owns that certain property legally described in Exhibit "1", attached hereto (the "Property'). Owner has sought certain concessions from the City of Goodyear regarding the development of Owner's Property. Owner has requested that the City accept infrastructure improvement that was not installed in accordance with the approved plans and to allow Owner to install alternative infrastructure improvements rather than having the Owner remove and replace such infrastructure. In addition, Owner has asked the City to issue a temporary certificate of occupancy for the building on the Property that is under construction or that has been completed. The City is willing to agree to Owner's request subject to the terms and conditions of the Development Agreement for Lakin Park, a copy of which is attached hereto as Exhibit "2" (the "Development Agreement").

BMO HARRIS BANK N.A., a national banking association, is the Beneficiary under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated February 24, 2021, and recorded on February 24, 2021 as Instrument No. 2021-0208368 of the official records of the County Recorder of Maricopa County, State of Arizona (the "Deed of Trust"). The Deed of Trust is secured by the Property. Because the Development Agreement will impact the future development of the Property and the issuance of a final certificate of occupancy for the building for which the temporary certificate of occupancy will be issued, the City requires that BMO HARRIS BANK N.A., a national banking association consent to the Development Agreement and subordinate the Deed of Trust to the Development Agreement.

BMO HARRIS BANK N.A., a national banking association**,** as Beneficiary under the Deed of Trust hereby consents to Owner entering into the Development Agreement and subordinates the Deed of Trust and the loan secured thereby to the Development Agreement. BMO HARRIS BANK N.A., a national banking association, on behalf of itself and all future successors and assigns agrees that any acquisition, transfer or sale of all or part of the Property pursuant to the provisions of the Deed of Trust, whether by foreclosure, deed-in-lieu or other means shall be subject to the Development Agreement for Lakin Park. The undersigned(s) represent they have full power and authority to execute this Beneficiary Consent and Subordination of Development Agreement for Lakin Park on behalf of BMO HARRIS BANK N.A., a national banking association.

IN WITNESS WHEREOF, BMO HARRIS BANK N.A., a national banking association has caused this Beneficiary Consent and Subordination to Development Agreement for Lakin Park to be signed by its duly authorized representative as of the date set forth below:

Signature, Acknowledgment, & Exhibits on Following Pages

BMO HARRIS BANK N.A.,
a national banking association

By:_____

Its:_____

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2022, before me, personally appeared _____ as _____ of **BMO HARRIS BANK N.A., a national banking association** acknowledged that he/she being authorized to do so, executed this Beneficiary Consent and Subordination to the Development Agreement for Lakin Park for the purposes therein contained on behalf of said entity.

_____

Notary Public

ITEM #: 21.
DATE: 05/23/2022
AI #:922

CITY COUNCIL ACTION REPORT

SUBJECT: DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK

STAFF PRESENTER(S): Stephen Scinto, Deputy Director of Engineering

SUMMARY

Consideration of a Development Agreement for Prologis Commerce Park located at the northeast corner of Yuma Road and Bullard Avenue.

Recommendation

ADOPT RESOLUTION NO. 2022-2247 APPROVING THE DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK; 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 and AUTHORIZING NECESSARY BUDGET AMENDMENTS. (Steve Scinto, Deputy Director of Development Engineering)

FISCAL IMPACT

The Development Agreement creates financial obligations for the City as outlined below:

The city is to reimburse Prologis for a portion of the costs incurred in the installation of the Bullard Avenue Enhanced Landscaping Improvements. The amount of the reimbursement is to be equal to fifty percent (50%) of the difference between the actual costs incurred for the construction of the Bullard Avenue Enhanced Landscaping Improvements and the Bullard Avenue Standard Landscaping Estimate (0.5 × (Actual cost of constructing Bullard Avenue Enhanced Landscaping Improvements – Bullard Avenue Standard Landscaping Estimate) in an amount not to exceed $164,500. The source of the reimbursement is limited to plan review and permit fees collected from development activities within the Property and is included in the FY2023 Capital Improvement Project (CIP) budget (Project #40006).

Reimbursement for Traffic Signal at Bullard Avenue and Harrison. The city is to reimburse Prologis for 75% of the actual cost of the traffic signal infrastructure improvements up to a maximum of $504,365. The sole source of the funding for this reimbursement is in-lieu payments the city has collected from owners of the property adjacent to the three corners of the traffic signal not adjacent to the Property.

Reimbursement for Traffic Signal at Yuma Road and 143rd Avenue Alignment. The city is to

reimburse Prologis for 50% of the actual cost of the traffic signal infrastructure improvements. The source of the funding for this reimbursement are in-lieu payments collected from the adjacent property owners, plan review fees, and permit fees collected for development activities within the Property. As fees to be reimbursed were collected in prior fiscal years a budget amendment will be necessary to process the reimbursement whish is estimated at approximately $350,000. The actual reimbursement will be based upon verified actual costs.

The Development Agreement also calls for the City to purchase an approximate 125' by 125' parcel of land at the northeast corner of Bullard and Yuma. The cost will be established by an appraisal and the acquisition is likely to be completed within the next fiscal year. The purchase price is to be the fair market value of the Property determined by a third-party appraiser agreed upon by the city and Prologis. The costs of the appraisal will be split between the city and Prologis. Funding for the purchase of the property and appraisal is included in the FY2023 Capital Improvement Project (CIP) budget (Project #41003).

BACKGROUND AND PREVIOUS ACTIONS

Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, and Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company (collectively "Prologis") own approximately 112 acres of land generally located at the northeast corner of Yuma Road and Bullard Avenue commonly known as Prologis Commerce Park at Goodyear (the "Property"). The Property was conditionally rezoned by Ordinance 2018-1414, which was approved by the Mayor and Council of the City of Goodyear on December 17, 2018. The Approved Zoning included certain obligations related to the development of the property, including obligations for the installation of enhanced landscaping improvements consistent with Bullard Avenue Corridor Design Treatment Strategies November 2018 (the "Bullard Avenue Enhanced Landscaping Improvements"), the conveyance of land needed for the entry features that the city will be installing on the northeast corner of Yuma Road and Bullard Avenue (the "Yuma Corner Property"), and the payment of a proportionate share of the cost of various intersection traffic signals or the construction of certain traffic signals if warranted. Prologis has installed a portion of the Bullard Avenue Enhanced Landscaping Improvements it is required to install and has fully completed certain of the traffic signals and is close to fully completing other traffic signals.

STAFF ANALYSIS

Because the Owner is responsible only for a proportionate share of the costs of certain of the traffic signals, Prologis is entitled to reimbursements for a portion of the costs of the traffic signals installed. Similarly, the city has been reimbursing property owners installing the enhanced landscaping a portion of the additional costs incurred for the installation of the enhancements (i.e. the landscaping improvements that are over and above what would otherwise have been installed). The proposed development agreement identifies Prologis's obligations regarding the construction of certain infrastructure improvements required, provides terms for the reimbursement of a portion of the costs incurred in constructing certain infrastructure improvements, and terms for the conveyance of the Yuma Corner Property. In addition, the development agreement includes a commitment by Prologis to dedicate an easement to APS for the construction of power lines, 69kV or larger. The power lines are needed to support the industrial development that is being developed in the area, and the corridor supported by city staff and APS requires the location of power lines on the Property.

Although not included as a term in the development agreement, Prologis has conditioned the development agreement on the city's support for the inclusion of the Prologis 303 Business Park, an approximate 113-acre business park generally located at the northwest corner of North Cotton Lane and West Minnezona Avenue, as a magnet site within the FTZ No. 277 Western Maricopa County (commonly known as the Greater Maricopa Foreign Trade Zone or GMFTZ). The inclusion of this site is consistent with economic development policies within the City and Resolution 2022-2249 supporting the inclusion of this property as a magnet site within the GMFTZ is being presented by separate action.

The following is a high-level summary of the major deal points in the development agreement:

- Prologis is required to install the Bullard Avenue Enhanced Landscaping Improvements. The Bullard Avenue Enhanced Landscaping Improvements that have not been completed have to be completed and accepted by the City by June 30, 2022.
    - The city will issue temporary certificates of occupancy for structures within the Property before these improvements are completed and accepted provided the city is provided financial assurances ensuring the completion of the improvements. No permanent certificates of occupancy shall be issued for any structure on the Property until these improvements are completed and accepted by the city.

- Subject to the submittal of required documentation, the city is to reimburse Prologis for a portion of the costs incurred in the installation of the Bullard Avenue Enhanced Landscaping Improvements. The amount of the reimbursement is to be equal to fifty percent (50%) of the difference between the actual costs incurred for the construction of the Bullard Avenue Enhanced Landscaping Improvements and the Bullard Avenue Standard Landscaping Estimate (0.5 × (Actual cost of constructing Bullard Avenue Enhanced Landscaping Improvements – Bullard Avenue Standard Landscaping Estimate) in an amount not to exceed $164,500. The source of the reimbursement is limited to plan review and permit fees collected from development activities within the Property.

- Traffic Signal obligations. Prologis was required to construct traffic signals at various intersections adjacent to the Property. The development agreement identifies Prologis's outstanding obligations and the city's reimbursement obligations vis-à-vis these traffic signals, which are briefly summarized below.
    - Traffic Signal at Bullard Avenue and Harrison. Prologis is required to complete the two-year warranty period and convey to the City, in fee and lien-free, the portion of the Property upon which the traffic signal infrastructure improvements have been constructed (the "Bullard/Harrison Traffic Signal ROW"). No temporary or permanent certificates of occupancy for any structures on the Property are to be issued until the Bullard/Harrison Traffic Signal ROW has been conveyed to the City.
    - Reimbursement for Traffic Signal at Bullard Avenue and Harrison. Subject to the submittal of required documentation and the conveyance of the Bullard/Harrison Traffic Signal ROW to the city, the city is to reimburse Prologis for 75% of the actual cost of the traffic signal infrastructure improvements up to a maximum of $504,365. The sole source of the funding for this reimbursement is in-lieu payments the city has collected from owners of property adjacent to the three corners of the traffic signal not adjacent to the Property.

- Traffic Signal at Yuma Road and 143rd Avenue Alignment. Prologis is required to design and construct all traffic signal infrastructure improvements needed for a full traffic signal at the intersection of Yuma Road and the 143rd alignment. No temporary or permanent certificates of occupancy for any structures on the Property are to be issued until the signal is completed and accepted by the City Engineer, subject to the completion of the two-year warranty period.
- Reimbursement for Traffic Signal at Yuma Road and 143rd Avenue Alignment. Following the completion of the full traffic signal at the intersection of the Yuma Road and 143rd Avenue alignment and subject to submittal of required documentation, the city is to reimburse Prologis for 50% of the actual cost of the traffic signal infrastructure improvements. The source of the funding for this reimbursement are the in-lieu payments collected from owners of property adjacent to the three corners of the traffic signal not adjacent to the Property, plan review fees, and permit fees collected for development activities within the Property.
- Traffic Signal at Grant and Bullard Avenue. Prologis is required to complete the two-year warranty period and convey to the City, in fee and lien-free, the portion of the Property upon which the traffic signal infrastructure improvements have been constructed (the “Bullard/Grant Traffic Signal ROW"). No temporary or permanent certificates of occupancy for any structures on the Property are to be issued until the Bullard/Grant Traffic Signal ROW has been conveyed to the City. (No reimbursements are owed for this traffic signal because the need for the signal is driven solely by the development of the Property.)

- At the request of Arizona Public Service (APS), Prologis will provide APS, at no cost, an electrical utility easement within the Property along the length of the W. Harrison Street alignment from 143rd Avenue to Bullard Avenue. The easement is to be per Arizona Public Service (APS) standards for a 69KV and/or greater above-ground electrical utility line and shall be a maximum of one hundred and twenty feet wide and in form and content reasonably acceptable to the Owner and APS.

- Prologis is to sell the Yuma Corner Property to the City lien-free and free of all encumbrances except for those encumbrances that do not interfere with the construction, maintenance, repair, replacement, and/or removal of the Bullard Avenue Enhanced Landscaping Improvements and or the monument sign the City plans on constructing within the Yuma Corner Property subject to the following terms.
  - City has to submit a written request to purchase the Yuma Corner Property at the latter of 9 months from the effective date of the development agreement or ten business days after the Yuma Corner Improvements Completion Date.
  - The purchase price is to be the fair market value of the Property determined by a third-party appraiser agreed upon by the city and Prologis. The appraisal shall not include the value for the Bullard Avenue Enhanced Landscaping but will be appraised as if it is undeveloped. The costs of the appraisal will be split between the city and Prologis.
  - If the city decides to dispose of the Yuma Corner Property, the owner of the property adjacent to the Yuma Corner Property on the east side is to have the right to purchase it for the price the city paid for the Yuma Corner Property.

Staff supports the Prologis Commerce Park Development Agreement and recommends its approval.

Attachments

Resolution and Development Agreement

RESOLUTION NO. 2022-2247

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK; 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.

WHEREAS, Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, and Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company (collectively "Prologis") own approximately 112 acres of land generally located at the northeast corner of Yuma Road and Bullard Avenue Commonly known as Prologis Commerce Park (the "Property"); and

WHEREAS, the Property was conditionally rezoned as set forth in Ordinance 2018-1414 approved by the Mayor and Council of the City of Goodyear on December 17, 2018 (the "Approved Zoning"); and

WHEREAS, The Approved Zoning included certain obligations related to the development of the property, including obligations for the installation of enhanced landscaping improvements consistent with Bullard Avenue Corridor Design Treatment Strategies November 2018" (the "Bullard Avenue Enhanced Landscaping Improvements"), the conveyance of land needed for the entry features that the city will be installing (the "Yuma Corner Property"), and the payment of a proportionate share of the cost of various intersection traffic signals or the construction of certain traffic signals if warranted; and

WHEREAS, Prologis has installed a portion of the Bullard Avenue Enhanced Landscaping Improvements it is required to install and has fully completed certain of the traffic signals and is close to fully completing other traffic signals it is required to install; and

WHEREAS, the proposed development agreement provides for reimbursements for a proportionate share of the costs of certain of the traffic signals Prologis installed for which Prologis is not 100% responsible and for some of the costs Prologis incurred or will incur in the installation of the Bullard Avenue Enhanced Landscaping Improvements; and

WHEREAS, the proposed development agreement also sets forth the terms for the conveyance of a Yuma Corner Property where the entry features into the Bullard Corridor are to be installed; and

WHEREAS, the development agreement includes a commitment by Prologis to dedicate an easement to APS for the construction of power lines, 69kV or larger needed to support industrial development in the area; and

WHEREAS, the Developer and City desire to enter into this Agreement for the purpose of outlining and setting forth certain obligations and commitments of the Parties relative to the Property, intending this Agreement to be a "Development Agreement" within the meaning of A.R.S. § 9-500.05; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find that the proposed development agreement is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council of the City of Goodyear hereby approve the Development Agreement for Prologis Commerce Park entered into by and between Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation attached hereto as Exhibit 'A,' (the "Development Agreement").

SECTION 2. The City Manager is hereby authorized and directed to execute the Development Agreement attached hereto as Exhibit 'A' and the City Manager or his/her designee is hereby authorized and directed to take any and all actions and to execute any and all documents necessary to carry out the intent of this Resolution and the terms of this Development Agreement.

SECTION 3. This Resolution shall become effective thirty days after its passage and adoption as provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

EXHIBIT ‘A’

Development Agreement for Prologis Commerce Park

(on the following pages)

WHEN RECORDED, RETURN TO:
City of Goodyear, Arizona
Office of the City Clerk
190 North Litchfield Rd.
Goodyear, Arizona 85338

DEVELOPMENT AGREEMENT FOR PROLOGIS COMMERCE PARK

This Development Agreement for Prologis Commerce Park is entered into by and between Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, and Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company (collectively "Prologis") and the City of Goodyear, an Arizona municipal corporation (the "City"). Prologis and the City are sometimes referred to individually as "Party" and collectively as "Parties".

RECITALS

A. WHEREAS, Prologis owns approximately 112 acres of land generally located at the northeast corner of Yuma Road and Bullard Avenue commonly known as Prologis Commerce Park at Goodyear, and as more particularly described in Exhibit 1 attached hereto and incorporated herein by this reference (the "Property"); and

B. WHEREAS, the City conditionally rezoned the Property as set forth in Ordinance 2018-1414 approved by the Mayor and Council of the City of Goodyear on December 17, 2018 (the "Approved Zoning"); and

C. WHEREAS, the Approved Zoning is subject to compliance with various stipulations set forth in Ordinance 2018-1414 regarding the development of the Property; and

D. WHEREAS, one of the conditions of the Approved Zoning requires Owner (as defined below), at its sole cost, design, install, and construct enhanced landscape improvements, within the boundaries of the Property and outside the boundaries of the Property in accordance with the Bullard Avenue Corridor Design Treatment Strategies (as defined below); and

E. WHEREAS, this Agreement identifies enhanced landscaping that Owner is required to construct pursuant to the Approved Zoning and that Owner has committed to constructing to facilitate the development of the Property; and

F. WHEREAS, in exchange for the consideration set forth in this Agreement, the City has agreed to provide a partial reimbursement for the costs incurred in the design, installation and construction of the enhanced landscape improvements Owner is required to construct pursuant to the terms and conditions of this Agreement; and

G. WHEREAS, pursuant to applicable Development Regulations, which includes including the conditions of the Approved Zoning, Owner is required to construct and/or make in-lieu payments towards the cost of traffic signals adjacent to the Property; and

H. WHEREAS, Owner has made an in-lieu payment for Owner's proportionate share of the cost of a full traffic signal at the intersection of Bullard Avenue and Yuma Road; and

I. WHEREAS, Owner has constructed a full traffic signal, including traffic signal infrastructure on all four corners, at the intersection of Grant and Bullard Avenue, the need for which is driven solely by the development of the Property, and the cost of which Owner is 100% responsible; and

J. WHEREAS, Owner is required to convey in fee, lien free and free of encumbrances, the right-of-way within the Property upon which the traffic signal infrastructure at the intersection of Grant and Bullard Avenue has been constructed; and

K. WHEREAS, Owner is constructing or has constructed a full traffic signal (i.e. traffic signal infrastructure on all four corners of an intersection), at the intersection of Yuma Road and the 143rd alignment, and, subject to satisfaction of the terms set forth below, will be entitled to be reimbursed for up to 50% of the cost of such signal; and

L. WHEREAS, the City has collected $67,638 from the owner of property adjacent to the intersection of Yuma Road and the 143rd Avenue alignment as an in-lieu payment for the cost of the full traffic signal at the intersection at Yuma Road and the 143rd Avenue alignment; and

M. WHEREAS, Owner has constructed a full traffic signal, including traffic signal infrastructure on all four corners, at the intersection of Bullard Avenue and the Harrison Road alignment, which has been accepted by the City Engineer (subject to a two-year warranty period), and Owner is entitled to be reimbursed for up to 75% of the cost of such signal upon satisfaction of the terms set forth below; and

N. WHEREAS, Owner is required to convey in fee, lien free and free of encumbrances, the right-of-way within the Property upon which the traffic signal infrastructure at the intersection of Bullard Avenue and the Harrison Road alignment has been constructed; and

O. WHEREAS, The City has collected $504,365 from the owners of property adjacent to the intersection at Bullard Avenue and the Harrison Road alignment; and

P. WHEREAS, Owner made an in-lieu payment of 25% of the estimated cost of a full traffic signal (i.e. traffic signal infrastructure on all four corners of an intersection), at the intersection of Yuma Road and Bullard Avenue; and

Q. WHEREAS, Owner has agreed to provide, at no cost, an electrical utility line easement along and adjacent to the northern property line of the Property, to Arizona Public Service, in form and content reasonably satisfactory to Owner and Arizona Public Service, as further set forth in Section 7.1 below; and

R. WHEREAS, Prologis and the City intend this document to be a Development Agreement within the meaning of A.R.S. § 9-500.05.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Parties hereby adopt and incorporate, as if fully set forth herein, the Recitals stated above.

2. DEFINITIONS: Capitalized Terms not defined in the foregoing Recitals or elsewhere in this Agreement are defined as follows:

2.1. "Agreement" means this Development Agreement for Prologis Commerce Park entered into by and between Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company, and the City of Goodyear, an Arizona municipal corporation, as it may be amended and restated and/or supplemented in writing in accordance with this Agreement from time to time, and all exhibits and schedules attached thereto. References to sections or exhibits are to this Agreement unless otherwise specified.

2.2. "Approved Zoning" means the current zoning applicable to the Property.

2.3. "Bullard Avenue Corridor Design Treatment Strategies" means the Bullard Avenue Corridor Design Treatment Strategies November 2018 referred to in Ordinance 2019-1428 and in Ordinance 2019-1429.

2.4. "Bullard Avenue Enhanced Landscaping Improvements" means the landscaping improvements reflected in that certain document titled Project Sol Phase Two Landscape Construction Documents ("HTE 19-5692-LS") approved by the City Engineer or his designee on July 8, 2020 (the "Enhanced Landscape Plans"), which plans are consistent with the Bullard Avenue Corridor Design Treatment Strategies and include improvements within the Yuma Corner Property. A copy of the first page of the Enhanced Landscape Plans is attached hereto as Exhibit 2, with the entire set of Enhanced Landscape Plans being on file with the City Engineering.

2.5. "Bullard Avenue Enhanced Landscaping Reimbursement" means the amount equal to fifty-percent (50%) of the difference between the actual costs incurred for the construction of the Bullard Avenue Enhanced Landscaping Improvements and the Bullard Avenue Standard Landscaping Estimate (0.5 × (Actual cost of constructing Bullard Avenue Enhanced Landscaping Improvements – Bullard Avenue Standard Landscaping Estimate). Notwithstanding the foregoing, the maximum amount of the Bullard Avenue Enhanced Landscaping Reimbursement shall not exceed $164,500.

2.6. "Bullard Avenue Standard Landscaping Estimate" means the estimated installation and construction costs of the landscaping within and adjacent to the Bullard Avenue right-of-way had the minimum landscaping and features required by the applicable Development Regulations been installed, which estimate shall be reviewed and approved by the City Engineer in his/her reasonable discretion.

2.7. "City" means the City of Goodyear, an Arizona municipal corporation.

2.8. "City Engineer" means the City of Goodyear Director of Engineering or his or her designee.

2.9. "Development Application" means an application for the approval of any development related activities within all or part of the Property, including applications for zoning, use permits, preliminary plats, final plats, site plans, construction plans, and construction, including building, permits.

2.10. "Development Regulations" means all applicable laws, codes, ordinances, rules, regulations, standards, guidelines, conditions of approval, and the like governing the development of property within the City as they may be amended from time to time. This includes, by way of example but not limitation: the Building Codes and Regulations (currently Chapter 9 of the Goodyear City Code); the Subdivision Regulations adopted by the City of Goodyear (currently Chapter 15 of the Goodyear City Code); the City's Zoning Ordinance, the City of Goodyear's Design Guidelines Standards; the City of Goodyear Engineering Design Standards and Policies as they all may be adopted and amended from time to time; ordinances rezoning the Property, including stipulations and conditions of approval thereto; and stipulations; and conditions of approvals of approved preliminary and final plats for the Property.

2.11. "External Infrastructure" means (i) public infrastructure improvements, including Storm Water Improvements, that are required by the City to be constructed in connection with the City's approval of a final plat or site plan, along, on, adjacent to, or outside the external boundaries of the Property subject to such final plat or site plan; (ii) public streets, other than Local Streets, that are required by the City to be constructed in connection with the City's approval of a final plat or site plan.

2.12. "Owner" means Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, and Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company and their respective Successors and Assigns.

2.13. "Permitted Exceptions" means those liens and encumbrances on the Yuma Corner Property that do not: impair the City's permanent ownership and occupancy of the Yuma Corner Property; interfere with the maintenance, repair, replacement and/or removal of the Yuma Corner Improvements; and interfere with the construction, maintenance, repair, replacement and/or removal of any monument sign within the Yuma Corner Property as determined by the City Engineer or his designee in the exercise of his/her reasonable discretion. Leasehold interests, and mortgages, Deeds of Trust or any other sort of liens that encumber the Yuma Corner Property shall not be Permitted Exceptions.

2.14. "Property" means approximately 112 acres of real property within the City of Goodyear, generally located at the northeast corner of Yuma Road and Bullard Avenue as legally described in Exhibit 1, attached hereto and incorporated herein by this reference.

2.15. "Successors and Assigns" means any person or entity that succeeds to or is assigned any interest in all or part of the Property except for the portion of the Property acquired by the City of Goodyear.

2.16. "Yuma Corner Improvements" means that portion of the Bullard Avenue Enhanced Landscaping Improvements that are to be constructed within the Yuma Corner Property.

2.17. "Yuma Corner Improvements Completion Date" means the date Owner completes the Yuma Corner Improvements and has been accepted by the City Engineer, subject to a two-year warranty period.

2.18. "Yuma Corner Improvements Completion Deadline" means June 30, 2022, subject to extension for force majeure and other events outside of Owner's reasonable control.

2.19. "Yuma Corner Property" means Tract A of Prologis Commerce Park at Goodyear according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1535 of Maps, Page 32, with such parcel measuring approximately 125' x 125'.

3. EFFECTIVE DATE. The execution of this Agreement by the Parties and the approval of this Agreement by Resolution of the Goodyear City Council are conditions precedent to this Agreement becoming effective. This Agreement shall take effect upon the later of (i) the full execution of this Agreement by the Parties, and (ii) the date the Resolution approving this Agreement becomes effective, such later dated hereafter defined as the "Effective Date".

4. EXPIRATION DATE: This Agreement shall expire after the obligations of the Parties have been fully satisfied. Notwithstanding the foregoing, this Agreement may be terminated earlier upon the mutual agreement, in writing, executed by the Parties.

5. OWNER'S GENERAL OBLIGATION. The following general obligations apply to the development of the Property:

5.1. OWNER'S OBLIGATION. Except as otherwise expressly provided in this Agreement, or any other written agreement between the City and Owner approved by the Mayor and Council of the City of Goodyear, and as a condition of development of the Property, Owner shall, at its sole cost, purchase all capital equipment, and design, install, and construct all public infrastructure, within the boundaries of the Property and outside the boundaries of the Property as required in applicable Development Regulations, and as may be determined by the City Engineer or his Designee as being needed to allow the City to serve the Property based on approved studies and analysis required in the applicable Development Regulations, such as utility studies and traffic impact studies/analysis, at all phases of development through build-out.

5.2. DEVELOPMENT REGULATIONS. Except as otherwise expressly provided in this Agreement, and subject to the terms and conditions of this Agreement, the Parties agree that the development of the Property shall be governed by the Development Regulations in effect as of the date of this Agreement or in effect when the specific Development Application is approved, whichever is later. For example, future applications for rezoning, future site plans, future plats, construction permits, and/or building permits shall be subject to the Development Regulations in effect when the relevant Development Application is approved.

5.3. REQUIREMENTS NOT ADDRESSED. The Parties acknowledge and agree that this Agreement addresses only certain issues with respect to the development of the Property and provides only those rights expressly set forth in this Agreement. Except as expressly provided otherwise in this Agreement, this Agreement does not relieve Owner from constructing additional public or private infrastructure related to the use or development of the Property that may be required by federal, state, county or city laws, ordinances, codes, rules, regulations, standards, guidelines, conditions of approval and the like, including by way of example but not limitation, infrastructure needed for drainage, internal roads, and emergency access roads for the Property. Except as expressly provided otherwise in this Agreement, this Agreement does not relieve Owner from complying with the City's requirements concerning the development process, including by way of example, but not limitation, complying with procedures and processes governing submission requirements for zoning, preliminary subdivision plats, final subdivision plats and/or site plans, and paying all applicable costs, permit fees, development fees, application fees, and taxes.

5.4. FUTURE CONDITIONS AND APPROVALS. The Parties acknowledge and agree that this Agreement addresses only limited issues relative to the development of the Property and that the Agreement does not limit or preclude the City from imposing additional restrictions, requirements, contributions, conditions or the like for the development of the Property that may be allowed by law, unless expressly addressed herein. The Parties agree that nothing in this Agreement shall be deemed to require the City to grant any future administrative or legislative approvals related to the development of the Property that would be in addition to those approvals the City has already provided to the Property as of the Effective Date of this Agreement provided, however, such approvals have not already expired or been terminated, do not expire or terminate pursuant to the terms of this Agreement, or are not revoked or terminated because of a breach of this Agreement as set forth herein. Regardless of whether the action or payment is provided for in this Agreement, the Parties acknowledge and agree that the City is not required to undertake any action or make any payments if any federal, state, or local law requires formal action and approval by the City Council before undertaking such action or payment until the City Council has taken the required formal action and has approved the action or payment. Except as otherwise provided in this Agreement, the Parties agree that nothing in this Agreement shall affect the City's legislative authority to approve or deny zoning or other development related applications, including applications for preliminary and/or final plats and/or site plans, or the City's legislative authority to impose conditions on the development of the Property. Finally, except as otherwise provided in this Agreement, nothing in this Agreement shall restrict the Owner's rights to object to and pursue all legal remedies to obtain relief from any future conditions, stipulations, policies,

procedures, resolutions or ordinances imposed by the City that Owner deems are illegal and/or beyond the scope of the City's statutory authority as applied to the Property.

6. OWNER'S SPECIFIC OBLIGATIONS. The following specific obligations apply to the development of the Property:

6.1. Bullard Avenue Enhanced Landscaping. Owner shall design, construct and install, at Owner's sole cost except as otherwise provided in this Agreement, the Bullard Avenue Enhanced Landscaping Improvements. The construction/installation of the Bullard Avenue Enhanced Landscaping Improvements has been phased.

6.1.1. The City acknowledges and agrees that the Bullard Avenue Enhanced Landscaping Improvements (other than the Yuma Corner Improvements) have been completed and accepted by the City Engineer (subject to a two-year warranty period). Except for any of the Bullard Avenue Enhanced Landscaping Improvements located within the Yuma Corner Property, Owner shall be responsible for maintaining the Bullard Avenue Enhanced Landscaping Improvements following their completion.

6.1.2. The Yuma Corner Improvements shall be completed and accepted by the City Engineer (subject to a two-year warranty period) on or before the Yuma Corner Improvements Completion Deadline. Except as otherwise expressly provided herein, the City may issue a temporary certificate of occupancy, but shall not issue a permanent certificate of occupancy, for any structure or portion thereof after the Effective Date until the Yuma Corner Improvements have been completed and accepted by the City Engineer, subject to a two-year warranty period. Assuming all other conditions required for the issuance of a temporary certificate of occupancy have been satisfied, the City shall issue temporary certificates of occupancy for structures on the Property prior to the completion and acceptance of the Yuma Corner Improvements provided the City has received financial assurances in the form of cash collateral, either on deposit with the City or in an escrow account with terms for withdrawal acceptable to the City Attorney or his/her designee, in an amount sufficient to cover 110% of an engineer's estimated costs of completing the Yuma Corner Improvements.

6.2. Traffic Signal at Bullard Avenue and Harrison Street Alignment. The City acknowledges and agrees that Owner designed, constructed, and installed, at Owner's sole cost except as otherwise provided herein, all traffic signal infrastructure improvements for a full traffic signal at the intersection of Bullard Avenue and the Harrison Street alignment consistent with plans approved by the City Engineer or his designee, and that Owner's only remaining obligations regarding this signal are (a) Owner's obligations during the completion of the two-year warranty period, and (b) the conveyance to the City, in fee and at no cost to the City, of the portion of the Property upon which the traffic signal infrastructure improvements have been constructed (the "Bullard/Harrison Traffic Signal ROW"). Such conveyance shall be lien free and free of all encumbrances that conflict with the City's ownership of the Bullard/Harrison Traffic Signal ROW, and the City's operation, maintenance, repair and replacement of traffic signal infrastructure on the Bullard/Harrison Traffic Signal ROW. The Bullard/Harrison Traffic Signal ROW shall be conveyed to the City as provided herein prior to the issuance of any building permits, any

temporary certificates of occupancy and any certificates of occupancy for any structures on the Property after the Effective Date.

6.3. Traffic Signal at Yuma Road and 143rd Avenue Alignment. Owner shall design, construct and install, at Owner's sole cost except as otherwise provided in this Agreement, all traffic signal infrastructure improvements needed for a full traffic signal at the intersection of Yuma Road and the 143rd alignment consistent with plans approved by the City Engineer or his designee. The traffic signal at the intersection of Yuma Road and the 143rd Avenue alignment shall be completed and accepted by the City Engineer subject to the completion of the two-year warranty period prior to the issuance of any temporary certificate of occupancy or certificate of occupancy for any structure on the Property after the Effective Date.

6.4. Traffic Signal at Grant and Bullard Avenue. The City acknowledges and agrees that Owner designed, constructed, and installed, at Owner's sole cost all traffic signal infrastructure improvements needed for a full traffic signal at the intersection of Grant and the Bullard Avenue consistent with plans approved by the City Engineer or his designee, and that Owner's only remaining obligations regarding this signal are: (a) Owner's obligations during the completion of the two-year warranty period, and (b) the conveyance to the City, at no cost to the City and in fee, of the portion of the Property upon which the traffic signal infrastructure improvements have been constructed (the "Bullard/Grant Traffic Signal ROW"). Such conveyance shall be lien free and free of all encumbrances that conflict with the City's ownership of the Bullard/Grant Traffic Signal ROW, and the City's operation, maintenance, repair and replacement of traffic signal infrastructure on the Bullard/Grant Traffic Signal ROW. The Bullard/Grant Traffic Signal ROW shall be conveyed to the City as provided herein prior to the issuance of any building permits, any temporary certificates of occupancy and any certificates of occupancy for any structures on the Property after the Effective Date.

6.5. Early Dedications. Notwithstanding anything to the contrary in this Agreement, Owner agrees to complete any of the dedications or conveyances required in this Agreement, which are not already conveyed via separate instrument(s), within thirty (30) days of a written request by the City Engineer or his designee for such dedication or conveyance.

7. ARIZONA PUBLIC SERVICE (APS) ELECTRIC UTILITY EASEMENT. The Owner hereby agrees as follows:

7.1. APS Electrical Utility Easement. Owner acknowledges and agrees if Arizona Public Service (APS) requests an electrical utility easement within the Property along the length of the W. Harrison Street alignment from 143rd Avenue to Bullard Avenue, Owner shall, at no cost to APS, grant such easement(s) per Arizona Public Service (APS) standards for a 69KV and/or greater above ground electrical utility line. The easement shall be a maximum of one hundred and twenty feet wide, shall be in form and content reasonably acceptable to Owner and APS, and shall run along and adjacent to the northern property line of the Property.

8. CITY'S OBLIGATIONS AND ACKNOWLEDGEMENTS. The City hereby agrees as follows:

8.1. Bullard Avenue Enhanced Landscaping Reimbursement. Following the completion of the Bullard Avenue Enhanced Landscaping Improvements, and subject to Owner's compliance with the terms and conditions of this Agreement, including the requirements in Section 11, and all subsections therein as applicable, the City shall pay the Owner that incurred the cost of the Bullard Avenue Enhanced Landscaping Improvements the Bullard Avenue Enhanced Landscaping Reimbursement. Within thirty (30) days after the date of completion of the applicable requirements set forth in Section 11 and all subsections therein, the City shall remit to such Owner plan review and permit fees collected for development within the Property that have not been used to reimburse any Owner for any of the other infrastructure improvements identified in this Agreement to pay for the Bullard Avenue Enhanced Landscaping Reimbursement. In the event the initial payment referred to above is not sufficient to pay the full amount of the Bullard Avenue Enhanced Landscaping Reimbursement, the City shall, within thirty (30) days after the date of receipt of any additional plan review and permit fees collected for development within the Property), remit such fees, provided such fees have not been paid to any Owner for any other infrastructure improvements identified in this Agreement until the Bullard Avenue Enhanced Landscaping Reimbursement has been fully paid or until the reimbursement obligation expires as set forth herein. The reimbursement of plan review and permit fees collected for development within the Property is the sole source of reimbursement for this obligation.

8.2. Traffic Signal Reimbursement – Bullard Avenue and Harrison Street. Following the completion of the full traffic signal at the intersection of the Bullard Avenue and the Harrison Street alignment, and subject to Owner's compliance with the terms and conditions of this Agreement, including the requirements in Section 11, and all subsections therein as applicable, the City shall reimburse the Owner that paid for the cost of the traffic signal infrastructure improvements at Bullard Avenue and the Harrison Street Alignment up to 75% of the actual cost of the traffic signal infrastructure improvements up to a maximum of $504,365, within thirty (30) days after the date of completion the applicable requirements set forth in Section 11 below. The City has collected a total of $504,365 from the owners of property adjacent to three of the four corners of the traffic signal towards the cost of the traffic signal, and the $504,365 will be the sole source of reimbursement for this obligation. No reimbursements shall be made for the costs of the traffic signal infrastructure at the intersection of Bullard Avenue and Harrison Street until Owner has conveyed the Bullard/Harrison Traffic Signal ROW to the City in accordance with the requirements in Section 6.2.

8.3. Traffic Signal Reimbursement – Yuma Road and 143rd Avenue Alignment. Following the completion of the full traffic signal at the intersection of the Yuma Road and 143rd Avenue alignment, and subject to Owner's compliance with the terms and conditions of this Agreement, including the requirements in Section 11, and all subsections therein as applicable, the City shall reimburse the Owner that paid for the cost of the traffic signal infrastructure improvements at the intersection of Yuma Road and the 143rd Avenue alignment 50% of the actual cost of the traffic signal infrastructure improvements. Within thirty (30) days after the date of completion of the applicable requirements set forth in Section 11 below, the City shall pay such Owner the $67,638 previously collected from an adjacent property owner. The remainder of the reimbursement owed for the cost of the traffic signal infrastructure improvements at the intersection of Yuma Road and the 143rd Avenue Alignment infrastructure shall be paid from in-lieu payments collected from other property owners who are responsible for contributing towards

the costs of such signal or from plan review and permit fees collected for development within the Property that have not been used to reimburse any Owner for any of the other infrastructure improvements identified in this Agreement, within thirty (30) days of the receipt of any such funds, until the reimbursement referred to herein has been fully paid or until the reimbursement obligations expires as set forth herein.

8.4. Expiration of Reimbursement. The obligation to reimburse plan review and permit fees collected for development within the Property shall expire fifteen years from the Effective Date.

9. RESERVED.

10. YUMA CORNER PROPERTY. Subject to the terms set forth herein, Owner hereby agrees, upon written request from the City, to sell the Yuma Corner Property to the City, lien free and free of all encumbrances except for those encumbrances that do not interfere with the construction, maintenance, repair, replacement and/or removal of the Bullard Avenue Enhanced Landscaping Improvements and or the monument sign the City plans on constructing within the Yuma Corner Property as determined by the City Engineer in the exercise of his reasonable discretion.

10.1. Choice of Appraiser. Upon the written request of the City, the owner of the Yuma Corner Property and the City shall agree upon a third-party Arizona Certified General Appraiser to determine the fair market value of the Yuma Corner Property. If the Owner of the Yuma Corner Property and the City cannot reach agreement upon a third-party appraiser within thirty (30) days of the date of the City's written request, the City shall submit to the owner of the Yuma Corner Property three names of Arizona Certified General Appraisers the City has used to appraise property the City has acquired within the past five years, and the owner of the Yuma Corner Property shall be entitled to choose which of the three appraisers on the list shall determine the fair market value of the Yuma Corner Property. The fee of the third-party appraiser shall be shared equally by the owner of the Yuma Corner Property and the City. The Owner of the Yuma Corner Property shall remit to the City 50% of the cost of the appraisal within thirty (30) days after the date the Owner and the City agree upon the third-party appraiser.

10.2. Sale of Yuma Corner Property. Owner and the City agree that if the Bullard Avenue Enhanced Landscaping Improvements have been completed within the Yuma Corner Property prior to the City's acquisition of the Yuma Corner Property, the appraisal for the Yuma Corner Property shall not include any value for the Bullard Avenue Enhanced Landscaping Property (i.e. the Yuma Corner Property shall be appraised as if it is undeveloped). Upon the completion of the appraisal by the third-party appraiser, the City shall purchase the Yuma Corner Property for the fair market value as determined by the third-party appraiser, subject to the Yuma Corner Property being free from all liens and all encumbrances except for those encumbrances that do not interfere with the construction, maintenance, repair, replacement and/or removal of the Bullard Avenue Enhanced Landscaping Improvements and or the monument sign the City plans on constructing within the Yuma Corner Property as determined by the City Engineer in the exercise of his reasonable discretion.

10.3. Escrow. An escrow with an Escrow Agent shall be established with such Escrow Agent reasonably agreed upon by the owner of the Yuma Corner Property and the City to handle the sale of the Yuma Corner Property. Owner of the Yuma Corner Property and the City shall agree upon the Escrow Instructions, which shall be consistent with the terms set forth in this Agreement. The costs of the escrow shall be shared equally between the owner of the Yuma Corner Property, including the costs of the title insurance policy. The escrow referred to herein shall be opened within forty-five (45) days of the date of the third-party appraiser completes its appraisal.

10.4. Conveyance Requirements. The Yuma Corner Property shall be conveyed to the City lien free and free of all encumbrances except for the Permitted Exceptions. Owner shall be responsible, at Owner's sole cost, for the removal of all liens and encumbrances except the Permitted Exceptions. Upon the determination of the City Attorney or his designee that all liens and encumbrances on the Yuma Corner Property except the Permitted Exceptions have been removed and/or subordinated, the Yuma Corner Property shall be conveyed to the City by special warranty deed in the form attached hereto as Exhibit 3.

10.5. Re-Purchase. If the City decides to dispose of the Yuma Corner Property, Owner of the portion of the Property adjacent to the Yuma Corner Property on the east side (the "Adjacent Owner") the City shall notify the Adjacent Owner in writing of its intent to dispose of the Yuma Corner Property and the Adjacent Owner shall have the right, upon written request submitted to the City within thirty days of the date of the City's notice, to purchase the Yuma Corner Property subject to the terms set forth below. The purchase price for the Yuma Corner Property shall be the amount the City paid for the Yuma Corner Property.

10.6. City Purchase Deadline. If the City has not previously acquired the Yuma Corner Property, the City shall submit to Owner a written request to purchase the Yuma Corner Property, which request shall be made no later than the later of (a) nine (9) months after the Effective Date, and (b) ten (10) business days after the Yuma Corner Improvements Completion Date. The Owner shall not be required to sell the Yuma Corner Property unless the written request referred to herein has been received within the time period set forth herein.

10.7. Continuing Obligations. Except for Owner's obligations to complete the Bullard Avenue Enhanced Landscaping Improvements within the Yuma Corner Property, and the City's obligation to sell the Yuma Corner Property pursuant to Section 10.5 and all subsections therein, this Agreement shall not apply to the Yuma Corner Property once the Yuma Corner Property has been conveyed to the City. If the City acquires the Yuma Corner Property prior to the completion of the Bullard Avenue Enhanced Landscaping Improvements, Owner shall be responsible for completing the Bullard Avenue Enhanced Landscaping Improvements, and the City shall provide Owner with any easements needed to access the Yuma Corner Property, in form and content reasonably acceptable to the City.

11. REIMBURSEMENTS. The following conditions apply to the City's reimbursement obligations in this Agreement.

11.1. Bullard Avenue Enhanced Landscaping Improvements. The Bullard Avenue Enhanced Landscaping Reimbursement shall be paid to the Owner who paid for the Bullard Avenue Enhanced Landscaping Improvements. No reimbursements shall be made until all of the following have occurred: (i) the Bullard Avenue Enhanced Landscaping Improvements have been fully completed approved, and, if required by the City, conveyed in whole or in part to the City, lien free and at no cost to the City; (ii) the City has accepted the improvements to be conveyed to the City, subject to a 2-year warranty period on such improvements; and (iii) all documentation reasonably requested by the City Engineer of his/her designee to establish the right to reimbursement, such as documentation establishing lien releases, documents establishing the cost of the landscaping or such other documentation in accordance with applicable Development Regulations.

11.2. Traffic Signal Reimbursement Bullard Avenue and Harrison Street. The reimbursement for the traffic signal infrastructure improvements at the intersection of Bullard Avenue and the Harrison Street alignment described in section 8.2 above, shall be paid to the Owner who paid for the traffic signal infrastructure improvements. No reimbursements shall be made until: (i) all right-of-way within the Property upon which any of the traffic signal infrastructure improvements for the traffic signal at Bullard Avenue and Harrison Street are located (the "Bullard/Harrison Traffic Signal ROW") has been conveyed to the City, lien free, and free of any encumbrances that conflict with the City's ownership of the Bullard/Harrison Traffic Signal ROW and/or the City's operation, maintenance, repair and replacement of traffic signal infrastructure on the Bullard/Harrison Traffic Signal ROW; and (ii) all documentation reasonably requested by the City Engineer of his/her designee to establish the right to reimbursement and the amount of reimbursement, such as documentation establishing lien releases, documents establishing the cost of the infrastructure, and such other documentation as may be required in accordance with applicable Development Regulations.

11.3. Traffic Signal Reimbursement Yuma Road and 143rd Avenue. The reimbursement for the traffic signal infrastructure improvements at the intersection of Yuma Road and the 143rd Avenue alignment described in section 8.3 above, shall be paid to the Owner who paid for the traffic signal infrastructure improvements. No reimbursements shall be made until the traffic signal infrastructure improvements at the intersection of Yuma Road and the 143rd Avenue alignment described in section 8.3 above for which reimbursement is sought have been completed and accepted by the City Engineer or his/her designee subject to a 2-year warranty period on such improvements. No reimbursements except for the reimbursement of the $67, 638 collected from an adjacent property owner shall be made until all documentation reasonably requested by the City Engineer of his/her designee to establish the right to reimbursement and the amount of reimbursement, such as documentation establishing compliance with Title 34 as applicable, lien releases, documents establishing the cost of the infrastructure, and such other documentation as may be required in accordance with applicable Development Regulations.

12. ENTIRE AGREEMENT. This Agreement and the exhibits referred to herein and attached hereto, constitute the sole and entire agreement between the Parties with respect to the matters covered herein and supersede any prior or contemporaneous agreements, understandings or undertakings, written or oral, by or between Parties and/or by or between any of the Parties and any third parties regarding the matters covered herein.

13. AMENDMENTS. In order for an amendment of this Agreement to become effective, the Party seeking the amendment shall submit its proposed amendment in writing to the other Parties for review. To be effective, amendments shall be approved by the City Council, signed by the Parties and attached to this Agreement as an addendum. Amendments shall also be recorded in the Official Records of Maricopa County within ten (10) days after execution.

14. Notices and Filings. Any and all notices, filings, approvals, consents or other communications required or permitted by this Agreement shall be given in writing and personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

The City: City of Goodyear Attn: City Manager 190 North Litchfield Road Goodyear, Arizona 85338	**The Owners:** Prologis c/o Market Officer 2525 E Camelback Road Suite 400 Phoenix, Arizona 85016
copy to: City of Goodyear Attn: Director of Engineering 190 North Litchfield Road Goodyear, Arizona 85338	**copy to:** Prologis c/o Legal Department 1800 Wazee Street Suite 500 Denver, Colorado 80202
copy to: City of Goodyear Attn: City Attorney 190 North Litchfield Road Goodyear, Arizona 85338	

or to any other addresses as any of the Parties hereto may from time to time designate in writing and deliver in a like manner. Notices, filings, consents, approvals and communications shall be deemed to have been given as of the date of delivery if hand delivered, or as of twenty-four (24) hours following deposit in the U.S. Mail, postage prepaid and addressed as set forth above.

15. COVENANTS RUNNING WITH THE LAND. The rights and duties under this Agreement shall be for the benefit of, and a burden upon, the Property except for the portion of the Property conveyed to the City of Goodyear, and they shall be covenants running with the land.

16. SUCCESSORS AND ASSIGNS. The provisions of this Agreement are binding upon and shall inure to the benefit of the Parties, and all of their Successors and Assigns; provided, however, that Owner's rights and obligations hereunder may be assigned only upon prior written

consent by the City, which shall not be unreasonably withheld, in whole or in part, by written instrument, however any assignment to any subsequent owner of all or any portion of the Property may be made without further consent from the City.

17. NO AGENCY OR PARTNERSHIP. Neither City nor Owner is acting as the agent of the other with respect to this Agreement, and this Agreement shall not be deemed to create a partnership, joint venture, or other business relationship between the City and Owner.

18. CONFLICTS OF INTEREST. This Agreement is subject to the provisions of A.R.S. § 38-511, and may be terminated by the City in accordance with such provisions.

19. BUSINESS DAYS. If the last day of any time period stated in this Agreement or the date on which any obligation to be performed under this Agreement shall fall on Saturday, Sunday or legal holiday, then the duration of such time period or the date of performance, as applicable, shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday or legal holiday.

20. DEFAULTS AND REMEDIES. Any Party shall be in default under this Agreement ("Default") if it fails to satisfy any term or condition as required under this Agreement within thirty (30) business days following written notice from the other Party ("Notice"); provided, however, that the Notice shall set forth the specific reasons for the determination that the Party has failed to satisfy any term or condition hereof. A Party shall not be in Default if the Party commences to cure any deficiencies within thirty (30) business days of receipt of Notice (or such other time period as agreed upon in writing by the Parties) and cures such deficiencies within a reasonable time thereafter.

21. NO WAIVER. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the City or Owner of the breach of any covenant or condition of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

22. MEDIATION. If a dispute arises out of or related to this Agreement, or breach thereof, the Parties agree first to try to settle the dispute through mediation before resorting to arbitration, litigation, or some other dispute resolution. In the event that the Parties cannot agree upon the selection of a mediator within seven (7) days, either Party may request a presiding judge of the Superior Court to assign a mediator from a list of mediators maintained by the Arizona Municipal Risk Retention Pool. If a dispute arises out of or relates to this Agreement, or the breach thereof, and if the dispute cannot be settled through negotiation, the Parties agree first to try to settle the dispute through mediation before resorting to arbitration, litigation or some other dispute resolution procedure. The terms of this section 22 shall survive the expiration or earlier termination of this Agreement.

23. WAIVER OF JURY TRIAL. **UNLESS EXPRESSLY PROHIBITED BY LAW, EACH OF THE CITY AND OWNER KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY AND ALL ACTIONS OR OTHER LEGAL PROCEEDINGS AGAINST THE OTHER PARTY,**

ARISING OUT OF OR RELATING TO THIS AGREEMENT AND/OR THE TRANSACTIONS IT CONTEMPLATES, AND AGREES THAT ANY AND ALL ACTIONS OR OTHER LEGAL PROCEEDINGS ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE TRANSACTIONS IT CONTEMPLATES, AND/OR THE WORK PERFORMED PURSUANT TO THIS AGREEMENT SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. THIS WAIVER APPLIES TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE. EACH PARTY ACKNOWLEDGES THAT IT HAS RECEIVED THE ADVICE OF COMPETENT COUNSEL. The terms of this section 23 waiving the right to a jury trial shall survive the expiration or earlier termination of this Agreement.

24. LIMITATION ON CLAIMS. **IN NO EVENT SHALL CONSEQUENTIAL DAMAGES, EXPECTATION DAMAGES, AND/OR INCIDENTAL DAMAGES, WHICH INCLUDES, BUT IS NOT LIMITED, CLAIMS FOR LOST PROFITS, BE AWARDED AS DAMAGES FOR A BREACH OF THIS AGREEMENT, AND THE PARTIES EXPRESSLY WAIVE ANY RIGHT TO CONSEQUENTIAL DAMAGES, EXPECTATION DAMAGES, AND/OR INCIDENTAL DAMAGES IN THE EVENT OF A BREACH OF THIS AGREEMENT.** The terms of this section 24 limiting the remedies available to the Parties in the event of a breach of the Agreement shall survive the expiration or earlier termination of this Agreement.

25. SECTION HEADINGS. The section headings contained in this Agreement are for convenience in reference only and are not intended to define or limit the scope of any provision of this Agreement.

26. FAIR INTERPRETATION. The terms and provisions of this Agreement represent the result of negotiations between the Parties, each of which has had the opportunity to consult with counsel of their own choosing and/or has been represented by counsel of their own choosing, and none of whom has acted under any duress or compulsion, whether economic or otherwise. Consequently, the Parties agree the terms and provisions of this Agreement shall be construed according to their usual and customary meanings, and the Parties each hereby waive the application of any rule of law (common law or otherwise) that ambiguous or conflicting terms be resolved against the Party who prepared, or whose attorney prepared, the executed Agreement or any earlier draft of same. The terms of this section 26 shall survive the expiration or earlier termination of this Agreement.

27. CHOICE OF LAW, VENUE, AND ATTORNEY'S FEES. In any dispute under this Agreement, the successful Party shall be entitled to collect from the other Party its reasonable attorneys' fees, and other costs as determined by a Court of competent jurisdiction. The Parties agree that any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by the laws of the State of Arizona. The Parties further agree that the venue for any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be Maricopa County and that any action filed shall be heard in a court of competent jurisdiction located in Maricopa County. The Parties expressly waive the right to object, for any reason, to the venue of Maricopa County. The terms of this section 27 shall survive the expiration or earlier termination of this Agreement.

28. SURVIVAL CLAUSE: All provisions in this Agreement that logically ought to survive the expiration or earlier termination of this Agreement shall survive the expiration or earlier termination of this Agreement. This includes by way of example: all provisions imposing obligations that will not be triggered until the Agreement is terminated, all indemnification provisions; all limitation of remedies and damages provisions; all provisions waiving claims; and all provisions relieving any Party of partnership for actions taken. The fact that certain provisions in this Agreement expressly state that such provisions shall survive the expiration or earlier termination of this Agreement shall not be construed as limiting the application of the Survival Clause set forth in this section 28 to other provisions in the Agreement.

29. REPRESENTATIONS AND WARRANTIES OF OWNER. As of the Effective Date of this Agreement, Owner represents and warrants the following:

29.1. Ownership. Owner is the owner of the Property and has the full right and authority to submit its interest in the Property to the obligations hereunder. Owner holds title free and clear of all liens other than liens for taxes not yet due and payable.

29.2. Authorization. Owner is a Delaware limited partnership company, qualified to do business in Arizona and in good standing; Owner (including the person signing for Owner) has the authority and the right to enter into this Agreement, and Owner is not prohibited from executing this Agreement by any law, rule, regulation, instrument, agreement, order or judgment.

29.3. Due Diligence. Owner reviewed this Agreement and reached its own conclusions as to the binding and enforceable nature thereof and all of the provisions contained herein, and has not relied on any representations or warranties of City other than those expressly provided in this Agreement.

30. REPRESENTATIONS AND WARRANTIES OF CITY. As of the Effective Date of this Agreement, the City represents and warrants the following:

30.1. Approval. City has approved this Agreement at a duly held and noticed public meeting by its Mayor and City Council, at which a quorum was duly present, and has authorized the execution hereof.

30.2. Authorization. City agrees that the persons executing this Agreement on behalf of City have been duly authorized to do so.

31. COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement, binding on the Parties. Further this Agreement may be executed and delivered by electronic transmission. A manually signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement provided however, Owner shall deliver an original to the City for recordation in the Official Records of Maricopa County.

32. PAGE NUMBERING. The page numbering of this document is exclusive of the exhibits attached hereto.

IN WITNESS WHEREOF, and agreeing to be bound by the terms of this Agreement the Parties have caused this Agreement to be executed by their duly appointed representatives.

OWNER:

Prologis Commerce Park 1 QOZB LLC,
A Delaware limited liability company

By: Prologis Commerce Park QOF 2 LLC,
a Delaware limited liability company
its managing member

By: Prologis, L.P.,
a Delaware limited Partnership
its managing member

By: Prologis, Inc.,
A Maryland corporation
Its general partner

By: _____
Megan Creecy-Herman
Senior Vice President of Prologis, Inc.

Signatures, Acknowledgements, and Exhibit on Following Pages

Prologis Commerce Park 2 QOZB LLC,
A Delaware limited liability company

By: Prologis Commerce Park QOF 2 LLC,
a Delaware limited liability company
its managing member

By: Prologis, L.P.,
a Delaware limited Partnership
its managing member

By: Prologis, Inc.,
A Maryland corporation
Its general partner

By: _____
Megan Creecy-Herman
Senior Vice President of Prologis, Inc.

State of California)
County of Los Angeles)

Before me, Betty Lopez Mena - Notary, on this day personally appeared Megan Creecy-Herman, proved to me by his Arizona driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same on behalf of Prologis, as Senior Vice President of Prologis, Inc., general partner of Prologis, L.P., a Delaware limited partnership, managing member of Prologis Commerce Park QOF 2 LLC, a Delaware limited liability company, managing member of Prologis Commerce Park 1 QOZB LLC, a Delaware limited liability company, and Prologis Commerce Park 2 QOZB LLC, a Delaware limited liability company, as its authorized person, for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office this 11 day of May, 2022.

(Seal)

BETTY LOPEZ MENA
Notary Public - California
Los Angeles County
Commission # 2283569
My Comm. Expires Mar 29, 2023

_____
Notary Public Signature

Signatures, Acknowledgements, and Exhibit on Following Pages

CITY:

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____
Julie Karins
Its: City Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The Development Agreement for Prologis Commerce Park is entered into by and between Prologis Commerce Park 1 QOZB, LLC, a Delaware limited liability company, Prologis Commerce Park 2 QOZB, LLC, a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation was acknowledged before me this _____ day of _____, 2022, by Julie Karins, the City Manager of the CITY OF GOODYEAR, an Arizona municipal corporation, for and on behalf thereof.

_____
Notary Public

Attest:

_____
Darcie McCracken, City Clerk

Approved as to Form:

_____
Roric Massey, City Attorney

Exhibit on Following Pages

EXHIBIT "1"

Legal Description

LOTS 1 THROUGH 5, INCLUSIVE AND TRACT A, OF PROLOGIS COMMERCE PARK AT GOODYEAR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1535 OF MAPS, PAGE 32

PROJECT SOL

NEC OF W YUMA RD & S BULLARD AVE
GOODYEAR, ARIZONA

PHASE TWO LANDSCAPE CONSTRUCTION DOCUMENTS

EXHIBIT "2"

CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY
B. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL
C. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
D. SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. (CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS AT 623-932-3004.)
E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
G. THE CONTRACTOR IS TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY
H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND SHALL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA .
L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY"
O. LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.
   1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
   4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES.
   5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACED OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.
   7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

ROOSEVELT IRRIGATION DISTRICT (RID) GENERAL NOTES

1. THE TERM "DISTRICT" IN THESE NOTES AND PLANS SHALL REFER TO THE ROOSEVELT IRRIGATION DISTRICT
2. THE DISTRICT CONSTRUCTION OBSERVER MUST APPROVE THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES WITHIN THE DISTRICT RIGHT-OF-WAY OR EASEMENT. THE DISTRICT MAY REQUIRE THAT SOME OR ALL OF THE CONSTRUCTION FOR THE PROJECT BE COMPLETED DURING A SCHEDULED DRY-UP OF THE MAIN CANAL.
3. ALL CONSTRUCTION PLANS AFFECTING DISTRICT FACILITIES MUST BE REVIEWED AND APPROVED BY THE DISTRICT.
4. THE CONTRACTOR SHALL CONTACT THE DISTRICT'S CONSTRUCTION OBSERVER AT (602) 284-7017, A MINIMUM OF 14 CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY CROSSING PERMIT FROM THE DISTRICT BEFORE ANY WORK CAN COMMENCE WITHIN DISTRICT RIGHT-OF-WAY OR EASEMENT.
6. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY THE DISTRICT'S ENGINEER AS MAY BE NECESSARY FOR THE EXECUTION OF THE WORK AND AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
7. ALL EXISTING DISTRICT FACILITIES DISTURBED BY NEW CONSTRUCTION SHALL BE RECONSTRUCTED TO CURRENT DISTRICT STANDARDS
8. ALL CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: EQUIPMENT, FENCING, SPOILS, ETC. MUST REMAIN OUTSIDE OF DISTRICT RIGHT-OF-WAY OR EASEMENT UNLESS OTHERWISE APPROVED BY THE DISTRICT CONSTRUCTION OBSERVER.
9. EXISTING DISTRICT FACILITIES MUST REMAIN OPERATIONAL AND SHALL NOT BE DISTURBED OR RENDERED INACCESSIBLE TO DISTRICT OPERATIONS AND MAINTENANCE STAFF
10. UTILITIES INCLUDE ANY WATER, SEWER, RECLAIMED WATER, GAS, ELECTRICAL, LANDSCAPE IRRIGATION, COMMUNICATION, ETC.
11. ALL STAKING OF PROPOSED UTILITIES MUST BE COMPLETED AND APPROVED BY DISTRICTS CONSTRUCTION OBSERVER PRIOR TO ALL CONSTRUCTION
12. ALL CROSSINGS MUST BE BORED WHILE RID'S FACILITIES ARE ACTIVE. OPEN TRENCH CONSTRUCTION ONLY DURING RID'S ANNUAL DRY-UP.
13. MINIMUM OPEN TRENCH CLEARANCE FROM OUTSIDE EXISTING RID FACILITY TO OUTSIDE PROPOSED UTILITY
   A. UTILITY RUNS PARALLEL — 2' HORIZONTAL
   B. UTILITY CROSSES PERPENDICULAR — 1' VERTICAL BELOW
   C. ABOVE GROUND UTILITY — 4' HORIZONTAL

ROOSEVELT IRRIGATION DISTRICT LANDSCAPE NOTES

1. CONTRACTOR/INSTALLER TO MARK A NO-TREE ZONE - AT 50' INTERVALS, WHICH WILL INCLUDE THE CENTERLINE OF RID PIPE AND A 25' OFFSET BOTH SIDES OF RID PIPE. ALL PLANTINGS WITHIN THIS ZONE TO BE CONFIRMED TO MATCH PLANS PRIOR TO INSTALLATION.
2. PLANT IDENTIFICATION TAGS FOR ALL PLANTINGS WITHIN NO-TREE ZONE TO REMAIN ON PLANTS UNTIL RID CONSTRUCTION OBSERVER HAS CONFIRMED AND ACCEPTED PLANTING LOCATION.
3. ANY PLANTINGS NOT SPECIFICALLY INDICATED IN APPROVED LANDSCAPE PLANS CANNOT BE SUBSTITUTED WITHOUT RID REVIEW AND WRITTEN CONSENT.

CITY OF GOODYEAR GENERAL NOTES FOR CONSTRUCTION

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL (EDS&PM), CITY STANDARD DETAILS, AND CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-932-3004). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS
J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION
N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT (NOI) WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408 .
Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.
R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (MCAQD) (602-5060666, 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. (THIS NOTICE IS ISSUED PURSUANT TO ARIZONA REVISED STATUES (ARS) 35-779.07, NOTICE OF BUILDING AGENCIES.)
S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
T. ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS.

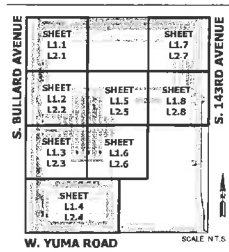
ROOSEVELT IRRIGATION DISTRICT APPROVAL

The Roosevelt Irrigation District (RID) has reviewed these plans solely for conformance to RID standards and specifications as related to RID irrigation and/or drainage facilities. RID makes no representations or warranties regarding the suitability and/or adequacy of the items being constructed to meet, fulfill, or otherwise satisfy their intended purpose. RID approves these plans for concept only and accepts no liability for errors or omissions. RID Right-of-Way Crossing Permit required prior to construction.

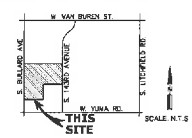
ROOSEVELT IRRIGATION DISTRICT — DATE 06/23/2020

RID PERMIT NUMBER: NOT APPLICABLE

KEY MAP



VICINITY MAP



PROPOSED LEGEND

MONUMENT LINE
RIGHT OF WAY
PROPERTY LINE
EASEMENT
CONTOUR
FLOW LINE
GRADE BREAK
STORM PIPE
FLOW ARROW
STORM DRAIN MANHOLE
RIPRAP
CONCRETE

EXISTING LEGEND

MONUMENT LINE	JUNCTION BOX
RIGHT OF WAY	TELEPHONE MANHOLE
PROPERTY LINE	ELECTRICAL MANHOLE
EASEMENT	BOLLARD
MAJOR CONTOUR	ELECTRICAL CABINET
MINOR CONTOUR	JUNCTION BOX
EDGE OF PAVEMENT	COMMUNICATION VAULT
TRAFFIC SIGNAL CONDUIT	TRAFFIC SIGNAL LIGHT
SANITARY SEWERLINE	TRAFFIC SIGNAL BOX
WATERLINE	TRAFFIC SIGNAL POLE
OVERHEAD ELECTRIC	POWER POLE
UNDERGROUND GAS	WATER MANHOLE
UNDERGROUND ELECTRIC	GAS MANHOLE
UNDERGROUND FIBER OPTIC	CATCH BASIN
STORM PIPE	
FENCE	
STREET LIGHT	
SANITARY SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
SIGN	

PROJECT TEAM

Discipline	Company Contact Info.
CLIENT	PROLOGIS 17777 CENTER COURT DRIVE NORTH, SUITE 100 CERRITOS, CA 90703 PHONE: (909) 673-8725 EMAIL: BKELLEY@PROLOGIS.COM CONTACT: BLAKE KELLEY
LANDSCAPE ARCHITECT	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: AUDIE HENNINGTON EMAIL: AHENNINGTON@HUNTERENGINEERINGPC.COM
ENGINEER	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE (480)991-3985 CONTACT JAKE EARLEY EMAIL JEARLEY@HUNTERENGINEERINGPC.COM
ARCHITECT	HPA, INC. 18831 BARDEEN AVENUE, STE 100 IRVINE, CA 92612 PHONE: (949)862-2116 CONTACT: HOONKEUN PARK EMAIL: PARK@HPARCHS.COM

SHEET INDEX

SHEET	PAGE #	TITLE
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L0.3	3	IRRIGATION LEGEND & NOTES
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L1.2		PLANTING PLAN
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APPROVAL BLOCK

CITY OF GOODYEAR - PLAN APPROVAL
REVIEW AND RECOMMENDED APPROVAL BY:

FIRE DEPARTMENT		GRADING DRAINAGE	
LANDSCAPING & PLANNING	[signature]	WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	

APPROVED BY: [signature] — 7/8/2020
PLANS EXAMINER — DATE

AS-BUILT CERTIFICATION

AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF

BY — DATE — (SEAL)

2019-5692-LS-001

NO. DATE REVISION BY
PURPOSE: FINAL SUBMITTAL
DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING — CIVIL AND SURVEY — 10450 NORTH 74TH STREET, SUITE 200, SCOTTSDALE, AZ 85258, T 480 991 3985, F 480 991 3986

COVER SHEET FOR PROJECT SOL
NEC OF W YUMA RD & S BULLARD AVE
GOODYEAR, ARIZONA

ARIZONA811

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY

PROJECT NAME: PROLOGIS COMMERCE PARK AT GOODYEAR
HE NO.: PROLO16
SCALE: NTS
SHEET L0.1

HTE 19-5692

When recorded Mail to:

Exhibit "3"

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

GRANTOR:

GRANTEE:

CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation**, ("Grantee"), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 20 .

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

By:_____

Its:_____ Date:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this _____day of _____, 20 by , as of .

_____
Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20 .

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this _____ day of _____, 20 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

ITEM #: 22.
DATE: 05/23/2022
AI #:924

CITY COUNCIL ACTION REPORT

SUBJECT: SUPPORT FOR INCLUSION OF PROLOGIS 303 BUSINESS PARK AS A MAGNET SITE WITHIN THE GREATER MARICOPA COUNTY FOREIGN TRADE ZONE

STAFF PRESENTER(S): Lory Gary, Economic Development Director

SUMMARY

Consideration of a request to support an application for inclusion of an approximate 113-acre business park generally located at the northwest corner of North Cotton Lane and West Minnezona Avenue known as Prologis 303 Business Park as a magnet site within the FTZ No. 277 Western Maricopa (commonly known as the Greater Maricopa Foreign Trade Zone or GMFTZ).

Recommendation

ADOPT RESOLUTION NO. 2022-2249 CONDITIONALLY SUPPORTING THE APPLICATION FOR INCLUSION OF PROLOGIS 303 BUSINESS PARK AS A MAGNET SITE WITHIN FTZ NO. 277 WESTERN MARICOPA; PROVIDING CONDITIONS FOR THE CITY'S SUPPORT OF THE PROLOGIS 303 BUSINESS PARK FOREIGN TRADE ZONE APPLICATION AND AN EXPIRATION DATE FOR THE CITY'S SUPPORT; AUTHORIZING CITY STAFF TO TAKE ACTIONS AND EXECUTE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Lori Gary, Economic Development Director)

FISCAL IMPACT

An activated Foreign Trade Zone (FTZ) site provides a property tax benefit to qualified companies reducing the real and personal property tax assessment ratio from 18% to 5%. Property tax savings to companies are only realized after they are activated FTZ sites. This almost exclusively occurs only after the company has made significant investments increasing the property tax base on the property.

BACKGROUND AND PREVIOUS ACTIONS

The record owner of Prologis 303 Business Park is Liberty Property L.P., which was acquired by Prologis, L.P. "Prologis"), which controls other industrial properties within the city, including Prologis Commerce Park. Prologis has agreed to certain concessions sought by city staff in connection with the development of Prologis Commerce Park. The concessions have been included in a development agreement for Prologis Commerce Park. Resolution 2022-2247 seeking the Mayor and Council's approval of the Development Agreement for Prologis

Commerce Park is being presented to Council for approval by separate action. Prologis required the city's support for the inclusion of Prologis 303 Business Park as a magnet site within the GMFTZ as a condition for entering into a development agreement that included the concessions sought by staff.

STAFF ANALYSIS

One of the city's economic development goals is to expand the city's employment base. The selective support of applications seeking support for foreign trade zone status for properties within the city is a development tool used to support the attraction of new industrial operations that might not otherwise locate within the city. Supporting the inclusion of the Prologis 303 Business Park as a magnet site within the GMFTZ, will benefit the community by making it more competitive with other sites in other Valley cities and in other states thereby increasing the possibility of job creation within the city.

The City's commitment to support an application to include Prologis 303 Business Park as a magnet site within the GMFTZ is conditioned upon the adoption of Resolution 2022-2247 approving the Development Agreement for Prologis Commerce Park, Resolution 2022-2247 becoming effective, and the Development Agreement for Prologis Commerce Park becoming effective. The City's commitment to support an application to include Prologis 303 Business Park as a magnet site within the GMFTZ will expire two years from the effective date of this Resolution unless an application to include Prologis 303 Business Park as a magnet site within the GMFTZ is filed with the Foreign Trade Zone Board of the United States Department of Commerce and/or other applicable federal agencies within two years of the effective date of Resolution 2022-2247.

The inclusion of the Prologis 303 Business Park as a magnet site would result in 770 acres of property within the city of Goodyear being included as foreign trade zone sites in the GMFTZ, representing approximately 11.7% of the approximate 6,599 acres within the city planned for industrial use. Assuming the application to include the Prologis 303 Business Park as a magnet site within GMFTZ is approved by the appropriate federal authorities, the city would have three magnet sites that would be evenly distributed north of the Gila River along key transportation corridors.

Attachments

Resolution with Exhibit

RESOLUTION NO. 2022-2249

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY SUPPORTING THE APPLICATION FOR INCLUSION OF PROLOGIS 303 BUSINESS PARK AS A MAGNET SITE WITHIN THE FTZ NO. 277 WESTERN MARICOPA; PROVIDING CONDITIONS FOR THE CITY'S SUPPORT OF THE PROLOGIS 303 BUSINESS PARK FOREIGN TRADE ZONE APPLICATION AND AN EXPIRATION DATE FOR THE CITY'S SUPPORT; AUTHORIZING CITY STAFF TO TAKE ACTIONS AND EXECUTE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 13, 2009, the Mayor and City Council of the City of Goodyear (the "City") approved and adopted Resolution 09-1324 supporting the formation of a general-purpose foreign trade zone commonly known as the Greater Maricopa Foreign Trade Zone ("GMFTZ"); authorizing the City's participation in the GMFTZ; supporting the inclusion of two sites within the City of Goodyear consisting of approximately 465 acres in the GMFTZ; and adopting a tax policy for property located within a foreign trade zone; and

WHEREAS, the tax policy adopted in 2009 by Resolution 09-1324 has been repeatedly amended, and the current tax policy applicable to property located within a foreign trade zone within the City of Goodyear was adopted by the Mayor and Council of the City of Goodyear by Resolution 2021-2154; and

WHEREAS, the Foreign Trade Zone Board of the United States Department of Commerce approved the application seeking the formation of the general foreign trade zone within Western Maricopa County and FTZ No. 277 Western Maricopa, commonly known as the Greater Maricopa Foreign Trade Zone ("GMFTZ") was established; and

WHEREAS, the owner of an approximate 113-acre business park generally located on the northwest corner of North Cotton Lane and W. Minnezona Avenue as more particularly described and depicted on Exhibit "1' attached hereto ("Prologis 303 Business Park"), has applied or intends to apply to have Prologis 303 Business Park included as a magnet site with the GMFTZ; and

WHEREAS, the record owner of Prologis 303 Business Park is Liberty Property Limited Partnership, which is wholly owned by Prologis, L.P., and

WHEREAS, Prologis L.P. controls other industrial properties within the City, including Prologis Commerce Park; and

WHEREAS, City Staff sought certain concessions in connection with the development of Prologis Commerce Park; and

WHEREAS, these concessions have been included in a development agreement for Prologis Commerce Park, but Prologis required the City's support for the inclusion of Prologis 303 Business Park as a magnet site within the GMFTZ as a condition of the concessions in the Prologis Commerce Park Development Agreement; and

WHEREAS, Resolution 2022-2247 seeking the Mayor and Council's approval of the Prologis Commerce Park Development Agreement is being presented to the Mayor and Council by separate action; and

WHEREAS, the City's support for the inclusion of Prologis 303 Business Park as a magnet site within the GMFTZ is contingent upon Resolution 2022-2247 and the Prologis Commerce Park Development Agreement becoming effective; and

WHEREAS, the inclusion of Prologis 303 Business Park as a magnet site would result in 770 acres of property within the City of Goodyear being included as foreign trade zone sites in the GMFTZ, which represents approximately 11.7% of the approximate 6,599 acres within the City planned for industrial use; and

WHEREAS, assuming the application to include Prologis 303 Business Park as a magnet site within GMFTZ is approved by the appropriate federal authorities, the City would have three magnet sites that would be evenly distributed north of the Gila River along key transportation corridors; and

WHEREAS, the inclusion of Prologis 303 Business Park as a magnet site within the GMFTZ, benefits the community by making it more competitive with other sites in other cities in the immediate area and in other states. Furthermore, the inclusion will increase the possibility of job creation within the City, which is compatible with the City's economic development goals of expanding the City's employment base, by providing development tools to support the attraction of new industrial operations that might not otherwise be located within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The recitals set forth above are hereby incorporated as if fully set forth herein.

SECTION 2. Subject to the terms set forth herein and subject to compliance with the requirements of the Foreign Trade Zone Policy of the City of Goodyear Dated April 26, 2021 adopted by the Mayor and Council of the City of Goodyear by Resolution No. 2021-2154 and with all other applicable federal, state, and local laws, rules, regulations and requirements, the City will support an application to include the property described in Exhibit A attached hereto ("Prologis 303 Business Park") as a magnet site within FTZ No. 277 Western Maricopa (the "GMFTZ").

SECTION 3. The City's commitment to support an application to include Prologis 303 Business Park as a magnet site within the GMFTZ as set forth in Section 2 above is conditioned upon all of the following having occurred: (i) Resolution 2022-2247 approving the Development Agreement for Prologis Commerce Park is adopted by the Mayor and Council of the City of Goodyear: (ii) Resolution 2022-2247 becoming effective; and (iii) the Development Agreement for Prologis Commerce Park adopted by Resolution 2022-2247 becoming effective.

SECTION 4. The City's commitment to support an application to include Prologis 303 Business Park as a magnet site within the GMFTZ as set forth in Section 2 above shall expire two (2) years from the effective date of this Resolution unless an application to include Prologis 303 Business Park as a magnet site within the GMFTZ is filed with the Foreign Trade Zone Board of the United States Department of Commerce and/or other applicable federal agencies within two (2) years of the effective date of this Resolution.

SECTION 5. The City Manager or his/her designee is authorized to take all actions and execute all documents necessary to carry out the intent of this Resolution, including taking actions and executing documents to support an application for the inclusion of Prologis 303 Business Park as a magnet site within the GMFTZ and to ensure compliance with the Foreign Trade Zone Policy of the City of Goodyear Dated April 26, 2021 adopted by the Mayor and Council of the City of Goodyear by Resolution No. 2021-2154.

SECTION 6. This Resolution shall become effective on the date it is passed and adopted by the Mayor and Council of the City of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

ITEM #: 23.
DATE: 05/23/2022
AI #:885

CITY COUNCIL ACTION REPORT

SUBJECT: CREATE CIP PROJECT 60085 FOR A FACILITIES MASTER PLAN, CANCEL MUNICIPAL OPERATIONS CENTER PROJECT 60078 AND AUTHORIZE RELATED BUDGET TRANSFERS

STAFF PRESENTER(S): Javier Setovich, Public Works Director

SUMMARY

Creation of CIP project 60085 to conduct a Facilities Master Plan (FMP) using funds from cancelled Municipal Operations Center (MOC) Project 60078, and authorizing related budget transfers.

Recommendation

Approve the creation of CIP project 60085 for a Facilities Master Plan (FMP), cancel Municipal Operations Center (MOC) Project 60078, and authorize related budget transfers. (Javier Setovich, Public Works Director)

FISCAL IMPACT

Establish CIP Project 60085 Facilities Master Plan in the amount of $400,000 utilizing general fund savings from the cancellation of Project 60078 Municipal Operations Center (MOC), funded for FY2022 in the amount of $12 million. Funding for the Facilities Master Plan will be from general fund dollars previously allocated to the MOC project. Remaining MOC funds will be moved to CIP reserves for future allocation through the budget and CIP process based upon the needs identified in the Facilities Master Plan.

BACKGROUND AND PREVIOUS ACTIONS

The last Facilities Master Plan was adopted by Council on April 11, 2016. A copy is attached to this communication and it can also be found at https://www.goodyearaz.gov/government/departments/city-manager-s-office/master-plans.

Staff has been working on a multitude of space challenges due to the move to the new city hall and the current and future growth in the number of city employees. These solutions included moving ahead with the design and construction of a new building to house field staff at the 157 th Avenue campus. This building has been identified as the MOC. The programming phase of the project generated a host of questions that tied the project to needs beyond the original scope being addressed by the MOC.

STAFF ANALYSIS

Due to the growth the city has seen with new facilities, operational changes and increased staffing, there is a need to reassess all city facilities so they can properly support future city services and operations. The plan will assess triggers that identify space needs rather than just timelines based on assumed new programs and staff. These triggers are tied to expansion and addition of staff and services as approved by Council.

Although many departments will be moving to the new city hall, there are many key departments that will not, which include (list not inclusive): Courts, IT, Police, Fire, and Public Works. As we move staff into the new city hall, we want to be strategic in our facility needs and how we accommodate those departments. The FMP will address all facilities, including, but not limited to the old Fire Station 181, the current city hall, Goodyear Municipal Complex (GMC), Calle de Pueblo, vacant lands owned by the city, and the master planning of the 157th Avenue campus. This FMP will also incorporate the findings of other studies like the Public Safety Training Center and fire station locations to become an all-encompassing facilities planning document. Additionally, the FMP will look at long-range potential facility needs in undeveloped areas of the city facilitating the early acquisition of land through the development process or direct purchase.

Some of the solutions that will be captured in the requested FMP are already in the proposed FY2023 budget. Projects include tenant improvements at GMC in FY2023 and FY2024 for Courts, Fire Administration, Engineering, IT and inspection/code enforcement. Other projects to be identified in the FMP will be requested in future years of the budget.

Attachments

Presentation

2016 Facilities Master Plan

2022 Facilities Master Plan

Approve the creation of CIP project 60085 for a Facilities Master Plan (FMP),
Cancel Municipal Operations Center (MOC) project 60078, and Authorize related budget transfers



2016





2022

2022 Facilities Master Plan

LITCHFIELD CORRIDOR FACILITIES



Calle de Pueblo



Traffic Management/ Wellness Clinic



City Hall



Former Fleet Building/ Vehicle Impound Lot



Former Fire Station 181

2022 Facilities Master Plan

GOODYEAR MUNICIPAL COMPLEX (GMC)



- Court
- Development Services field staff
- Engineering
- Fire Administration
- IT
- Wellness Clinic

2022 Facilities Master Plan

MUNICIPAL OPERATIONS CENTER (MOC)



Centralized field staff location

2022 Facilities Master Plan

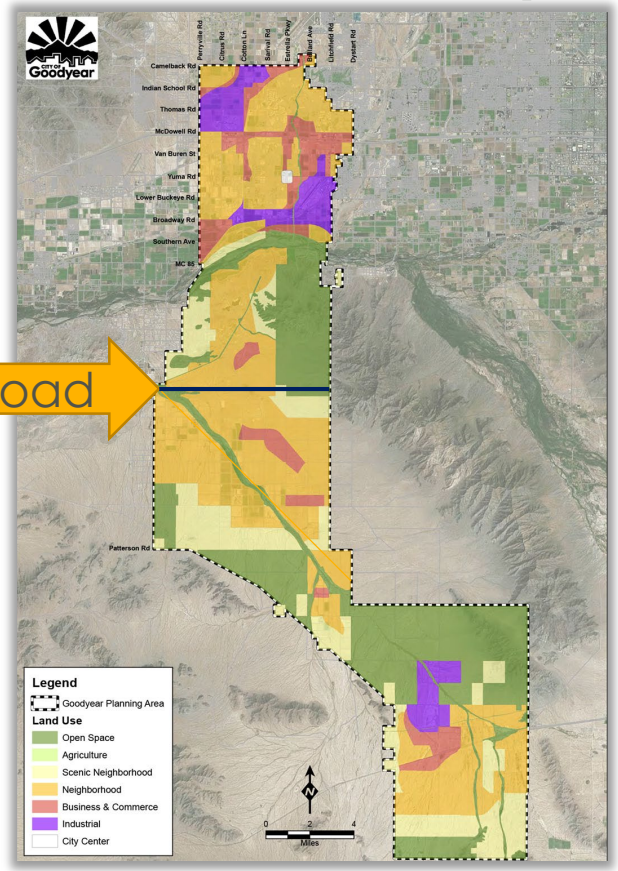
FUTURE NEEDS

Vacant lands



Rainbow Valley

Pecos Road



2022 Facilities Master Plan

NEXT STEPS

- Project milestones
  - Hire Consultant
  - Present recommendations to Council
  - Future FY2024 budget process
  - FMP Council adoption
- Approve the creation of CIP project 60085 for a Facilities Master Plan (FMP), Cancel Municipal Operations Center (MOC) project 60078, and Authorize related budget transfers

CITY OF GOODYEAR, ARIZONA

PROJECT SOLICITATION #15–3088

FACILITIES MASTER PLAN | APRIL 6, 2016











ARIZONA Goodyear

ARCHITEKTON | STEINMANN FACILITY DEVELOPMENT CONSULTANTS

CONTENTS

1 | INTRODUCTION

2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

6 | SPACE REQUIREMENTS

7 | ALTERNATE DEVELOPMENT OPTIONS

APPENDIX A | SPACE PROGRAM

APPENDIX B | REFERENCE DOCUMENTS

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1 | INTRODUCTION

2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

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INTRODUCTION

INTRODUCTION

The city of Goodyear commissioned this study to develop a master plan for municipal facilities to support future growth. Starting in January 2015, the team began a series of workshops, interviews and field investigations to determine future facility options.

The evaluation criteria included:

- Service to Public
- Function
- Capacity
- Initial Cost
- Operational Cost
- Staffing Cost
- Life-cycle Cost
- Schedule
- Flexibility/Expandability
- Risk Minimization Safety & Security
- Operational Efficiency
- Public Access/Convenience
- Public Perception

Using this criteria, the study outlines the anticipated facility needs for each municipal department and makes recommendations to expand in place, relocate, sell, lease, or build new facilities based on future anticipated space needs.

This study includes forecasting data, proposed facility growth parameters, siting recommendations and proposed facility site plans.

Further, this study documents the growth triggers for each municipal department having facility requirements that will need to be upgraded, expanded or relocated so that future Capital Improvement Plans can be adjusted to actual conditions.

The team met with city stakeholders to develop an approach to gather information, analyze the data, develop options and determine the final recommendation.

The approved process included:

- Review of existing master plans & reports
- Benchmarking similar cities
- Visioning sessions
- Workshops to review options
- Interviews
- Staff questionnaires
- Existing facility inventory & review of previous condition studies
- Review of Best Practices
- Developing multiple options
- Analyzing options
- Selection of preferred option

The team met with the city stakeholders to review a number of potential options, balancing priorities with resources. A final recommendation is summarized in the next section of this report.

Exhibit 1.1: Visioning post-its



The team was provided access to a number of individual master plans and reports that had recently been completed to determine the requirements for individual departments and city services including:

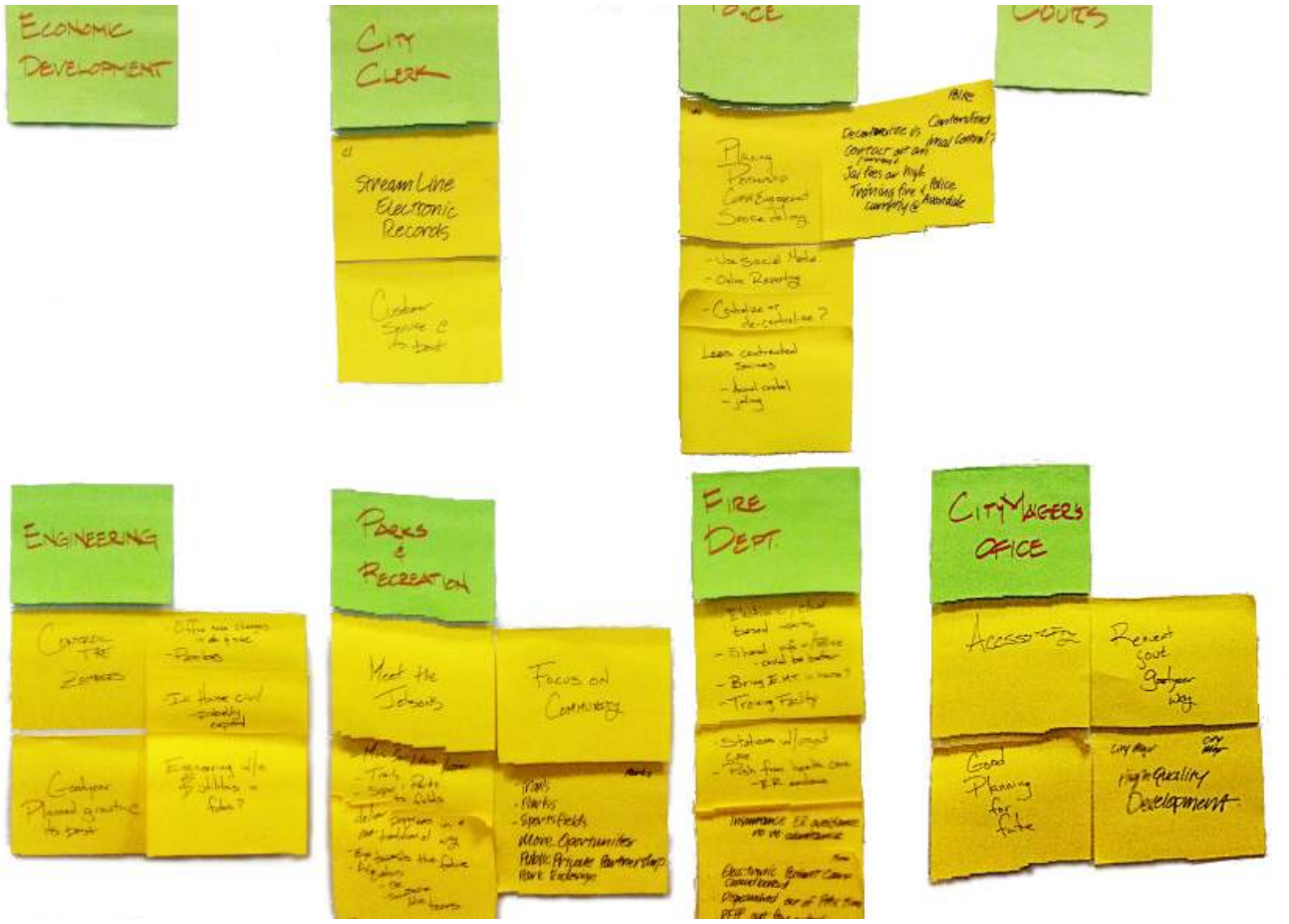
- Goodyear Capital Improvement Plan 2015
- 157th Avenue Operations Center Plan
- City Center Master Plan
- Transit plan
- Recreation Master plan
- 2014 – 2024 Goodyear Infrastructure Improvement Program

A comprehensive list of reports and studies referenced by this study is included in Appendix B.

This study also used as a reference projected population growth by location provided by MAG and the city as well as current financial data, financial projections, and bonding capacities.

The team toured every existing city facility and visually evaluated the building's condition and suitability for the program housed there. This study relies on the information provided by the city and did not include a comprehensive facility evaluation.

GIS information for mapping and available floor plans for existing buildings were provided by the city of Goodyear Engineering Department.



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SUMMARY OF FINDINGS & RECOMMENDATIONS

CURRENT SPACE AND STAFF INVENTORY

The city of Goodyear staff occupy 262,400 square feet of space in 18 buildings primarily located at the Goodyear Municipal Complex, City Hall, and the 157th Avenue Facility plus five fire stations and four independent buildings.

The consultant evaluated four of the older and partially vacant facilities to determine their functional and economic value and to determine if they should be retained to support future requirements. The evaluation concluded that while the Old City Hall at 1111 South Litchfield Road, the recently vacated Police Evidence Building at 120 East Western, the Police Training Building at 986 South Litchfield Road and the Calle del Pueblo facility which houses Parks Operations, Traffic Operations and Traffic Management Facility could provide accommodations until new space is provided at the Goodyear Municipal Complex and the Public Works site at 157th Avenue, they should be surplussed in the future when vacated.

Significant site area is available at City Center and 157th Avenue to support very long-term city of Goodyear space requirements and there was no need to investigate the availability of other sites.

STAFF PROJECTIONS

Departments were surveyed to assist in the development of projections of staff levels for their requirements based on providing services to a population of the city of Goodyear. The population numbers used for the growth estimate within a 20 year time frame were based on the 2013 MAG population projections. The data shows an increase from 72,275 in 2013 and an estimated current 2015 level of 75,000 to 150,000 population in the year 2025 and 200,000 population in the year 2035.

For general office space, those departments within the current City Hall and Goodyear Municipal Complex, currently record 211 staff occupying 57,000 net square feet, at an average allocation (net area factor) of 270. By

the time that Goodyear reaches a population of 200,000, the projected staff of 443 will require approximately 90,000 net square feet at an area factor of approximately 200 net square feet per person.

Comparisons of staff levels per 1,000 population to other communities included in the benchmark survey have a staff level per 1,000 population that varies between 6.0 and 10.0 with an average of 7.7. The City of Goodyear currently has a staff ratio of 7.2 per 1,000 population. It is projected to reduce to 6.0 staff per 1,000 population once it reaches a population of 200,000.

Department projections varied in their resultant annual rates of growth depending on related work load. While the population is forecast to increase over the next twenty years by as much as 5.4% per year, total staff increases are projected to be a maximum of 4%. Concurrent with this, overall space requirements are only forecast to increase at 2.9% per year.

It is encouraging that forecast staff levels are projected to increase over the next twenty years by up to 120% which is quite favorable when compared to the population increase of 178%. At the same time, space is forecast to increase by about 76% from the current base of 262,400 net square feet to a forecast of 500,000 net square feet once the population reaches 200,000. The increase in the city vehicle fleet is a little more conservative forecasting a 67% increase to 594 vehicles.

Overall space needs for city office will be more efficient in the future from a current 270 net square feet per person requirement to a future forecast 218 net square feet per person reflecting a 20% reduction.

BENCHMARK SURVEY

The city of Goodyear requested the consultant to identify municipalities in high-growth, sun-belt areas that had similar characteristics to the city of Goodyear and to survey those communities to identify staff levels, services provided, facility and space allocation standards, locational attributes, and other characteristics that could be used as benchmarks for data comparison..

Without adjusting for the scale of the current or projected city population, the city of Goodyear currently ranks slightly below the twenty-one city average with a current staff ratio of 7.2 city staff per 1,000 population. Projections developed by city departments forecast future staff levels that would result in a ratio of 6.0 staff per 1,000 population by the time that the city reaches 200,000 population. This reflects an appropriate downward trend and economies of scale.

Studies completed by the consultant team identified that contemporary city government facilities provide an average of about 210 net square feet per person. Currently the space provided in City Hall and Goodyear Municipal Complex provide in excess of 270 net square feet per person. This is a result of city staff having to utilize existing facilities with inefficient space plans or that exceed more current space standards. The consultant team believes that future space should be allocated more in line with a net area factor closer to 210 net square feet per person. This can easily be achieved in new construction and with extensive remodeling but will be difficult to achieve in spaces that are used as-is or with minimum remodeling. Therefore the future net area factor will most likely be a blend of current space allocations in the 210 to 240 net square feet per person range coupled with the net area factors achieved in new construction of 210 net square feet per person.

Currently enclosed private offices are allocated on a higher percentage than reflected in the benchmark analysis and the experience of the consultant. Currently close to 30% of all staff in general administrative space are provided with a private office. The “average” for city and county government facilities planned by the consultant team range between 10% and to 15% of the staff being allocated to a private office.

Proposed mid term space reallocations will fill vacant spaces with workstations, occupy vacant workstations, and rearrange furniture systems where appropriate to achieve a higher density with appropriately smaller workstations.

SPACE REQUIREMENTS

The study recorded a need to provide 418,000 net square feet by the time Goodyear reaches a population of 200,000. This converts to a future requirement for upwards of 500,000 gross square feet when including public circulation, core elements, and mechanical spaces. The current space inventory including potentially surplus properties and the Police Operations – Phase I and II buildings that have been previously approved will provide approximately 300,000 gross square feet when completed. This would leave an initial deficit of 52,000 square feet in the mid term, increasing to upwards of 200,000 square feet by the time Goodyear reaches a population of 200,000.

SPACE SHORTFALL

The current inventory is approximately 225,000 net square feet. The current requirement is 237,000 square feet. Thus, there is an immediate shortfall of 12,000 square feet. With the disposal of certain existing "surplus" facilities the inventory would decrease to 200,000 net square feet and there would then be a 37,000 square foot shortfall. With the completion of Phase II of Police Operations, the space inventory will increase to about 240,000 net square feet by the mid term, but by that time the net space requirement will increase to 296,000 square feet indicating a continuing deficit of about 54,000 net square feet. The deficit will continue to increase to the time that the population reaches 200,000 when it is forecast that there would be a maximum shortfall of 200,000 net and 260,000 gross square feet.

PRELIMINARY OBSERVATIONS

A number of observations regarding space attributes that needed to be considered when developing master plan options include:

1. Departments currently occupying the City Hall will require an additional 4,200 square feet by the midterm and upwards of 10,700 square feet once Goodyear reaches a population of 200,000.
2. The Goodyear Municipal Complex will require an additional 10,700 square feet once Goodyear reaches a population of 200,000 if all departments currently located there are to remain and none are relocated to the City Center Complex.
3. The Goodyear Municipal Complex has 19,000 additional square feet that could be leased to others if Development Services and Engineering relocated to the City Center Complex.
4. Two Municipal Courts and the City Attorney - Prosecutor will fit in the existing building space with a 1,400 square foot addition to link Building A with Building B and development of a nominal 800 square foot sally port to accommodate the secured movement of persons in- custody from transit vehicles to holding cells adjacent to the courtrooms.
5. With the relocation of Police Administration to the Phase II building, Fire Administration would occupy 60% of the current Police/Fire building, leaving 6,000 square feet available to support other city departments.
6. Development Services, Engineering, and Economic Development will require 150% of the space available in Building D. This would reflect a shortage of 10,000 square feet if all occupants remain. The shortage reduces to 6,000 square feet if Economic Development relocates to the City Center Complex with other city administrative departments.
7. Environmental Services offices and the staff related to Field Operations can be accommodated in the existing building if Building Maintenance offices and storage relocate to new space in the 157th Avenue Complex.
8. The Traffic Signal Operations, Traffic Management Center and Parks & Recreation Maintenance will require upwards of 8,700 square feet by the time that Goodyear reaches a population of 200,000. These two components, currently located in the 5,760 square foot facility cannot be accommodated in future years and one or both of these components need to relocate to new space. The Calle de Pueblo facility is quite inadequate, has a congested parking area, and is a candidate to be disposed of.
9. Parks & Recreation Administration requiring about

8,000 net square feet oversees large operations, community service, and maintenance functions. The majority of the staff they supervise need to be located in community centers, libraries, maintenance facilities (similar to those that will be provided at 157th Avenue) and there could be economies of scale and advantages by locating Parks & Recreation Administration along with their operational components whether it be at a new central Recreation Center or in a future City Hall.

10. The current 911 Call Center and Emergency Operations Center is provided in Building F at the Goodyear Municipal Complex. Expansion space appears to be available within the existing facility to support expansion needs over the next twenty years.
11. The availability of over 200 acres of property owned by the city of Goodyear suggests that the development capacity of 157th Avenue offers flexibility for future growth. The only major restricting factor is the future alignment of State Route 30 which is planned to run east to west and just north of the existing fleet maintenance building, essentially splitting the land into a north and south parcels.

FACILITY MASTER PLAN RECOMMENDATIONS

These recommendations are based on current needs and moderate projected growth. Each recommendation is explained further in the report. Key factors directed by the City Staff were:

1. Move the construction of City Center out of the current 2015-2025 CIP
2. Accelerate construction of the Recreation Center in the current CIP (Parks & Recreation is included in a separate master plan, the impact to this plan would be the inclusion of space for Parks Administration)
3. Minimize short-term capital expenditures to accommodate anticipated growth
4. Anticipate some crowding with minor adjustments to existing facilities

Key indicators that should be monitored that would influence the recommendations or their timing include:

1. Actual population and staff growth
2. Desired level of service for individual departments
3. Changes to space standards
4. Changes in technology or procedures
5. Desired levels of employee satisfaction measured in turn-over

NEAR-TERM - 5 YEARS

These recommendations are based on current conditions that need to be addressed that were observed or reported.

City Hall

Move the Server Room currently located in City Hall to the 911 Call Center at GMC. It has also been reported that APS will be moving out of City Hall. Renovating these spaces for reuse by other City Departments/Divisions should accommodate anticipated growth of programs at City Hall until 2018. Increasing the density of division staff by remodeling and revisions to the existing furnishings could further extend use of the facility pending City Center development.

Estimated costs: $ 150,000 for Server Room relocation and re-purpose APS space for Finance and City Clerk; $500,000 for additional remodeling/furnishing revisions

Calle de Pueblo

Lease one acre adjacent to facility to accommodate Parks equipment. Move Traffic Management to 986 S. Litchfield to provide additional office space for Parks Maintenance and Traffic Operations. It is recommended that in the future this building be removed from inventory to avoid significant investment in the building by relocating all functions to 157th Ave in the mid-term.

Estimated costs: $1,000/month

986 South Litchfield Road

Renovate a portion of this building and provide new data fiber connection for Traffic Management. Public Safety Special Ops to remain in building.

Estimated costs: $60,000

Goodyear Municipal Center (GMC)

As the ERP is completed, this area can accommodate space for a community room, address Development Services near-term growth needs or remain as shell space.
Estimated costs: $750,000 if renovated

MID-TERM 6 - 10 YEARS

These recommendations are based on conservative estimates of growth that will need to be revisited annually.

157th Avenue Facility

Phase I of flexible shop/warehouse buildings and paving for equipment parking. To accommodate facility shops and storage moved from Calle de Pueblo and from the Public Works Building (to accommodate Water & Wastewater growth).
Estimated costs: $5,200,000

Goodyear Municipal Center (GMC)

Add Sally Port, secured detainee corridor and secured parking for the Municipal Courts as criminal trials increase.
Estimated costs: $600,000

Build addition between Buildings A, B & D to accommodate growth of Development Services.
Estimated costs: $1,600,000

Police Operations Phase II

Project is currently listed in the CIP as completed in 2024. Current projections indicate space shortages in this department as early as 2020. Design would need to start in 2018 if project needs to be accelerated to open in 2020. Currently the CIP identifies $4,260,861. Final location for Traffic Management is recommended to be added and co-housed within this facility but with a separate secure entry. Once complete, this facility will house the programs from both 928 South Litchfield Road and 111 South Litchfield Road, allowing the surplus disposal of these facilities.
Estimated costs: $1,300,000 to accelerate the schedule of Police Ops Phase II & $2,050,000 for Traffic Management.

FAR-TERM 11 - 20 YEARS

City Center is still a possible solution to continued growth of city staff to maintain current levels of service for a growing population. The City should continue to monitor staff growth and service delivery for the proper time to build City Center. At that time, the plan for development of City Center would be created to consolidate all relevant departments.

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PROJECTIONS

PROJECTIONS

This section contains options and discussions that go beyond this report's summary recommendations and is intended to document design ideas reviewed with individual departments during the course of this study. It will be helpful for future reference if staff growth or facility options change from the assumptions used to reach this report's recommendations.

Projection of space requirements is tied to the projection of future staff positions for the various departments. In the case of departments like Public Works, Parks, and Streets space requirements are more closely tied to levels of service, operational needs, physical plant, maintenance requirements, and fleet vehicles.

Departments were surveyed to assist in the development of projections of staff levels for their unique requirements based on providing services to a population of 200,000 residents in the city of Goodyear.

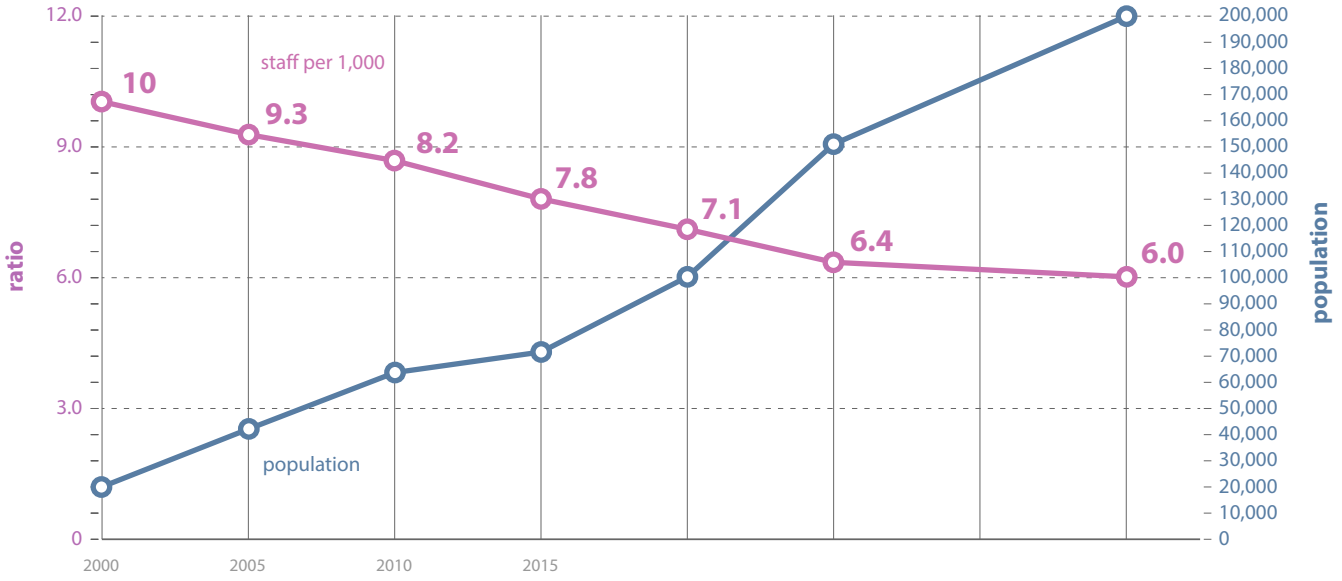
HISTORICAL DATA

In the year 2000, the city of Goodyear had an estimated population of 18,911. This increased quite dramatically to 45,564 in 2005, 65,275 in 2010, and to the current population of 75,000.

Concurrent with this population increase, total city staff of 200 in the year 2000, increased to 410 in 2005, 511 in 2010, to a current staff level of 531. The historical trend indicates a ratio of 10 city staff per 1,000 population in 2000, decreasing rather uniformly to 9.3 staff per 1,000 population in 2005, 8.2 staff per 1,000 population in 2010, and currently 7.2 per 1,000 population in 2015.

This downward trend expresses economies of scale and the incorporation of operational changes which are expected to continue in the future as the projected population of the city of Goodyear further increases to 200,000 by the year 2035 the end of this facility master planning time frame. The relationship of population increases and city staff levels per 1,000 population is shown on Exhibit 3.1.

Exhibit 3.1: Ratio of Staff Levels per 1,000 Population



STAFF PROJECTION SUMMARY

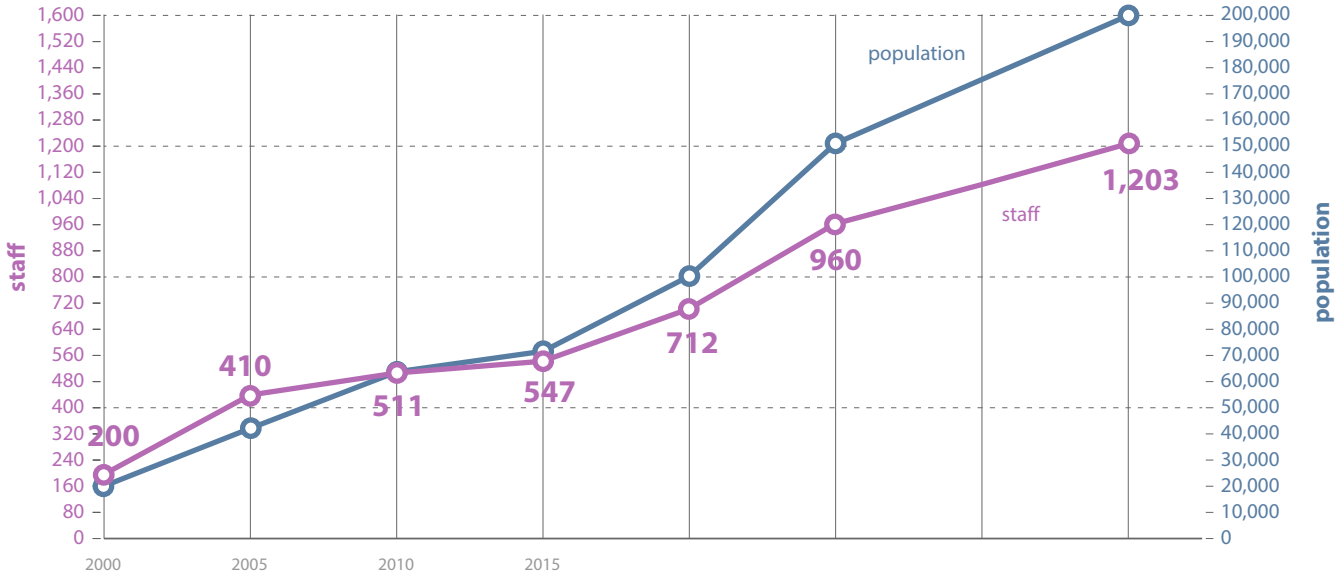
The detailed space programming process resulted in a projection of staff and related space needs as presented on Exhibit 3.3. The projection estimates that the current staff level of 531 positions will increase to 713 positions at 100,000 population, 960 positions at 150,000 population, and 1,203 positions at 200K population. At that relative growth rate, the staff ratios per 1,000 population will further decrease from a current ratio of 7.8 to 7.1 staff per 1,000 population at 100K population, 6.4 staff per 1,000 population at 150,000 population, and 6.0 staff per 1,000 population once population reaches 200,000. This relationship is also depicted on Exhibit 3.1. The far-term staff level projection and the related city of Goodyear population is shown on Exhibit 3.2.

The detailed space program for each department is provided in Appendix A. It reflects an adjusted requirement for 237,444 net square feet expected to increase to 417,917 net square feet in the year 2035 when it is anticipated that there will be 1,203 employees supporting an estimated population of 200,000.

Overall space needs include numerous special support facilities that require space in excess of that normally provided on a per staff basis for office space. For example – the space program includes nearly 12,000 square feet of City Hall common areas, 48,000 square feet for a central and branch library, 111,000 square feet for fire stations, and other support spaces. Staffing growth will be evaluated annually for input on facility space needs for consideration in capital improvement project planning.

For general office space, departments that occupy space within the current City Hall and at the Goodyear Municipal Complex, currently have 211 staff occupying 57,000 net square feet, an average allocation (net area factor) of 270. By the time population reaches 200,000, the anticipated 443 staff will require approximately 90,000 net square feet at an area factor of approximately 200 net square feet per person. This is consistent with observations made by the consultant team in a number of other local government administrative facility planning studies. The downward trend in the net area factor from the current 270 to a projected 200 is consistent with anticipated economies of scale and improvements in space utilization.

Exhibit 3.2: Staff Projections



Comparisons of staff levels per 1,000 population to other communities included in the benchmark survey are presented on Exhibit 4.1. Those other communities have a staff level per 1,000 population that varies between 5.0 and 10.6 with an average of 7.7. This is for the various cities included in the consultants' previous evaluations. The city of Goodyear currently has a staff ratio of 7.2 per 1,000 population. It is projected to reduce to 6.0 staff per 1,000 population in the year 2035.

The department projections varied in their resultant annual rates of growth depending on related work load. While the population is forecast to increase over the next twenty years by 5.4% per year, total staff increases are projected to increase at 4%. Concurrent with this, overall space requirements as recorded in Exhibit 3.3, are only forecast to increase at 2.9% per year—again demonstrating economies of scale.

The annual rates of staff increases are shown on Exhibit 3.4. Those departments currently comprising City Hall are forecast to increase at 3.2% per year.

The functions related to Public Safety such as the 911 Call Center, Courts, and Police forecast annual rates of staff growth hovering around 5% per year which is consistent with the population growth rate of 5.4% per year. Public Works which are more related to infrastructure forecast annual rates of growth of 3.1% per year.

Exhibit 3.5 presents a summary of current and projected population, staff levels, space needs, vehicles, and the resultant net area factor. It is encouraging that staff levels are forecast to increase over the next twenty years by a total of 120% which is quite favorable when compared to the population increase of 178%. At the same time, space is forecast to increase by about 76% from the current base of 284,000 net square feet to a forecast of 500,000 net square feet in the year 2035. The increase in the city vehicle fleet is forecast to be a 67% increase to 594 vehicles.

Overall space needs for city office staff shows a reasonable reduction from a current 271 net square feet per person requirement to a future forecast 218 net square feet per person reflecting a 20% reduction.

		Staff Levels				Net Square Feet			
No.	**Department Name**	pop 76k	pop 100k	pop 150k	pop 200k	pop 76k	pop 100k	pop 150k	pop 200k
1	Elected Officials	7	7	7	7	532	1,064	1,064	1,990
2	City Manager	14	14	17	18	3,784	4,147	5,005	5,209
3	Communications	5	5	5	5	680	1,335	1,335	1,377
4	City Attorney—Civil	5	8	15	17	1,666	2,518	3,688	4,089
5	City Attorney—Prosecutor	4	7	11	15	3,370	2,398	3,106	4,118
6	City Clerk	6	8	9	9	1,220	2,353	2,820	2,992
7	Finance	29	31	37	43	6,751	7,006	7,422	8,067
8	Human Resources/Training	11	13	18	23	3,428	3,900	4,753	5,609
9	Information Technology	19	25	37	49	5,500	6,833	8,495	9,996
	Administration Services Sub-Total	100	117	155	**186**	26,931	31,229	37,363	**43,449**
10	Development Services	28	46	55	67	8,404	11,086	11,931	13,183
11	Engineering	31	39	50	58	5,576	6,559	8,380	9,853
12	Economic Development	6	7	9	9	1,786	2,902	3,438	3,563
13	Fire Administration	16	21	30	41	4,120	5,260	6,802	8,417
14	911/EMS Facility	17	22	35	47	10,282	10,282	10,282	10,282
	Technical Center Sub-Total	111	153	206	**257**	30,168	36,787	41,624	**46,182**
15	City Hall Common Areas	1	10	12	14	0	11,969	11,969	11,969
16	Wellness/Health	3	5	5	5	800	3,283	3,301	3,319
17	Maricopa County Library	8	8	16	26	10,000	10,000	33,000	48,000
18	Municipal Court	9	13	17	24	12,000	10,679	11,569	12,334
19	Fire Substations	86	100	113	139	58,685	71,685	97,685	110,685
20	Police Headquarters—Operations—Phase 2	27	56	77	100	9,880	12,106	15,784	19,169
21	Police Operations—Phase 1	84	99	148	196	20,115	16,124	18,073	20,115
22	Police Substations	1	1	5	5	3,000	3,543	6,079	6,079
23	Police—Other Locations	3	4	6	8	13,192	13,192	9,192	9,192
	Police Sub-Total	115	160	236	**309**	46,187	44,965	49,128	**54,554**
24	Parks & Recreation—Offices	12	17	26	34	3,563	5,425	6,852	8,130
25	Parks & Recreation—Program Staff	* 1	1	1	1	0	10,000	10,000	10,000
26	Parks & Recreation—Maintenance	22	29	46	62	1,000	1,867	2,332	2,657
	Parks & Recreation Sub-Total	35	47	73	97	4,563	17,293	19,184	20,787
27	Public Works Administration	3	3	3	3	1,552	1,432	1,473	1,473
28	Fleet	6	6	8	9	12,874	9,899	11,864	12,836
29	Building Maintenance	7	8	11	13	4,748	2,483	2,623	2,762
30	Solid Waste/Sanitation	6	7	8	9	0	679	679	679
31	Traffic Signal Management Center	9	10	12	14	1,828	3,106	3,667	4,227
32									
33	Central Warehouse & Field Serv Ctr	1	2	2	2	0	13,371	16,068	17,280
34	Street Maintenance	7	10	16	21	220	1,690	1,737	1,784
	Public Works Sub-Total	38	45	59	**70**	21,222	31,369	36,819	**39,749**
35	Water Operations Facilities	21	29	37	42	15,288	13,473	13,087	13,997
36	Wastewater Operations	20	25	31	34	11,600	11,600	11,600	11,600
	TOTAL	** 535	696	935	1,169	237,444	295,253	367,155	417,033

Exhibit 3.3: Projected Staff and Related Space Needs. Staffing levels reported in initial surveys by individual departments.

* *Does not include part-time or volunteer staff*
** *Based on 2014 department survey data*

Exhibit 3.4: Annual Rates of Staff Increases

Population	5.4%
City Hall	3.2%
Attorney	6.5%
City Hall (Less Attorney)	2.6%
Information Technology	4.9%
Development/Engineering	3.9%
911	5.2%
Courts	5.0%
Police	5.1%
Fire	2.9%
Parks & Recreation	5.2%
Public Works	3.1%
Utilities	3.1%
TOTAL STAFF	**4.0%**
SPACE	**2.9%**

Exhibit 3.5: 2015-2035 Changes

	2015		Increase
Population	72,000	200,000	178%
***Total Staff**	548	1,204	120%
Office Staff	211	493	134%
Space	284,000	500,000	76%
Vehicles	355	594	67%
Area Factor	271	218	-20%

** Includes volunteer positions*

DEPARTMENT PROJECTIONS: CITY HALL ADMINISTRATION

Elected Officials

Current Location: Second floor City Hall

Office Spaces: A seven member City Council is planned for the foreseeable future. Currently Council members share an office with two executive "U" modular workstations when they are working on site. At some future time it may be desirable for Council members to have permanent, individual office space. Area projections are planned accordingly.

Support Areas: Shared use of conference rooms, copy/printer area.

Potential for growth in current space: None unless City Clerk were to move to the first floor.

Location and Adjacencies: Elected officials should be collocated with the City Manager's Office and Communications to facilitate shared support spaces and staff interaction.

City Manager's Office

Current Location: Second floor City Hall

Office Spaces: Typical executive enclosed offices with administrative and technical support staff in open cubicles.

Support Areas: Two shared conference rooms are located in this area. One is interior to the City Manager/Mayor's office suite and is typically used by them. The larger conference room is shared with all city departments. An area on the floor is currently used for storage and files.

Potential for growth in current space: There is limited opportunity for expansion. Reconfiguration of workstations could allow for one or two additional spaces.

Location and Adjacencies: The City Manager's Office works closely with Finance and Communications.

Communications

Location: Second floor City Hall

Office Spaces: Communications staff is on the phone and engaged in confidential conversations. An office is preferred.

Support Areas: Communications is equipment intensive work that requires layout space and a large format printer/plotter. A workroom in a revised layout could be shared with the City Manager's Office and nearby office occupants to increase efficiency of the open plan.

Potential for growth in current space: One workstation has been set aside for an intern workspace that could provide additional growth for staff.
Location and Adjacencies: Proximity to city management and elected officials is required.

City Attorney Civil Division

Current Location: Second floor City Hall
Office Spaces: Offices are provided for management and staff attorneys. Paralegals and support staff are in cubicles.
Support Areas: A sizable file room is available. They require a separate reception area. This would be better located out of the main circulation pathway. Printer/work areas currently occupy hallway space.
Potential for growth in current space: There is no room for growth. Reconfiguration to eliminate the waiting area could allow for one additional workstation, but would be a significant compromise. The file room is suitable for future needs. If files were condensed, digitized or moved, one additional interior office could be carved out of that area. The existing area cannot reasonably accommodate the three additional staff projected for the 2020 planning period.
Location and Adjacencies: Works with all City Hall divisions and has multiple visitors a day. The offices should be located inside a secure suite.

City Attorney Prosecutor

Current Location: Goodyear Municipal Complex Courts Building B
Office Spaces: Offices are provided for management and staff attorneys. Paralegals and support staff are in cubicles.
Support Areas: A reception counter staffed by support personnel opens directly on the lobby of the courts building. Requires bullet resistive separation from the lobby. A seated waiting area should be planned. A remote conference room attached to the courts is needed for the Victim Advocate interviews. Secured parking as well as crash proof barriers from public parking onto exterior windows has been requested. Attorney and Victim Advocates need closed circuit television (CCTV) connection into courts to view proceedings.
Potential for growth in current space: The current space allows for additional space needs for future growth of the department to 2035 and possibly beyond.
Location and Adjacencies: A location adjacent to the courts is most desirable.

City Clerk's Office

Current Location: Second floor City Hall
Office Spaces: Typical closed offices and open office cubicles for support staff.
Support Areas: A single walk up counter should be provided. A secure file room is required. Original records of some documents must be retained. This function is likely to grow due to legal requirement to store ballots post-election for six months. A secure area for election materials is needed. The City Clerk's Office uses a small conference room on the first floor of the building for early voting and the large presentation conference room on the first floor for general elections.
Potential for growth in current space: None available.
Location and Adjacencies: The City Clerk would ideally be located on the first floor of the City Hall for better access by members of the public. Currently the numerous visitors must be buzzed up to the second floor which is a security concern.

Finance

Current Location: First floor City Hall
Office Spaces: The Finance sections are pocketed into several office areas which are adjacent, but not efficiently planned to maximize layout and for efficient staff communications. Customer service offices are located behind a service counter open onto the building entrance. In addition to staffing the counter, they answer inquiries by phone. This is a noisy activity which is disruptive by nature. The customer service supervisor who is in a cubicle should ideally be provided a small office or conference room in which to meet with customers. Meetings can be disruptive and no adequate provision has been made for this activity.
Support Areas: A file storage room containing high density files and a small safe is well managed to contain only current records. Past year files are taken off site. In the future the utilities billing group and accounts payable may go paperless which will reduce filing requirements. In addition a more secure area for money handling should be provided. The mail room is currently under the purview of Finance. Some of these mail and supply receiving functions may be moved off site to a central warehouse/public works facility at 157th Avenue which would free up the staff to do additional administrative tasks. A shared space within the current administrative cubicle could be used.
Printer/copier areas are scattered due to the inefficient

layout of space. They could be consolidated and shared. Finance uses the combined Conference Rooms #125 and #126 every day.

Potential for growth in current space: There are approximately six additional cubicles that could accommodate staff growth although they are located along a busy aisle. Finance could remain in their current office space with some minor adjustments beyond the mid-term planning period. The recent decision by APS to close their service window has created the opportunity for re-allocation of Finance staff to allow for completion of cash transaction processes.

Location and Adjacencies: Due to the customer service function, a first floor location or location off a public lobby is preferred. The Budgeting staff interacts with all City agencies.

Human Resources and Training

Current Location: First floor City Hall

Office Spaces: HR is located in a secure office suite with access from the main building lobby. A reception counter with window is normally staffed by an administrative assistant. A cluster of workstations with a shared open conference table is recommended by staff. Cubicles for testing are unused and have become impromptu storage.

Support Areas: Public access and flow through what should be secure workspaces is an issue.

Waiting, testing and training functions are all behind the secure access. While this is acceptable in the short term, locating these functions either just outside the suite (waiting area) or inside near administrative staff for monitoring would be preferable.

HR has gone paperless with only some aging files remaining in the file room. The room has some available space.

HR staff has their own small break area.

Potential for growth in current space: Additional area exists to re-plan for additional workstations to accommodate growth through the mid-term planning horizon.

Location and Adjacencies: HR benefits from a first floor location for ease of public and employee access. This function could reside outside of City Hall in the long term if access to training and meeting spaces is preserved.

Information Technology

Current Location: First and second floor City Hall

Office Spaces: IT occupies typical office and workstation space with the exception of the Help Desk which is an enclosed secure space. Cubicle areas have been reconfigured to maximize space utilization and a shared workstation for three people has recently been added opposite the City Clerk office area.

Support Areas: IT has three storage areas. Boxed items are stored in 128 sf of the server room which is not recommended. Items should be stored in a separate area. The Help Desk has an approximate 144 sf area located behind staff cubicles and there is 112 sf allocated to IT outside the second floor office areas. Also in that location is a 96 sf closed storage room which contains the Communications voice over booth.

The server room located on the first floor is ramped up to a raised floor and contains two rows of file server racks.

The Training Room is equipped with computer training tables. The room could be laid out more efficiently to accommodate more users.

Potential for growth in current space: While the net area is probably sufficient to accommodate some future growth the configuration of the space in small pocketed areas does not lend itself to redesign. The server room is adequate in size for long-term needs. Server room relocation to the Telecommunications building creates available space for expansion of other city departments within City Hall.

Location and Adjacencies: Current locations in City Hall are appropriate, but could be improved if a larger contiguous space was available and the Help Desk area had more convenient employee access. Proximity of IT to city departments is important to retain.

DEPARTMENT PROJECTIONS: GOODYEAR MUNICIPAL COMPLEX | SUPPORT AGENCIES

Development Services

Current Location: Goodyear Municipal Complex Building D

Office Spaces: Normal combination of closed offices for management and open cubicles for staff. Development services still use paper drawings so layout space is needed in each cubicle to accommodate them. Large drafting tables are used by many. These should disappear in the future with e-Filing documents. Building safety inspectors each have assigned 36 sf workstations with some shared area for visitors.

Support Areas: The public services counter is staffed by Development Services. Staff notes that the roll drawing storage could be better planned at one end or the other so they are not running back and forth. With the exception of a lower center surface for ADA the counter is one continuous undivided work surface with two computer terminals. A high density file area is shared with Engineering and still in use.

Potential for growth in current space: Conversion of a coffee/copy area behind the intake counter could result in two to three added workstations. There are three vacant workstations in a row between the Engineering and Development Services administrative area.

Location and Adjacencies: While the location of engineering offices between sections of Development Services is less than ideal, it does facilitate access to the public by Engineering staff. Engineering and Development Services should be located adjacent to each other where ever they relocate to in the future.

With reconfiguration of all open space workstations and some downsizing of the larger cubicles, the combined area for Development Services and Engineering could accommodate a 20% increase in staff levels and be adequate to the mid-term when combined staff levels of 103 positions are forecast. Then expansion or relocation will be required. Opportunities to expand into Economic Development (1,786 net square feet) and to add new construction between Buildings A, B and D would accommodate the two departments through the long-term horizon. Other options include including these services in a new City Center project to provide a single location for City services.

Engineering

Current Location: Goodyear Municipal Complex Building D

Office Spaces: Typical office and cubicle space. Workstation size is above average due to plan review work which requires two large monitors at each station. Engineering plan review is all electronic so printed drawings are not typically used. Engineering Inspectors are in 6' x 6' workstations with one lateral file each.

Support Areas: Engineering Inspectors require a shared terminal area for downloads and an open conference area for visitors to work temporarily.

Potential for growth in current space: Open plan areas have been recently reconfigured to maximize efficiency. There are three vacant workstations between Engineering and Development Services administration area. Some roll drawing storage is unused. Possibly two workstations could be added if the unused storage units are removed.

A materials testing lab was identified as a requirement in a prior study. The program requirements for this area have not been included in this study. If required, it should be located at the 157th Avenue Public Works Center.

Location and Adjacencies: Engineering works closely with Development Services and shares support areas including the public service counter.

Economic Development

Current Location: Goodyear Municipal Complex Building D

Office Spaces: Typical office and workstation requirements are available. However, the ratio of closed to open space is not optimal. Staff changes and more efficient use of space will result in one fewer office and up to four additional workstations. Some outsourcing of work may be possible. Projections are based on minimal changes to current staff levels.

Support Areas: An extra wide aisle way between offices and workstations contains files, cabinets, coffee supplies, copy/files and a staff work area. A shared work area with area for files and equipment would be preferable. A presentation conference room is shared with other building occupants, but outfitted for the audio/video equipment required by Economic Development.

Potential for growth in current space: Accommodating staff growth in the current area would require locating two individuals in a shared office and reconfiguring existing workstations to accommodate extra seats.

Location and Adjacencies: Economic Development is located at the southern end of GMC, building D. An Innovation Hub is currently located in the Library and is staffed part time by the administrative assistant. Economic Development would like to locate an incubator space for start-up businesses somewhere in the vicinity and the related space needs are currently being studied. This department is also candidate to locate in a new City Hall which would provide Engineering and Development Services with the needed expansion space in the long-term.

Library & Community Meeting Room

Current Location: Goodyear Municipal Complex Building C
Office Spaces: None
Support Areas: The current Library provides services in conjunction with Maricopa County. The 10,000 SF single-level facility is 85% open public area and 15% enclosed administrative, book processing, and back-of-house space.
Potential for growth in current space: Additional collection volume of 30% could be accommodated in existing space. Far-term significant expansion of Library Services and additional media and computers will be appropriate.
Location and Adjacencies: A new central library of approximately 33,000 sf has previously been indicated in other studies as a potential component of a central community center located adjacent to City Center. In the future a branch library of approximately 10,000 sf could be appropriate in the central/southern portion of the city.

Parks & Recreation Administration

Current Location: Goodyear Municipal Complex Building C
Office Spaces: Typical administrative offices with minimum internal expansion capability as the space is land-locked adjacent to other city offices.
Support Areas: Small conference room and art storage room is available.
Potential for growth in current space: Very limited expansion capability is available.
Location and Adjacencies: The Parks & Recreation administrative offices currently require approximately 3,563 sf. The ultimate long-term need will be 8,130 sf to support these functions. One option considered in the long-term is that this staff can be located in the planned future community recreation center.

DEPARTMENT PROJECTIONS: GOODYEAR MUNICIPAL COMPLEX, PUBLIC SAFETY & JUSTICE SYSTEM AGENCIES

911 Call Center/EOC

Current Location: Goodyear Municipal Complex Building F. The 911/EOC Facility is relatively new and provides adequate space to support additional 911 Call Center staff in the 10,282 sf facility. There is no apparent need to expand the facility and interior planning concepts are available to accommodate additional call stations and support areas. This facility is viewed as an "anchor" to the Public Safety components located at the Goodyear Municipal Complex.

Municipal Court

Current Location: Goodyear Municipal Complex Building B
Office Spaces: Very adequate administrative offices are provided for the nine current staff. Extensive additional space is available to support expansion of support staff with minimum reconfiguration and remodeling required.
Support Areas: The large courtroom doubles as the City Council Chambers and can support upwards of 200 visitors. The room can be subdivided into two operating courtrooms. Long term, the space can be remodeled to provide two fully operational courtrooms, at least one with jury capability adjacent to in-custody holding areas, if and when a fully functional City Council Chambers is provided elsewhere.
The current space provided will adequately accommodate forecast court requirements through the year 2035 when 12,334 sf is required to support twenty-four staff including two full- time judicial positions. This may require the future linkage of 1,400 sf to connect Building B with Building A, this would result in a total of 4,000 sf in Building A contiguous to the current Jury Assembly Room and in-custody holding area.
Potential for growth in current space: Expansion across the parking area between Building B and Building D could accommodate a secured sally port to facilitate the movement of persons in-custody into the adjacent holding area. This potential addition could also accommodate expansion of Engineering and Development Services offices from Building D if required. Concurrent with this development could be the enclosure of the staff parking area between Buildings A, B, and D to provide a more secure environment for access to the sally port and to

provide some secured parking for City Prosecutor and Court staff.

Location and Adjacencies: The Court should remain in the current facility at the Goodyear Municipal Complex as it's adjacency with the City Prosecutor Office and the Police Station is appropriate and preferred.

Fire Department Administration

Current Location: Goodyear Municipal Complex Building **E**

Office Spaces: Currently adequate but expansion is limited prior to the relocation of Police administrative space into the Phase II—Police Operations Building.

Support Areas: Space is provided for the storage of training aids, public information materials, and building inspectors.

Potential for growth in current space: Limited expansion is available until the Phase II—Police Investigative and Administration Building is developed.

Location and Adjacencies: Fire Department Administration is well served by its proximity to the 911 Call Center/EOC facility and Police Administration and Operations. Fire Administration will remain at the Goodyear Municipal Complex through the master plan time-frame.

Police Operations

Current Location: Currently Police Administration occupies the majority of the Goodyear Municipal Complex Building E. This space is currently being remodeled to accommodate requirements until the Phase II—Police Investigation and Administration Building is developed contiguous with the Phase I—Police Operations Building.

Office Spaces: Mostly enclosed offices for detectives.

Support Areas: Interview rooms, storage areas, conference room, and a large briefing room are currently adequate. Briefing Room to be replaced in the Operations Building.

Potential for growth in current space: The space is being planned to accommodate Police administrative needs for the next few years until Phase II construction is completed.

Location and Adjacencies: Police Administration will relocate to the Phase II Building which will be contiguous with the Phase I Building at the Goodyear Municipal Complex. All police activities will be concentrated in the new Police Operations and Administrative Complex. Space currently occupied will be turned over to Fire Administration to support their expansion and to accommodate increased space needs encountered by other departments remaining at the Goodyear Municipal Complex.

Appendix B provides the Goodyear Police Operations Building program which indicates a requirement for 19,910 sf. A detailed program for Phase II expansion is included in Appendix B. Phase II will support the Police administrative staff increase from a current twenty-seven positions to as many as 100 positions by year 2035 in a facility that will provide 19,169 net square feet. The Facility Master Plan identifies a two-level building totaling 23,800 gross square feet being developed contiguous with the current one-story 19,980 gross square foot Phase I—Police Operations Building.

City staff has recommended co-locating a new Traffic Management Center with Police Operations for logistical efficiency in managing emergency issues on behalf of the community.

DEPARTMENT PROJECTIONS: OTHER LOCATIONS

Wellness Center

Discussions with city staff suggest no short term facility needs for this function. Increased use of the Wellness Center or an expansion of the existing services would trigger the need for an expansion at a future date.

Future Requirements: The current Wellness Center provides 1,110 sf adjacent to Fire Station #185. A sample program for a larger Wellness Center provided in Appendix A indicates the need to accommodate five staff including two confidential/ professional offices, in a facility of 3,319 sf. The facility would provide four examination rooms, a small laboratory, hearing testing room, multi-purpose conference room, and administrative spaces for three support staff.

Location and Adjacencies: If expanded, the Wellness Center should be located within the central city area providing good proximity to the majority of city staff. A location further to the south from the current location and possibly in or near the City land identified for a future City Center development would be appropriate. A location in conjunction with exercise facilities in a community center would also be appropriate. A discreet entrance and proximity to accessible parking on the ground floor of a building would be preferred.

Police Substations

One police substation is currently provided in the central/south city area in Fire Station #182. It is no longer operated as a substation but the space is used on an interim basis by staff that will eventually relocate to the Phase II —Police Administrative Facility. At that time a small complement of staff may be appropriate to deploy from the substation. This facility provides approximately 5,666 sf which is considerably larger than the operations program for the future police sub-stations will require. Other municipal functions could be accommodated in the surplus space in Fire Station #182.

The Police Department has indicated it might be advantageous in the future to provide a substation in the western part of the community, possibly in association with other municipal services that are provided there. The facility would provide access to the public for police report writing, short-term booking and holding area, and public information for a small complement of staff. It is contemplated that this facility would not exceed 3,000 sf and would not be required until 2030 or beyond.

Police Evidence

A new Police Evidence storage facility of approximately 8,000 sf was recently completed. This will be adequate to support long-term Police Evidence storage requirements.

Vehicle Impound

A new facility has been re-purposed to provide a centralized location for Vehicle Impound and Evidence Inspection Processing. The 1,000 sf facility will be adequate to support long-term needs.

Traffic Management Center

Current Location: On Calle del Pueblo just south of Western Avenue.

Office Spaces: Single open office with an array of (8) large wall mounted LCD monitors, (3) enclosed server racks, (1) open workstation, open shelving for traffic management equipment and central desk located in front of wall monitors but used as equipment layout space.

Support Areas: No support area in this facility.

Potential for growth in current space: In the current facility there is no room for future growth unless Parks Maintenance moves out of the building, freeing up some ground floor space. Without an elevator, the second level will not meet accessibility standards.

Location and Adjacencies: The Traffic Management Center should relocate to 986 S Litchfield Rd in the near-term to provide for larger and more functional space. Future planning should consolidate the Traffic Management Center onto the campus with Police Operations I & II.

Traffic Signal Maintenance

Current Location: On Calle del Pueblo just south of Western Avenue.

Office Spaces: (1) workstation for the foreman workbench space for technicians. Over counter bookshelves for parts, equipment and manuals required along with ample access to power outlets at counter height to operate equipment.

Support Areas: Warehouse/shop space located adjacent to the office space. Traffic signal cabinets are located in the shop and run for extended periods of testing prior to being deployed. Currently parts, supplies, rolls of drawings, maintenance equipment and ice machine are located in the warehouse space. The area above the office space is also being used for storage but this is a questionable configuration with limited access and loading challenges. Adjacent yard space is required for maintenance service vehicles and equipment. Currently employee vehicles also park in this yard.

Potential for growth in current space: There is no room for future growth unless Parks Maintenance moves out of the building, freeing up some ground floor space. Without an elevator, the second level will not meet accessibility standards.

Location and Adjacencies: Traffic Signal Maintenance Shop could remain at this location until future shop and warehouse space is developed on the 157th Avenue Operations campus.

Parks Maintenance

Current Location: Calle del Pueblo

Office Spaces: This includes private office space and workstations. Shelving for manuals, one four drawer file cabinet and copiers are located adjacent to the workstations upstairs.

Support Areas: Training room for staff meetings and a break area room with sink, refrigerator, microwave and coffee maker are located on the second level. Currently this level does not meet accessibility requirements since it lacks an elevator. If any renovation work were performed, this would have to be brought up to code to remain occupied. Adjacent yard space is required for maintenance service vehicles and equipment. Currently there is a lack of shaded cover for maintenance equipment. The result is that the sun deteriorates all of the rubber and foam components, shortening the lifespan of the equipment. Currently employee vehicles also park in this yard.

A small equipment enclosure located at the Goodyear Community Park. This secure space holds equipment and bulk materials mainly used at the park.

Potential for growth in current space: There is no room for future growth unless Traffic Management Center or Traffic Signal Maintenance moves out of the building, freeing up some ground floor space. Relocation of the Traffic Management Center is recommended in the near term to lessen the congestion of this building.

Location and Adjacencies: While this facility has a good geographic proximity to the majority of parks facilities that they are responsible for maintaining, future relocation to the 157th Avenue Operations campus will provide additional relief for facility space needs and equipment storage. At that time this facility could move onto the surplus property list for disposition.

Parks (Recreation Division)

Current Location: Fire Station #183

Office Spaces: Typical administrative offices consisting of private offices and open workstations. Supplies for recreational programs are kept in the open office since there is a lack of storage elsewhere.

Support Areas: Small conference room, print room and kitchenette are available within the office suite. Front counter space for public interaction is used to sign-up for programs and pay registration fees.

Potential for growth in current space: No room within the existing facility is available for expansion but the site would allow for expansion of the building.

Location and Adjacencies: Location adjacent to the Goodyear Community Park works well since many of the programs they offer are held at the park. Public accessibility off of Litchfield Road is also beneficial. The Parks & Recreation administrative offices are currently located at the Goodyear Municipal Complex. Close proximity is not critical but co-locating these offices would provide more efficiency.

DEPARTMENT PROJECTIONS: 157TH AVENUE PUBLIC WORKS COMPLEX *exhibit 7.10*

Environmental Services—Water, Waste Water and Sanitation

Current Location: 157th Avenue Public Works Building

Office Spaces: Typical administrative offices with private offices, workstations and hoteling stations for technicians to access computers for work orders and time tracking.

Support Areas: Small conference room, training room, break room, lockers and showers are available in the public works building. A small lab is located on site in a detached free standing building. Some supply storage is available in the Pubic Works building but the majority is kept on site in portable containers. Lay-down yard space is located on site and efforts are underway to improve space efficiency. Fleet parking is also located on site but is not segregated from employee parking.

Potential for growth in current space: Within the Public Works Building there is 1,600 sf of shell space on the 2nd level that has not been finished out. Public Works will temporarily use an existing modular building on site as a measure to address short-term space needs.

A new central warehouse would support Environmental Services provided they have accommodations for 24/7 access to materials required for emergency repairs.

Location and Adjacencies: The 157th Avenue site is well suited for this component with central access within the city and good separation from adjacent public use.

Fleet Maintenance

The current 12,874 sf facility provides five drive-through vehicle maintenance bays which can be reconfigured to provide eight medium size vehicle service bays and one drive-through bay. The future nine service bays are adequate to support the projected Fleet requirements through the year 2035.

Four technicians are currently working at a ratio of 90 units per technician. Best management practices would suggest

a ratio of 50-60. Along with the recommendation of 1.5 bays per technician, this facility can support 6 technicians and up to 540 vehicle units.

The parts room and tool crib are well sized for the facility. Quantities of materials stored could be increased by providing stacked racking systems and additional shelving units.

Some vehicle maintenance services are currently outsourced. These include:

- Fire equipment including aerial equipment & pumps
- Vehicle Glass
- Heavy duty tires
- Police lighting kits
- Branding and graphics
- Body work
- Welding

Site parking including staging and the ready line are adequate for the current facility, but will need to be expanded to support future increased fleet vehicles and staff. Fueling is provided on site as well as at Fire Stations #182 and #183. These locations support all of the city's needs at this time.

A vehicle wash line has been planned for the future. The paving, curbs and underground infrastructure have been installed but the above grade equipment for drive-through operation has not been installed. Currently a hand held unit is provided for rough cleaning prior to vehicle servicing.

No space change is proposed for Fleet Maintenance during the twenty year master plan time-frame.

Building Maintenance

Building Maintenance currently occupies a few hoteling workstations within the Environmental Services office building and a 1,500 sf store room. Building Maintenance will vacate the Environmental Services office building and co-locate with Public Works Administration and Management, and Central Warehouse/Field Service Center in a new facility when built. Future Building Maintenance requirements will include a 1,300 sf shop, five hoteling stations for maintenance workers, a shared conference room, and office and workstations for the supervisor and foreman. Storage will be provided in the proposed Central Warehouse.

Central Warehouse/Field Services Center

A survey was conducted of all maintenance, operations, and utility department functions to identify what materials could be stored in a central warehouse located at 157th Avenue. Availability of a central warehouse would afford the city the opportunity to purchase in bulk, share stored resources, reduce overall inventory volumes in the future, and provide central procurement. A projection of materials needed to be stored by all departments estimates the need to store over 900 pallets on site by 2035. This would require a high-bay warehouse of approximately 7,257 sf.

The total facility would provide 17,280 net square feet to support 2035 requirements.

Additional spaces to be provided in conjunction with the central warehouse would include order pick-up and staging, separate receiving and shipping areas to provide increased security, men's and women's locker rooms to accommodate upwards of ninety-two field staff supporting Streets, Traffic Signals, Parks Maintenance, and all maintenance shops.

The facility would also accommodate offices for the warehouse supervisor and staff from all maintenance organizations other than Environmental Services (which will remain in and take over all of the existing space in the current Environmental Services office building). Field staff that would be assigned to the facility could potentially increase to 62 Parks positions, 21 Streets positions, 13 Signal Maintenance positions, and 13 Facility Maintenance positions by 2035. The combined area of this Public Works Building would be 26,913 net square feet.

Street Maintenance

Current Location: Street Maintenance is currently located in a variety of locations. The Superintendent is located at Calle del Pueblo, The Pavement Management Coordinator is located at GMC, the Street Maintenance Foreman and Technicians are located at 157th Ave Public Works building.

Office Spaces: At the Public Works building, typical administrative offices with private offices, workstations and hoteling stations for technicians to access computers for work orders and time tracking.

Support Areas: Small conference room, training room, break room, lockers and showers are available in the Public Works building. At the 157th Avenue site, supply storage is available in portable containers. The Bulk materials and lay-down yards are on site. Fleet parking for vehicles and sweepers are also located on site but are not segregated from employee parking.

Potential for growth in current space: No expansion is available at the Calle del Pueblo site. At the 157th Avenue site, office space is available for expansion. Warehouse storage and shop space are currently lacking.

Location and Adjacencies: The current configuration has employees located at multiple locations. The Superintendent is located at Calle del Pueblo because of his need to be close to Traffic Signal Management and Traffic Signal Maintenance. The idea of consolidating all these components at 157th Avenue site in a new Shops/ Central Warehouse building would allow for greater efficiencies in the work flow. Pavement Management should stay adjacent to the Engineering Department.

VEHICLE REQUIREMENTS

Currently the city of Goodyear has a 355 vehicle fleet. The vast majority of these vehicles are allocated to Police with 108 vehicles and Public Works with 116 vehicles. As staff increase by 120% between 2015 and 2035 (20 years) and space increases by 76%, the number of vehicles in the municipal fleet are projected to increase by 67% to a total of 594 vehicles. Exhibit 3.6 presents the current and projected number of municipal vehicles and the basis of developing the estimate of future requirements as related to staff increases.

This report assumes that Police vehicles will continue to be assigned on a one-to-one basis for patrol officers and they will be home garaged. This will increase the current fleet of 108 Police vehicles to 227 vehicles. They essentially require no parking spaces at Police Operations as they are home garaged and deployed directly to the field. There is some consolidation of these vehicles at the expanded Police Administration Building in future years for morning briefings, report writing, and booking, although this consolidation is likely less than twenty-five vehicles at any point in time.

Fire vehicles increase with each station adding 3 or possibly 4 vehicles. These vehicles are all accommodated within enclosed fire facilities. Parks is currently assigned 18 maintenance vehicles. This report assumed that the number of vehicles will increase at two-thirds the rate of increase of maintenance workers based on a continuation of operational procedures that provides vehicles in relationship to the crew size. Parks should have an increase in the future from 18 vehicles to a total of 40 vehicles. They would be accommodated at the central Public Works yard and consolidated shops at 157th Avenue. The future requirement of 40 vehicles cannot be accommodated at the existing facility at Calle del Pueblo shared between Parks Maintenance and the Traffic Management Center. Short-term solutions would include leasing additional land adjacent to that facility.

Vehicles assigned to Engineering, Development Services, Planning, Inspection, and Fire administrative staff will increase from 28 vehicles to 45 in the future. This is a relationship of one-half of the staff growth rate. These vehicles are accommodated at the Goodyear Municipal Complex in existing spaces where we have surveyed parking requirements and concluded that there are a minimum of 80 vacant parking spaces at the Goodyear Municipal Complex in the mid-morning hours.

Currently, Environmental Services and Public Works are assigned 116 vehicles. Many of the vehicles are construction vehicles and trailers which are accommodated at the 157th Avenue yard. If the number of vehicles increase at a rate of two-thirds of maintenance staff workers by the year 2035 there would be a need to accommodate 178 vehicles at the 157th Avenue Complex.

With the possible relocation of Parks Maintenance and 40 future vehicles to 157th Avenue, there will be a need to accommodate 218 vehicles overnight at the yard.

These 218 vehicles would require controlled paved areas totaling 109,000 gross square feet and an average paved allocation with roadways, landscaping, and extra wide circulation of 500 square feet per vehicle. Site planning concepts developed in Section VII depict this aggregate paved parking area within a secured perimeter.

Exhibit 3.6: Vehicle Assignments and Projections

Department / Location	2015	Rate of Increase	200K population
1 City Hall	5	-	5
2 Municipal Complex	28	1/2 of 122%	45
3 Police	108	2/3 of 166%	227
4 Towing	9	3	12
5 Fire	45	16	61
6 Public Works	116	2/3 of 80%	178
7 Parks	18	2/3 of 180%	40
8 Miscellaneous	26	-	26
Totals	**355**	**67%**	**594**

Fleet Services Capacity

9 Maintenance Technicians @ 90 Service Units 60

Service Units / Technician = 540 Vehicles 75 Service

Units / Technician - 675 Vehicles

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2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

6 | SPACE REQUIREMENTS

7 | ALTERNATE DEVELOPMENT OPTIONS

APPENDIX A | SPACE PROGRAM

APPENDIX B | REFERENCE DOCUMENTS

4

BENCHMARK ANALYSIS

In order to confirm existing and anticipated facility, city services and staffing levels; the team developed a benchmarking survey to compare practices in similar cities. Cities were selected to participate based on the following criteria:

- Populations near 100,000
- Sunbelt Cities
- Cities identified as "fast-growing"
- Cities near large metropolitan areas

Questions were developed to determine the services provided by the city (whether by staff or vendors), number and size of facilities, vehicle counts and size of staff. Additional questions regarding management philosophies, operational standards, and future goals were also included.

RESPONSES

Responses provided by the communities that responded to the survey are as follows:

1. Staff Levels per 1,000 Population

Exhibit 4.1 identified the data provided by the communities included in the benchmark analysis plus fifteen other cities that were surveyed by members of the consultant team during an earlier study for the city of Maricopa, Arizona.

Currently, the city of Goodyear has 7.2 staff per 1,000 population. The population is projected along with staff levels, to result in a ratio of 6 staff per 1,000 population when the population reaches 200,000 in 2035.

The cities included in the benchmark analysis had staff per 1,000 population values that ranged from a low of 5.0 for Surprise, Arizona to a high 10.6 per 1,000 population for Scottsdale, Arizona.

The fifteen additional communities that were surveyed by the consultant team in an earlier study had a range of 5.5 to 8.5 staff per 1,000 population and an average of 7.9 staff per 1,000 population.

Including the cities of Louisville, Texas, Costa Mesa, California, and Scottsdale, Surprise, Buckeye and Avondale in Arizona with the fifteen cities previously surveyed indicates a twenty-one city average of 7.7 staff per 1,000 population.

Without adjusting for the scale of the current or projected city population, the city of Goodyear currently ranks slightly below the twenty-one city average with a current staff ratio of 7.2 city staff per 1,000 population.

Projections developed by city departments forecast future staff levels that would result in a ratio of 6.0 staff per 1,000 population when the city reaches 200,000 population. This reflects an appropriate downward trend and economies of scale.

2. Area Factor

Limited information was available from the benchmark communities to identify the average space provided per person. However, previous studies completed by members of the consultant team for Las Vegas, Nevada and Long Beach, California identified that contemporary city government facilities provide an average of about 210 net square feet per person. This space allocation excludes the rather large spaces allocated to a city Council Chamber, city convention or public meeting rooms, and warehouses and utility plants. The 210 net square feet per person reflects the average space allocated per person for office-type occupancies – similar to what would be allocated in the City Hall (again excluding city council chambers) and similar to the Goodyear Municipal Complex.

Exhibit 4.1: Staff Levels per 1000 Population

	Community	Population	Staff/1,000
1	Goodyear—Current	73,000	7.2
2	Goodyear—2035	200,000	6.0
3	Lewisville, Texas	99,000	7.5
4	Costa Mesa, California	111,000	6.5
5	Scottsdale	227,000	10.6
6	Surprise	124,000	5.0
7	Buckeye	58,000	7.5
8	Avondale	83,000	6.1
9	15 City Average	5.5 to 8.5	7.9
10	21 City Average	5.5 to 10.6	7.7

Currently the space provided in City Hall and Goodyear Municipal Complex provide in excess of 270 net square feet per person. The consultant team believes that future space should be allocated more in line with ultimately adjusting to a net area factor closer to 210 net square feet per person. This can easily be achieved in new construction and with extensive remodeling but will be difficult to achieve in spaces that are used as-is or with minimum remodeling. Therefore the future net area factor will most likely be a blend of current space allocations in the 240 to 280 net square feet per person range coupled with the net area factors achieved in new construction of 210 net square feet per person.

3. Office Percentage

Currently enclosed private offices are allocated on a higher percentage than reflected in the benchmark analysis and higher than seen in the experience of the consultant. Currently up to 30% of all staff in general administrative space are provided with a private office. The average for city and county government facilities planned by the consultant team range between 8% and 15% of the staff allocated to a private office.

Relocating individuals from the smaller private offices that range between 120 and 150 square feet to the workstations that would be functionally appropriate at 96 to 120 square feet will assist in reducing the net area factor.

The space program discussed in detail in Section 6 assumes incorporation of the space standards reflecting "office of the future" technology. Those space standards are summarized in Exhibit 6.1.

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SPACE INVENTORY

CURRENT FACILITIES

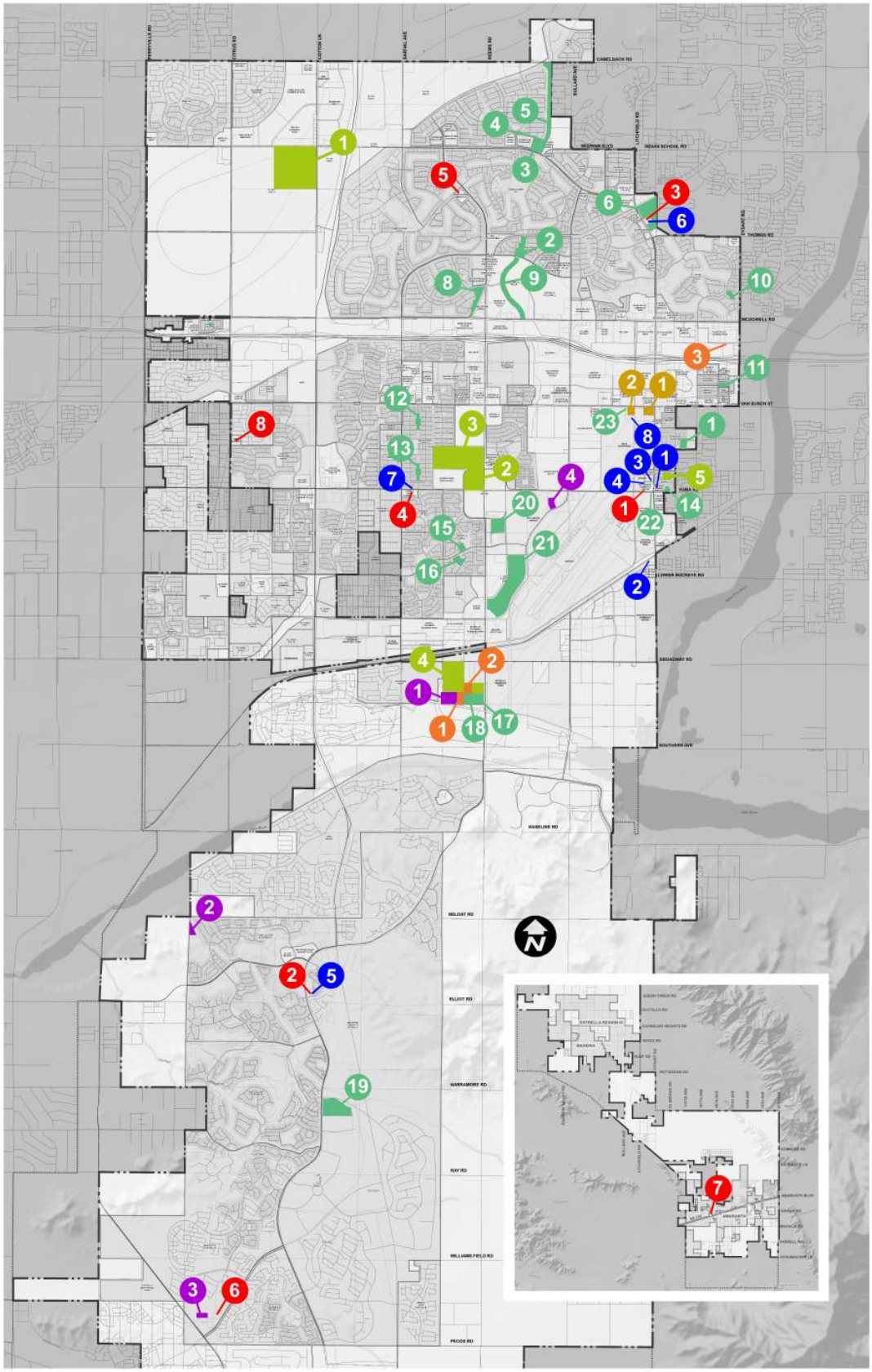
The city of Goodyear currently occupies 18 buildings included in this Facility Master Plan. They total 241,275 square feet. Two phases of construction will add a new Police Headquarters and Operations building providing about 45,000 square feet. The inventory is shown on Exhibit 5.1.

Utilizing current vacant and shell space, completing the future Police Headquarters, and eventually disposing of the Old City Hall, the vacated Old Evidence Storage, Police Training facility and the Calla del Pueblo facility which houses Parks Maiantenance, Traffic Management and Traffignal Maintenance, will result in a modest increase in the accountable inventory to 271,775 square feet.

	Building	Current 2015	Adjustments	Planned
1	Municipal Court & Prosecutor	18,083	0	18,083
2	911/EOC	10,282	0	10,282
3	Police / Fire	14,394	0	14,394
4	Police & Fire Substations	67,105	0	67,105
5	Police Operations Phase 1	0	22,000	22,000
6	Police Operations Phase 2	0	23,000	23,000
7	Police Vehicle Impound	2,136	0	2,136
8	Evidence Storage	7,056	0	7,056
9	Old Evidence Storage	2,946	-2,946	0
10	Old Courthouse / Police Training	4,000	-4,000	0
11	City Hall	28,000	0	28,000
12	Building A @ GMC	0	6,299	6,299
13	Library & Community Room @ GMC	10,725	0	10,725
14	Bldg. C Parks & Recreation @ GMC	1,550	0	1,550
15	Development / Engineering / Planning @ GMC	18,790	0	18,790
16	Public Works @ 157th Ave	14,681	1,600	16,281
17	Fleet Maintenance	12,874	0	12,874
18	Traffic & Parks Maintenance	5,760	-5,760	0
19	157th Ave Wastewater Plant	11,600	0	11,600
20	Old City Hall & Communications	9,693	-9,693	0
21	Loma Linda Community Center	1,600	0	1,600
	TOTAL SF	* **241,275**	**30,500**	**271,775**

Exhibit 5.1: Current and Planned space Inventory

** Does not include 20,000 square feet of leased space at GMC in building A. Total rounded to 262,400 square feet in the report.*



Parks and Recreation

1 - Loma Linda Park, Community & Aquatics Center
2 - Rio Paseo Park
3 - Falcon Park
4 - Falcon Retention
5 - Bullard Wash Phase 1
6 - Goodyear Community Park
7 - Canada Village Park
8 - Portales Park
9 - Bullard Wash Phase 2
10 - Palm Valley Park
11 - Parque de Paz Park
12 - Wildflower Park North
13 - Wildflower Park South
14 - Palmateer Park
15 - Estrella Vista North
16 - Estrella Vista South
17 - Roscoe Dog Park
18 - BMX Park
19 - Foothills Community Park
20 - Goodyear Stadium
21 - Goodyear Ball Park Fields
22 - Parks + Rec Yard
23 - Parks + Rec Directors Office

Fire Department

1 - FS 181
2 - FS 182
3 - FS 183
4 - FS 184
5 - FS 185
6 - FS 186
7 - FS 187
8 - FS 188

Police Department

1 - 119 N Litchfield
2 - Police Evidence Facility
3 - Police Traning
4 - Vehicle Impound
5 - 1071 S. Estrella
6 - 3075 N. Litchfield
7 - 16161 W Yuma
8 - New Facility

Administration

1 - City Hall
2 - Goodyear Municipal Complex

Water/Wastewater

1 - 157th Water Reclamation Facility + Offices
2 - Corgett Water Reclamation Facility
3 - Rainbow Valley Water Reclamation Facility
4 - Bullard Water Campus

City Owned Property

1 - Duncan Farms
2 - City Center
3 - University Parcel
4 - 157th Ave
5 - Old Police Evidence Facility

Public Works + Streets

1 - PW Admin Bldg
2 - Fleet
3 - Park and Ride

Exhibit 5.2: Current facilities map

Exhibit 5.3: Partial map













CONDITION AND UTILIZATION ANALYSIS

986 Litchfield Road *Exhibit 5.3*

Police Department

This building is currently being used for Police Training and Special Operations. To alleviate the overcrowding at the Calle Del Pueblo, the temporary relocation of Traffic Management is recommended to be located here. After the completion of Police Operations phase two is complete, this building would be vacant and should be surplused.
It's location on a major thoroughfare would make it suitable for sale to the private sector.

1111 Litchfield Road *Exhibit 5.3*

Police Department

This complex of 3 individual buildings connected through exterior walk ways includes:

- Old City Hall: Original portion built in 1948 the building has served as the original Town Hall and City Hall. It is connected to an addition built in 1973 and most recently housed Police Operations.
- 911 Call Center: Wood structure south of Old City Hall built in 1946 and most recently housed the 911 Center until the new center came on line in 2014.
- Police Squad Room: Built in 1975 and is currently used as an informal police squad room.

A complete facilities assessment is needed but by visual inspection it appears that all of the buildings could be remodeled to accommodate growth except the old 911 Call Center. It appears that the structure and raised floor would on initial review make it too costly to bring up to current codes and standards. The property's location near existing and potential future retail would also make it a candidate for sale to the private sector.
The City needs to be aware of the presence of a time capsule that is scheduled to be retrieved in 2021. Any disposal effort should consider this issue.

120 E Western Ave *Exhibit 5.3*

Public Works Administration Building
AKA Old Police Evidence Storage

Building appears to be serviceable, study would need to identify structural, mechanical and electrical conditions in detail. According to city records it was built in 1953, purchased by the city in 1993 for $180,000 and remodeled in 2001 for $28,000. Three different banks and several city offices have been housed here, most recently was Police Evidence Storage until 2015.
The property's location near existing and potential future retail would also make it a candidate for sale to the private sector.

200 S Calle de Pueblo *Exhibit 5.3*

Parks maintenance, Traffic Signal Maintenance Shops & traffic management

Built in 1977 this partial two story pre-engineered building currently houses Parks Maintenance, the Traffic Signal Maintenance and the Traffic Management. The existing space does not support the operations of these thee groups.
Additional studies are likely to show that the cost of renovation for any City related uses would exceed the value of the property because of its age, code issues and condition.
The property's location near existing and potential future light industrial uses would make it a candidate for sale to the private sector once new locations for current tenants are found.

190 North Litchfield Road
City Hall

Built as part of a freestanding commercial office project in 2001, the City purchased the building from the original developer. It is suitable for the office functions it was originally intended for but lacks public spaces and iconic design normally associated with a civic building for a city the size of Goodyear. It is anticipated that it would continue to be suitable for office functions through the twenty-year horizon of this report, but it lacks the ability to expand to accommodate the forecasted future staffing requirements. The property's location near existing and potential future commercial uses would make it a candidate for sale to the private sector once new locations for current tenants are found.

Van Buren & 145th Avenue
Goodyear Municipal Complex

Built as Venida Business Park in 2007 the City purchased the buildings and site from the developer in 2012. It has been adapted to host a variety of city functions including court rooms, administrative offices for several different departments, a city library, and swing space for temporary programs. The undeveloped portions of the site have been master planned for police operations and support functions. The 911 Center was recently completed and Police Ops phase 1 is currently under construction. As a relatively new facility, the complex has been well maintained and offers a number of options for expansion as the current uses grow in the future.

157th Avenue
Operations Center

Developed by the city, this compound stretches over 96 acres and includes a Wastewater treatment plant, vehicle maintenance facility, city vehicle parking, lay down space and a Public Works building that currently houses Water Wastewater, Solid Waste, Building Maintenance, Shops, and unfinished shell space currently used for storage. The property also hosts a private leased BMX track.

A large swath of the northern half of the property is currently being planned as right-of-way for the future State Route 30 highway. It is recommended that the city work with the state planners to allow for an underpass across this controlled access freeway to maximize the potential uses of the undeveloped portion of city land north of the alignment. The property is also located in the geographic center of the city if growth occurs in the anticipated areas outlined in the MAG report and other studies. This makes it an ideal "home base" for centralized services like vehicle, street, parks, and building maintenance.

All of the buildings on the site are relatively new and in excellent condition. The Public Works building is sized to accommodate the growth of the Water, Wastewater and Solid Waste Divisions. The site can easily accommodate the growth of other departments anticipated as well as other potential uses like a public safety training facility. A number of different layouts developed over the course of this report explored optional locations for the most likely uses.

Duncan Farms *Exhibit 5.4*

Duncan farms consists of 44 acres previously farmed by the Duncan Family. It was acquired by the City primarily to provide a margin of safety given the clearance zones and flight paths of Luke Air Force Base. It consists of land currently leased for farming and a number of outdated farm structures. If an appropriate commercial use could be identified and the land encumbered to protect the on-going operations of Luke Air Force Base, it could be conveyed to a private party.

City Owned Land

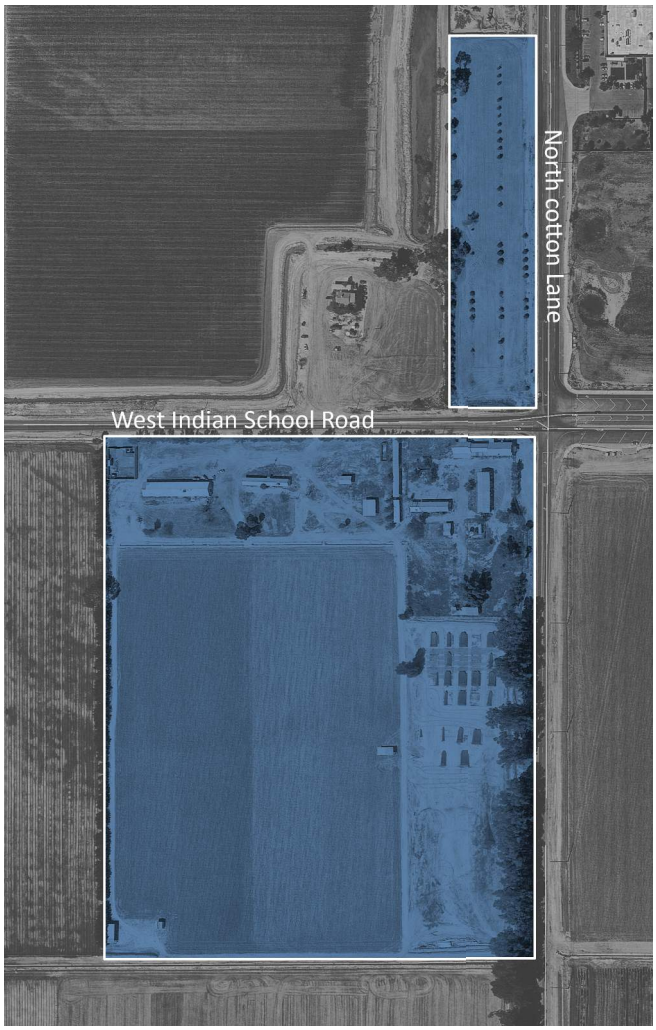
Fire Station Sites Owned by the City:

Harrison & Citrus	4 acres
RV Road & Willis	4 acres
Sedella	3.5 acres

Large City Owned Sites to Consider for Development:

City Center Site	40 acres
Estrella Parkway & Yuma (NW corner)	
157 Ave Ops Campus	96 acres
Estrella Parkway & 159th Ave	
100 Acre Site	96 acres
Estrella Parkway & Goodyear Blvd. (NW corner)	

Exhibit 5.4: Partial map



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SPACE REQUIREMENTS

SPACE STANDARDS

Space allocation standards for offices, workstations, and office support areas were developed to reflect contemporary, 'office of the future' functional space requirements. Previous city planning efforts for City Center were used to establish office and workstation space standards. These standards are reflected in the Carrier Johnson space planning guidelines for City Center noted in Appendix B.

Space standards reflect an anticipated reduction in the amount of space currently contained in a typical workstation or office. Workstations will accommodate flexible arm monitor racks that can accommodate up to three monitors which is increasingly becoming the standard for office workers as electronic files replace paper.

Exhibit 6.1 presents a summary of the office and workstation standards utilized in the development of the space program inventory.

OFFICE OF THE FUTURE SPACE CONSIDERATIONS

Currently workstations are allocated to accommodate traditional furniture and in many cases, house drafting boards, conference tables, and large capacity filing cabinets. With the incorporation of e-Technology and office automation, there should be less paper in the future requiring reduced work surfaces and fewer filing cabinets. With plans being submitted electronically, as opposed to hard copy, planners, plan checkers and engineers can be accommodated in smaller workstations without the layout space for large format drawings.

The reduction in work surfaces, the transformation of filing cabinets into digital storage, and the elimination of binders, reference material, and catalogue as they are replaced by digital files and websites, should allow workstations to be reduced in size.

Exhibit 6.1: Private office and Workstation Standards

Space Standard	Current Dimension	Current Square Feet	Proposed Square Feet	Proposed Dimension
Private Offices				
PO -7	14'x20'	280	280	14'x20'
PO-6	14'x18'	250	224	14'x16'
PO-5	14'X14'	200	196	14'x14'
PO-4	12'x15'	180	168	12'x14'
PO-3	10'x15'	150	140	10'x14'
PO-2	12'x10'	120	120	12'x10'
PO-1	10'x10'	100	100	10'x10'
Workstations				
WS-7	10'X12'	120	120	10'X12'
WS-6	8'X12'	96	96	8'X12'
WS-5	8'X10'	80	72	8'X9'
WS-4	8'X8'	64	56	8'X7'
WS-3	6'X8'	48	42	6'x7'
WS-2	6'X6'	36	36	6'X6'

Typically, the current workstation assigned to the majority of office staff is 8'x8' for a total of 64 square feet. With reduced paper and binder files and fewer phone conversations as e-mail is now the primary means of inter-office and client to staff communications, this can be reduced to 8'x7' or 7'-6"x7'. This represents a reduction of 12% to 18% of the space consumed by the workstation.

Exhibit 6.2: Private Office Classification

Position	office
City Manager /Elected Official/Mayor	PO-7
Deputy City Manager	PO-6
Director/Superintendent	PO-5
Manager/Project Manager	PO-4
Information Officer	PO-3
Executive Assistant	PO-2
Confidential/Professional	PO-1

The current distribution of spaces into workstations and offices shows that over 30% of current staff are residing in offices. This is an area where efficiencies can be identified. We have incorporated into the program allowances for hoteling stations for mobile workers and open areas for informal meetings.

CHARACTERISTICS OF THE SPACE ADJUSTMENTS INCLUDE:

- Reduced workstation depth or width (not both) by 24 inches.
- Filing cabinets in workstations or offices replaced with shelves attached to panels located above work surfaces.
- Copy machines, printers, fax, and scanners are now multi-purpose, and distributed in work clusters in open spaces for flexibility.
- Provision of huddle spaces (10' x 10') for 2 to 4-person work sessions. These are usually located along primary circulation paths or adjacent to windows.

Team work areas in a four to eight-workstation cluster with support equipment to replace larger workstation complexes.

Exhibit 6.1 presents the current and proposed office and workstation standards that can be used in planning future space modifications.

CONFERENCE ROOMS

The projected conference room inventory provides 28 venues with a total seating capacity of 790 – over 1.5 seats per the 1,204 staff. The average for the city/county office buildings we have planned provide not more than 1.2 total seats per occupant including training rooms. Observations by the consultant team during site visits concluded that many of the meetings being held have only 4 to 8 participants, far less than their capacity and that rooms are not occupied for any function more than 50% of the day. Exhibit 6.3 provides a summary of conference and meeting area requirements included in the space program.

Exhibit 6.3: Conference Room Summary

Current Department Location:								Contact:			Date:		
Name of Department:	**Conference Rooms**							Telephone:			Email:		
	Space Component	**Space Code**	**Standard NSF**	**Current 2015 Staff**	**Staff**			**Net Square Feet (NSF)**			**Remarks/Notes**		
					2020	**2025**	**2035**	**2020**	**2025**	**2035**			
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**												**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**										**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**										**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
	Special Area/Equipment												
7	Conference Room	ER	308	1	1	1	1	308	308	308	City Manager		
8	Conference Room		266	1		1	1		266	266	City Manager		
9	Conference Room	CR-1	140		1	1	1	140	140	140	City Manager		
10	Conference Room	CR-3	196	1	1	1	1	196	196	196	CA Civil		
11	Conference Room	CR-3	280	2	2	2	2	560	560	560	Finance. 125/126 One room used 75%. Combined room used less than 50%		
12	Conference Room	CR-1	140	1	1	1	1	140	140	140	Finance. Glass walled room near reception for customer contact and robocalling. Also early voting ro		
13	Conference		320	1	1	1	1	320	320	320	HR Training Room		
14	Conference Room	CR-1	140	1	1	2	2	140	280	280	HR. Add one future for Business Partner use. Prefer offices.		
15	Computer Training Room		1,088	1	1	1	1	1,088	1,088	1,088	I T Computer Training Room		
16	Conference Room	CR-1	140		1	1	1	140	140	140	IT		
17	Presentation Room		1,300	1	1	1	1	1,300	1,300	1,300	City Hall Common Areas, First Floor		
18	Multi Purpose Room(s)		908	1	1	1	1	908	908	908	City Hall Common Areas, Second Floor. Subdividable into three rooms @ 220, 220, 468SF		
19	Conference		280				2			560	Common Area in new City Hall		
20	**City Hall Subtotal**			**11**	**12**	**14**	**16**	5,240	**5,646**	**6,206**			
21	Conference Room	CR-1	140		1	1	1	140	140	140	IT		
22	Conference Room	ER	960	1	1	1	1	960	960	960	DEV Svce.Shared, subdividable at public entrance		
23	Conference Room	ER	280	1	1	1	1	280	280	280	Dev Svce		
24	Conference Room	CR-3	196	1	1	1	2	196	196	392	Dev Svce		
25	Conference Room	CR-4	336		1	1	1	336	336	336	Econ Dev. Shared. Could have a larger table for expanded seating		
26	Conference Room	CR-1	140		1	1	1	140	140	140	Econ. Dev. Could use area for small group meetings		
27	Conference Room	CR-3	280	1	1	1	1	280	280	280	Fire		
28	Conference Room	CR-1	140			1	1		140	140	Fire		
29	Training/EOC		800	1	1	1	1	800	800	800	EOC		
30	Public Conference Room	CR-3	280		1	1	1	280	280	280	Some data conforms to the 2010 study for City Center		
31	**Goodyear Municipal Complex Subtotal**			**5**	**9**	**10**	**11**	**3,412**	3,552	**3,748**			
32	Conference		280		1	1	1	280	280	280	CA Prosecutor		
33	Conference		196				1			196	CA Prosecutor		
34	Conference Room	CR-3	280	1	1	1	1	280	280	280	Police Chief		
35	Conference Room/Interviews	CR-1	140	4	5	6	7	700	840	980	Police		
36	Briefing Room		1,200		1	1	1	1,200	1,200	1,200	Police		
37	Conference Room		140			1	1		140	140	Police Substations		
38	Meeting Area		400			1	1		400	400	Police Substations		
39	**Police Subtotal**			**4**	**6**	**9**	**10**	**1,900**	**2,580**	**2,720**			
40	Conference Room	CR-3	280	1		1	1		280	280	Parks and Rec		
41	Conference Room	CR-3	196			1	1		196	196	Parks and Rec		
42	Large Training Room		700	2		1	1		700	700	one room is used for rec programs at fire station 183 currently		
43	Conference Room	CR-3	280	1	1	1	1	280	280	280	PW Admin.Shared with Env Services & water		
44	Conference Room	CR-1	140	1	1	1	1	140	140	140	PW Admin.Shared with Env Services & water		
45	Conference Room	CR-1	140	1	1	1	1	140	140	140	Fleet		
46	Conference Room	CR-3	196	1	1	1	1	196	196	196	Building Maint. Shared with Env. Serv., Water, Streets		
47	Central Warehouse and Training for Public Works		1,280			1	1		1,280	1,280			
48	Conference Room	CR-3	280		1	1	1	280	280	280	Central Warehouse		
49	Public Works & Parks & Recreation Subtotal			**7**	**5**	**9**	**9**	**1,036**	**3,492**	**3,492**			
50													
51	Sub-Total, Special Area/Equipment:							12,148	15,830	16,922	Space Shortage in 2025 (10yrs)		
52	Circulation Factor (percent of square feet):							20%	20%	20%	Space Shortage in 2020 (5yrs)		
53	Total Circulation Allowance:							2,430	3,166	3,384	Current Area Factor		
54	Total Square Feet (Special Area/Equipment):							**14,578**	**18,996**	**20,306**	Future Area Factor -2025		
55	Total Square Feet										Current Net Square Feet		
56	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**										Space Shortage in 2035		

We recommend that future planning allow for flexibility and configuration of conference rooms. This approach would accommodate various sized meeting groups

POTENTIAL SPACE ADJUSTMENT ASSUMPTIONS

The current space reflects an inventory of what is currently provided in terms of quantity and size. The circulation percentage is then adjusted so that the total amount of space indicated by the program balances with the total inventory we have calculated.

The 2015 space requirements identifies the amount of space that would be required if vacant spaces were deleted, existing furniture system workstations were downsized where appropriate (which is 75% of the workstations), and support spaces are right-sized.

There are seven (7) ways to increase the occupancy of existing space in City Hall and the Goodyear Municipal Complex. They are in order of ease and lowest cost first:

- Occupy vacant workstations.
- Relocate work areas, files, and support equipment (not copy machines) from a workstation to open area in the overly generous circulation space now available.
- Add workstations to currently vacant space.
- Reconfigure existing workstations to incorporate surplus circulation space into the workstations.
- Reduce workstation configuration by 24 inches in one direction (depth from 10' to 8' or width from 10' to 8' or 8' to 6'). This applies to approximately 100 workstations in the two buildings.
- Reconfigure full-height partitions to reduce enclosed support rooms for non-secure files, work areas to open areas, or to combine multiple small rooms into one larger (but smaller than the sum of the parts) support area – possibly enclosed with furniture system panels.
- Reduce the 150 sf offices slightly to 140 sf in conjunction with a significantly more complicated, phased reconfiguration.

Developing space guidelines to fill vacant spaces with workstations, occupy vacant workstations, and rearrange furniture systems where appropriate will achieve a higher density with appropriately smaller workstations.

SPACE REQUIREMENTS

Referring to Exhibit 3.3 which is the Space Program Summary, we can identify 13 groups of space that will require some facility action to accommodate the projected staff by the year 2035. Those space components are:

1. Referring to Exhibit 3.3, Line Nos. 1 through 9 identifies current City Hall occupants totaling 26,931 net square feet, increasing to 43,449 square feet by 2035. This increase of 16,000 square feet represents an increase of 60% from the current occupancy.
2. Administrative departments currently located at the Goodyear Municipal Complex are shown on Line Nos. 10 through 14. Currently they occupy 30,168 square feet which will increase to a requirement of 46,182 square feet by 2035. This 16,000 square foot increase represents an increase of 53% over the current occupancy.
3. City Hall common areas that do not currently exist will require 11,969 net square feet. They are summarized in greater detail in Exhibit 6.4. Components included a dedicated City Council Chambers; lobby; service areas and maintenance areas amongst other common-use areas.
4. The Wellness Center is identified on Line No. 16 as requiring 3,319 square feet if there is a desire to expand this program.
5. Currently the Maricopa County Library located in Building C at the Goodyear Municipal Complex is allocated 10,000 square feet. If there is a desire to increase Library Services, new 30,000 square foot Regional Library would be proposed for the central/ southern portion of the City.
6. The Municipal Court, the City Attorney, and - Prosecutor Office, currently occupy 12,000 square feet in Building B at the Goodyear Municipal Complex. Future requirements can reasonably be accommodated in that facility as future requirements total 12,334 square feet with 2 full-time judges and courtrooms by 2035.
7. Currently there are 4 Fire Stations. The program reflects adding 4 additional Fire stations at 13,000 square feet each, to indicate a requirement for 110,685 square feet by 2035. There is currently another study in progress to determine future fire facilities.

Exhibit 6.4: City Hall Common Areas

City Council Chambers	4,200	SF
Lobby	2,000	SF
Storage	500	SF
Service & Maintenance	2,500	SF
Security	540	SF
Reception	400	SF
Miscellaneous	1,969	SF
Total Net SF	**11,969**	**SF**

8. The two-phase Police Operations facility is summarized on Line Nos. 20 and 21 of Exhibit 3.3. When completed they will provide a resource of 39,284 square feet, an increase of over 20,000 square feet from the space currently provided to the Police Department which includes approximately 8,000 square feet in the Old City Hall building and 10,000 square feet in Building E at the Goodyear Municipal Complex. The program reflects a requirement for 20,115 square feet for the Police Operations – Phase I building in 2015 which is the size of the facility that is currently under construction.
9. Police Substations are forecast to require 2 new substations by 2035 with a total of 6,079 square feet. The current 5,554 square feet that was previously assigned as a Police Substation in Fire Station #182, is oversized and provides an additional space resource to be utilized by other departments in the central/ southern portion of the city in future years. A second Police Substation of 3,000 square feet is forecast for the western portion of the city.
10. Other Police facilities are summarized on Line No. 23 and include the new and recently occupied Police Evidence facility and the recently relocated Police Vehicle Impound facility. These facilities will be adequate to support long-term requirements through 2035.
11. Parks & Recreation requires office space, maintenance facilities, and a community center in regional areas in the future. They are shown on Line Nos. 24 through 26 of Exhibit 3.3. Nominal increases are required for maintenance and offices but the majority of the increase reflects a future mid-city community center. Not reflected in the space program is a request for a 30,000 square foot community center. It is currently included the Capital Improvement Program.
12. Public Works components are shown on Line Nos. 27 through 34. Public Works requires an increase of 18,000 square feet from the current allocation of 21,222 square feet. This represents an increase of 87%. The majority of this increase is the proposed development of a central warehouse and operations facility. This 17,280 square foot facility will be assumed in all alternatives to be appropriately located at 157th Avenue.
13. The total current citywide space of 262,400 square feet as required provides an allocation of 433 net square feet for each of the current 531 staff. When the population reaches 200,000 the space requirement will increase to 417,917 square feet which reflects an average allocation of 347 net square feet for each of the 1,204 city staff projected for 2035.

SPACE SHORTFALL

The current net inventory of city owned facilities is approximately 225,000 square feet. The current requirement is 237,000 square feet. Thus, there is an immediate shortfall of 12,000 square feet. With the disposal of existing "surplus" facilities the inventory would decrease to 200,000 net square feet and there would be a 37,000 square foot indicated shortfall. With the development of the two- phase Police Operations buildings, the space inventory would increase to about 240,000 net square feet. By that time the net space requirement would have increased to 296,000 square feet indicating a continuing deficit of about 54,000 net square feet. The deficit will continue to increase to the year 2035. Annual review of this master plan will allow for the opportunity for continued analysis of city facility needs.

PRELIMINARY OBSERVATIONS

In addition to the aggregate space requirements and

forecast shortfalls noted in the above summary, we made a few preliminary observations regarding space attributes that need to be considered in the development of options.

1. Departments currently in the City Hall will require an additional 4,200 square feet by 2020 and upwards of 10,700 additional square feet by 2035.
2. The Goodyear Municipal Complex will require an additional 10,700 square feet by 2035 if all departments currently located there are to remain.
3. Two Municipal Courts and the City Attorney - Prosecutor will fit in the existing building space with a 1,400 square foot addition to link Building A with Building B and development of a nominal 800 square foot sally port to accommodate the secured movement of persons in-custody from transit vehicles to holding cells adjacent to the courtrooms.
4. With the relocation of Police Administration to the Phase II building, Fire Administration will occupy only 60% of the current Police/Fire building, leaving 5,900 square feet available to support additional growth for the fire department or another department.
5. By 2035, Development Services, Engineering, and Economic Development will require 150% of the space available in Building D. This would reflect a shortage of 10,700 square feet if all occupants remain.
6. Environmental Services offices and the staff related to Field Operations can be accommodated in the existing building if Building Maintenance offices and storage relocate to new space in the 157th Avenue Complex.
7. The Traffic Signal and Management Center and Parks & Recreation Maintenance will require upwards of 10,000 square feet by 2035. These two components, currently located in the 5,760 square foot facility cannot be accommodate the 4,300 square foot shortfall in future years and one or both of these components need to relocate to new space. This facility is quite inadequate, has a congested parking area, and is a candidate to be disposed of in the future.

1 | INTRODUCTION

2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

6 | SPACE REQUIREMENTS

7 | ALTERNATE DEVELOPMENT OPTIONS

APPENDIX A | SPACE PROGRAM

APPENDIX B | REFERENCE DOCUMENTS

7

ALTERNATE DEVELOPMENT OPTIONS

The current recommended option is detailed in Section II. This Section contains alternate development options considered during the course of this study.

REQUIRED SPACE ADJUSTMENTS (SHORTFALL)

While the space projections developed in Section VI clearly indicate a long-term requirement for substantial additional space to support City Hall, the Goodyear Municipal Complex, and the 157th Public Works Center space, the timing appropriate to provide this additional space to support staff additions will vary based on a number of variables.

There are multiple options for the three "campuses" to accommodate future staff.

ALTERNATE DEVELOPMENT OPTIONS

City Hall

The current City Hall accommodates approximately 100 staff. Additional staff can be accommodated in existing space with some rather cost-effective rearrangement of workstations, slight compression of space standards, and cost-effective remodeling.

When population reaches 150,000, the staff is projected to increase to 155 positions. The additional 55 positions would require, at the programmed area factor of 220 net square feet per person, about 10,700 net square feet. If the City Center is not available by this time, then sometime prior to that year it would be necessary to relocate one or more departments to another location to support continued growth of the departments remaining in the City Hall.

Delaying the City Center requires belt tightening of all occupants remaining in City Hall. A department may need to relocate to the Goodyear Municipal Complex or the city may be required to lease space.

Goodyear Municipal Complex

Analysis of future space needs at the Goodyear Municipal Complex, excluding Courts, Prosecutor, and the 911 Call Center/EOC facility whose requirements can be accommodated within their respective facilities for the

long term, indicate the following:
The GMC occupants project a need for 60,482 net square feet by 2035 as presented on Exhibit 7.1. The current inventory is 49,105 square feet on Exhibit 7.2 indicates a potential shortfall of 11,377 net square feet. Potential construction projects to increase the space inventory by 15,863 square feet are presented on Exhibit 7.3 and there is also the opportunity to develop an additional 12,000 square foot building to the south of building B.

There are currently 106 staff in Economic Development, Development Services, Engineering, and Parks & Recreation Administration. When the city reaches 100,000 population those departments will total 127 positions. The 21 additional staff can be accommodated within existing space by conversion of a few enclosed offices to equivalent size workstations, reducing the size of some of the 80 square feet and 120 square foot workstations, and rearranging workstation areas. This compression of approximately 15% of the total area could accommodate staff prior to building expansion space or relocating any of the components to other facilities.

As soon as the Police Administration Building – Phase II is completed, approximately 9,880 net square feet, will be available to support staff additions to the Development Services, Engineering, and Economic Development departments.

Goodyear Municipal Complex—population **200,000**	**square feet**
Fire Administration	8,417
Parks & Recreation	8,130
Development Services	13,183
Engineering	10,737
Economic Development	3,563
Municipal Courts	12,334
City Attorney Prosecutor	4,118
Total Net SF Required	**60,482**

Exhibit 7.1: Goodyear Municipal Complex-population 200,000

Goodyear Municipal Complex—Space Available	**square feet**
Building B Courts/Prosecutor	18,083
Building C	1,595
Building D Engineering/Development	18,790
Building A Lease (ARE)	6,299
Building B Police & Fire	14,396
Total Gross SF	**59,163**
Total Net SF (83%)	**49,105**
Total Net SF Deficit	**11,377**

Exhibit 7.2: Goodyear Municipal Complex-Space Available

Exhibit 7.3: Goodyear Municipal Complex-Space Development Opportunities

Relocate Economic Development to City Center	3,563 SF
Link A & B	1,400 SF
Link C & E	3,400 SF
Link B & D* (2 levels)	7,500 SF
Total Gross Space Increase	**15,863 SF**

*Add an additional 2,000 SF for Sallyport

By year 2025, those departments could increase staff levels to 167 positions pending actual population growth. The increase over the current 106 positions indicates 61 additional staff will require approximately 12,800 net square feet at an estimated area factor of 210 net square feet per person. With the development of the Police Administration Building – Phase II, this will free up 9,880 net square feet in Building D. This will comfortably accommodate space needs of the remaining departments to the year 2022. Beyond 2022 it would then be necessary to either relocate one of the departments to City Center if that facility is completed to a larger scale at that time or to have completed the 9,200 square foot expansion of the linkage between Buildings B and C.

No additional construction would be required at the Goodyear Municipal Complex other than the linkage of Buildings A and B and the development of an 800 square foot vehicle sally port adjacent to the in-custody holding area within the Courts building.

157th Avenue Public Works Site

Modest staff increases requiring office space for all of Public Works anticipated to co-locate at the 157th Avenue Complex require only minor expansion of office space within the current building.

Exhibit 7.4 identifies the current space available at 157th Avenue as 40,755 square feet and a requirement for 67,398 square feet in 2035. There is no change in the space required for the Fleet Maintenance Facility. Exhibit 7.5 then identifies the potential projects to satisfy the shortfall. This will become about 34,000 square feet of gross construction area.

The Public Works administration facility currently has 1,600 square feet of unfinished shell space on the second floor and a 2,000 square foot storage room on the first floor that could be converted to office and support space.

The development of the 157th Avenue facility will address the current space concerns at Calle Del Pueblo.

A combined central warehouse and shops building totaling 31,500 square feet is proposed. Exhibit 7.8 identifies the preferred configuration for this combined space.

The option to locate Public Works is depicted on Exhibit 7.9. The cost of developing the road access, utility infrastructure and intersection at Estrella Parkway should be further studied before initiating design.

ADJACENCIES

City Hall/City Center

All departments currently located in the City Hall form the general government group and should remain together in the existing or a proposed new location.

Goodyear Municipal Complex

Economic Development, now located at the Goodyear Municipal Complex, is a high-profile agency dealing with community development and business functions and would be well placed if located with City Management, Finance, and Elected Officials.

Development Services, Engineering, and public safety are currently located at the Goodyear Municipal Complex. Development, Engineering and Economic Development need to remain together for future planning purposes. A one-stop Permit Center provides significant benefit and efficiency to members of the community. In many

Exhibit 7.4: 157th Avenue Inventory

Current Space Inventory		
Administration Building	16,281	SF
Water/Wastewater Operations (1,600 SF Lab + 10,000 SF equipment)	11,600	SF
Fleet Maintenance	12,874	SF
Total Available	**40,755**	**SF**

Projected 2035 Space Requirements		
Water/Wastewater Offices	13,977	SF
Water/Wastewater Operations	11,600	SF
Solid Waste/Sanitation	679	SF
Central Warehouse & Shops	17,280	SF
Street Maintenance	1,784	SF
Traffic Signal & Management Center	4,969	SF
Building Maintenance	2,762	SF
Public Works Administration	1,473	SF
Fleet Maintenance	12,874	SF
Total Net SF	**67,398**	**SF**

Exhibit 7.5: 157th Avenue Space Shortage

Space Required	67,398	SF
Space Available	40,755	SF
Shortfall Net SF	**26,643**	**SF**

Potential Projects

Central Warehouse	17,280	SF
Shops	13,433	SF
Total Net SF	**30,713**	**SF**

Exhibit 7.6: Centralized Shops

Public Works Administration	1,473	SF
Fire Operations	1,500	SF
Parks & Recreation	2,657	SF
Building Maintenance	2,762	SF
Traffic Signal Shop	4,969	SF
Street Maintenance	1,784	SF
Total Net SF	**15,145**	**SF**

Exhibit 7.7: Public Works Site Requirements

Public Works Facility Space Program Adjustments

	Population Levels Levels				Space Requirements			
Space Component	**72K**	**115K**	**150K**	**200K**	**72K**	**115K**	**150K**	**200K**
Lobby and Waiting					350	350	350	350
Training room					742	742	742	742
Break room					500	500	600	750
Men's restroom & Lockers					817	817	1062	1226
Women's Restroom & Lockers					548	548	548	548
SCADA Control Room					388	388	388	388
Water Office and Support	21	29	37	42	1000	1537	2146	2378
Wastewater Office and Support	20	25	31	34	1000	1305	1798	1914
Solid Waste/Sanitation Offices	6	7	8	9	500	679	679	679
Building Maintenance Offices (1)	7	8			500	500		
Warehouse and Shops (1)					1870	2007		
Support Space and Circulation (1)					5,489	4,779	5,518	5,831
Shell Space on Floor #2					1,600			
Total Space Required	54	69	76	85	15,304	14,152	13,831	14,806
Total Space Available					16,281	16,281	16,281	16,281
Space Available (Shortage)					**977**	2,129	2,450	1,475
Total Space Required per individual space programs					13,688	14,152	13,831	14,806

(1) Relocate to Public Works Complex with Central warehouse and Shops from the detailed space programs.

communities, the one-stop Permit Center (Development Services, Economic Development, and Engineering) is located in the primary space along with the City Clerk on the first level of the City Hall.

The possibility of co-locating the development support departments at City Center should be evaluated when this development is planned. The departments can be accommodated within recommended renovations and expansion at the Goodyear Municipal Complex.

Parks & Recreation Administration requiring about 8,000 net square feet oversees large operations, community service, and maintenance functions. The majority of the staff they supervise need to be located in community centers, libraries, maintenance facilities (similar to those that will be provided at 157th Avenue) and there could be economies of scale and operational efficiencies by locating Parks & Recreation Administration along with their operational components whether it be at a new central Community Center or in a future City Hall that might be developed adjacent to the Community Center components at City Center.

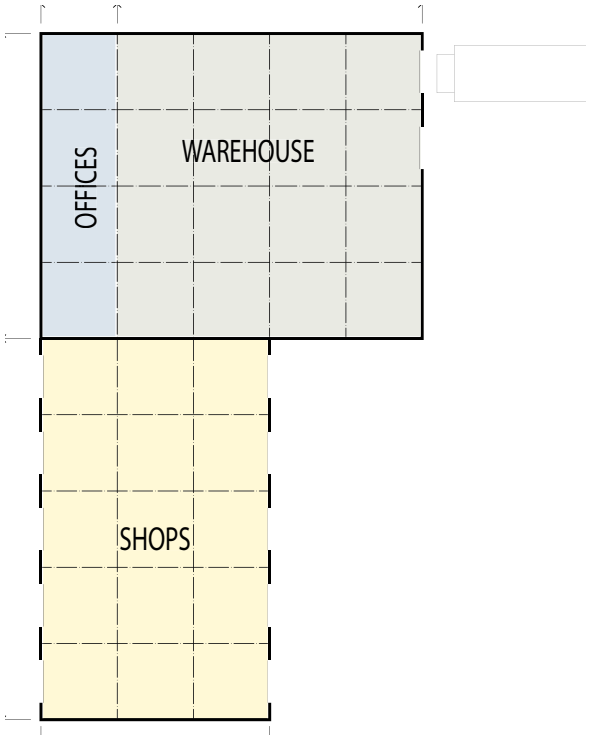
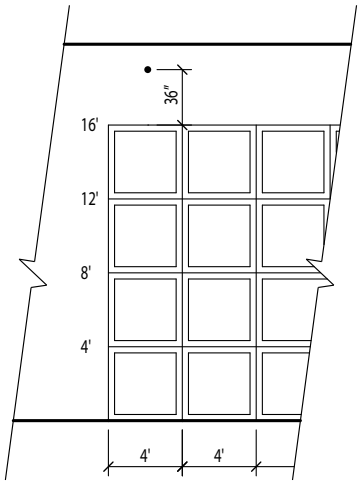
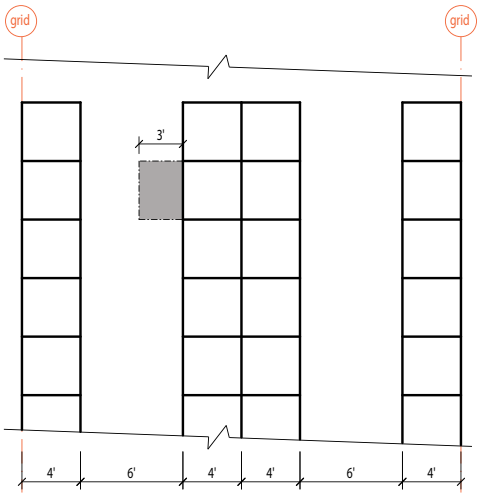


Exhibit 7.8: Warehouse, Shops and Public Works Administration



Pallet Rack Elevation



Aisle Layout

Municipal Court and Prosecutor

The Municipal Court and City Attorney Prosecutor can be accommodated within the existing facility with a minimum expansion requirement to support long-term requirements. Their proximity to the Police facilities in the Goodyear Municipal Complex is very advantageous. Because their courtrooms and holding areas are currently provided in Building B at the Goodyear Municipal Complex and they can expand to provide two fully-functional court units and required support space in the existing facility, it is recommended that they remain long-term occupants of the Goodyear Municipal Complex. We did not identify any adjacency relationship requirements that would suggest they should be combined with City Hall components.

911 Call Center & EOC

The current 911 Call Center and Emergency Operations Center is adequately provided in Building F at the Goodyear Municipal Complex. Expansion space appears to be available within the existing facility to support expansion needs over the next twenty years.

Public Works

Water and Wastewater Utilities, Fleet Maintenance, Streets and Traffic are currently concentrated at a 200-acre site at 157th Avenue with the exception of Traffic Signal Maintenance, the Traffic Management Center, and Parks & Recreation Maintenance which are located at Calle del Pueblo Street near central Goodyear.

There is significant interaction between all of the components that require central warehouse, maintenance shops, outside yard storage, and parking for municipal fleet vehicles.

There is significant property available at the 157th Avenue site to support long-term expansion of public works. It is recommended that Water, Wastewater, Fleet Maintenance, Street Maintenance, and Traffic Signal Maintenance be located at the 157th Avenue Complex.

The 157th Avenue site is located in the central part of the city.

Wellness Center

The Wellness Center currently occupies 1,118 net square feet within the 9,794 square foot Fire Station #185. Expansion of this site to accommodate long-term requirements of 3,000 net square feet for a Wellness Center would be possible but Fire Station #185 is currently located significantly north of the center of city population and the work location of most municipal staff.

An alternative location in conjunction with a Community Center, that will have compatible recreation facilities, could be considered. Additionally, a location within a future city hall at City Center could be considered. The cost of developing a 3,000 net square foot Wellness Center in a Community Center or a new City Hall would be similar. Based on recent meetings with Human Resources, there is no short term impact to leaving the Wellness Center at the current location.

Parks Administration

Parks Administration requiring 8,000 net square feet could be located in City Hall or in conjunction with a Community Center which should be located near City Hall to be able to share site amenities and parking.

Traffic Signal Maintenance Traffic Management Center

It is recommended that the Traffic Signal Maintenance be located at 157th Avenue, and Traffic Management be incorporated into the development of Police Operations phase II located at the Goodyear Municipal Complex to better link traffic management to overall public safety.

Fire Stations

Fire Stations are located based on proximity to their service area and response time. Additional fire stations are required in the future. Their location will be determined based on community development patterns and the location of homes and businesses they protect. We do not see any advantage to locating a fire station with any other space component but we do see the possibility of co-locating distributed community recreational centers, a police substation, and/or a branch library with a fire substation to share infrastructure, facility management, utilities, and public parking.

Independent Facilities

There is a new Police Evidence Facility and a Vehicle Impound Yard. Although there could be some operational benefits by co-locating evidence storage, vehicle impound, police dispatch and operations and administration into one central facility, the current facilities are adequate. The fact that Police Evidence is a new facility indicate that these functions can remain independently located.

DEVELOPMENT OPPORTUNITIES

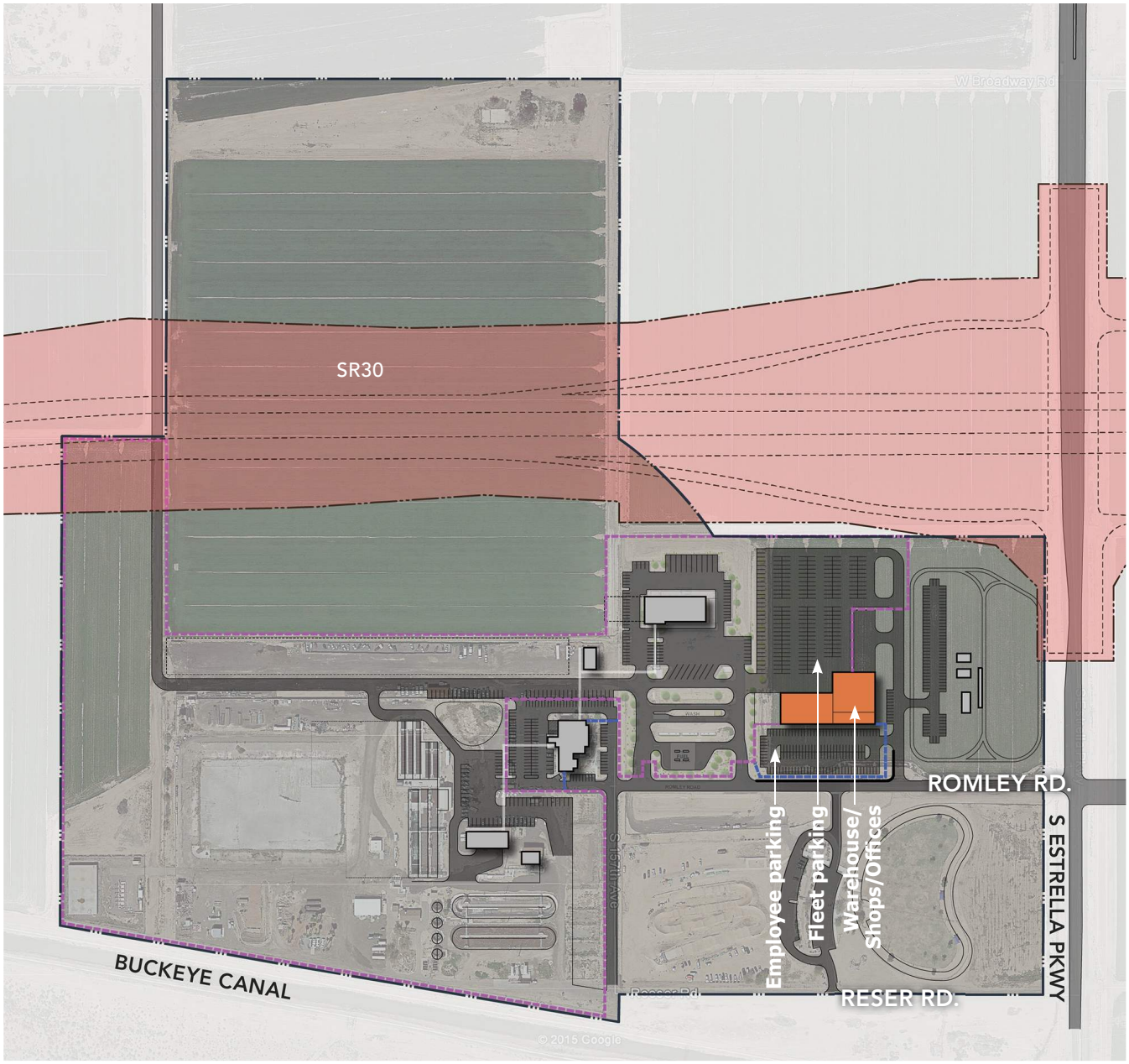
A number of development options were analyzed and the cost and schedule implications of each developed for review in two workshops. Following are the significant development opportunities that were studied:

City Hall

The potential development of a new City Hall and other facilities at the City Center site owned by the city was considered, no other alternative sites were evaluated. A number of different scales of initial and ultimate development of a new City Hall building were developed. Linkage of City Hall with central community resources including a new Central Library and a Community Center were considered

A new City Hall development at City Center could range in size from 58,000 net square feet (75,000 gross square feet) to 80,000 net square feet (100,000 gross square feet) to support 2035 requirements depending on the

Exhibit 7.9: 157th Avenue Master Plan B



number of departments included. If phased construction is anticipated, an initial building of 52,000 net square feet (65,000 gross square feet) would accommodate the departments now located in City Hall and a proposed 11,000 square foot council chamber. Exhibit 7.10 depicts the space requirements over time for the City Hall.

Goodyear Municipal Complex

The overall site can accommodate additional development of 12,000 square feet in a two-level building without expanding the boundaries or compromising parking availability.

Opportunities to add 9,200 square feet between Buildings C and B, 3,400 square feet between Buildings C and E, and a 1,400 square foot linkage between Buildings A and B were evaluated as a means to make this space more flexible and to accommodate specific expansion requirements of the departments that would remain at the Goodyear Municipal Complex.

With development of a significantly larger City Hall to include Engineering, Development Services, and the one-stop Permit Center, the expansion of existing buildings other than the linkage of Building A with Building B would not be required. With Engineering and Development Services included within a new City Hall at City Center, Building D, and a portion of Building E would become available to lease to others, producing an income stream which is reflected in the larger scale City Center development alternative.

An alternative to increase space at the Goodyear Municipal Complex to an ultimate site capacity should it be desired to consolidate more city administrative functions at the Goodyear Municipal Complex and to develop a smaller City Hall was also analyzed.

A survey of parking space vacancies, between 10:00 a.m. and 11:00 a.m. on three days in February, indicated there was a minimum availability of 80 vacant spaces.

As depicted on Exhibit 7.11, the development of a 1,200 square foot footprint extension to Building B would consume about 40 parking spaces. Subtracting the 40 parking spaces from the current availability of 80 parking spaces would indicate a current surplus of 40 parking spaces and therefore the need to develop 60 additional parking spaces to support building expansions.

We believe this could be accommodated in efficient parking areas along access roads. This assumes that all parking required for the two phase 45,000 square foot Police Operations and Administration Phase II Building will be provided in the extended site area and all staff will park there.

157th Avenue Public Works Site

The existing 200 acres provides flexibility for expansion. The current site area allocation is shown for 2015 on Exhibit 7.12 as 2.4 million square feet. Adding the new Warehouse and Shops, Fleet Parking and lay-down yard will require increases the needed site area to only 2.6 million square feet leaving 70 acres available for Public Safety and Fire Training to be developed in association with other communities in the future or the right-of-way for a future freeway.

The existing Environmental Services office building has 3,600 square feet available remodel/develop to support internal expansion through the conversion of shell and storage space to office accommodations. Staff additions for Environmental Services and Public Works will not require additional space until after the year 2025, although there is a more pressing need to increase operational effectiveness by consolidating the central warehouse and shops at that location.

The site could also serve as a future expansion of a water & wastewater campus.

Retain the Facility at 200 South Calle del Pueblo

Adding one acre of leased space south of the facility can address the parking and storage yard needs at this facility. Relocating the Traffic Management Center to the Police Training Facility at 986 South Litchfield Road frees up space to accommodate Traffic Signal Maintenance Operations needs within the building. Both Traffic Signal Maintenance and Parks Maintenance shall remain at this facility pending the development of the 157th Avenue Operations campus. The site plan for the existing facility is shown on Exhibit 7.13.

Exhibit 7.15 identifies the economics associated with retaining this facility. Equivalent new space can be provided at 157th Avenue at a cost of $230 per square foot. Renovation of the existing facility is estimated to cost $120 per square foot. The master plan recommendation for relocation of the Traffic Management Center Addresses this concern until the 157th Avenue Operations Campus is developed.

Increase Development at the Goodyear Municipal Complex

Projected space requirements for 2035 for all of the functions currently located at the Goodyear Municipal Complex reflect a requirement for 60,482 net square feet in 2035. This is summarized on Exhibit 7.16. Currently the 5 buildings at the Goodyear Municipal Complex provide an estimated 49,105 net square feet. This would indicate a long-term deficit of 11,377 net square feet.

The Goodyear Municipal Complex site plan presented on Exhibit 7.17 identifies 5 potential building expansion projects. After development of the 22,000 square foot two-level Police Administration – Phase II building, there are 4 other opportunities for expansion totally 15,863 square feet as presented on Exhibit 7.18.

Development of Parks & Recreation at Fire Station 183

It is possible to develop a two-story addition of 8,130 net square feet adjacent to the current 3,000 square feet occupied by Parks Operations office staff at Fire Station 183. This additional staff and the anticipated visitors to Parks & Recreation Administration could utilize a large portion of the 68 parking spaces now available at Station 183. This is depicted in Exhibit 7.19. The overall cost reduction of locating Parks & Recreation Administration at Station 183 is approximately $2.5 million if the cost of parking structures at City Center is considered. A surface parking solution for the additional occupancy at City Center for Parks & Recreation administrative space would reduce the savings to $1.5 million.

Recommendations of the Master Plan

These recommendations are driven on the near-term (five year), mid-term (ten year) and far-term (twenty year planning horizons. It is assumed that growth of city staff in addressing the needs of the citizenry will be the trigger by which the development of city facilities will be required.

Near-Term Horizon

Relocation of the City Hall server room and renovation of existing spaces and work stations to allow for higher staff numbers within the building. Increasing the staff density within this facility will allow for the need for additional facility space to be postponed. Relocating the City Hall server room to the Telecommunications Data Center allows for space reconfiguration with City Hall to accommodate modest staff growth in the near term.

Relocation of the Traffic Management Center from 200 South Calle de Pueblo to the Police Training Facility at 986 South Litchfield Road will create space within the existing building to provide some staff expansion by the Traffic Signal Maintenance Division. Additionally, the lease of a one acre area south of the yard associated with this facility will allow for more safe and efficient use of the vehicles and equipment maintained at this storage yard. To accommodate the relocation of the Traffic Management Center to 986 South Litchfield Road, renovation to the former courtroom will be required to create enclosed space and address mechanical and electrical needs for the equipment associated with this operation.

Planning and development of the Community Center/ Recreation Center is recommended to address the prioritized needs for the community determined from survey data. The project is recommended for the 100 acre site west of Estrella Parkway and north of the Goodyear Boulevard NW.

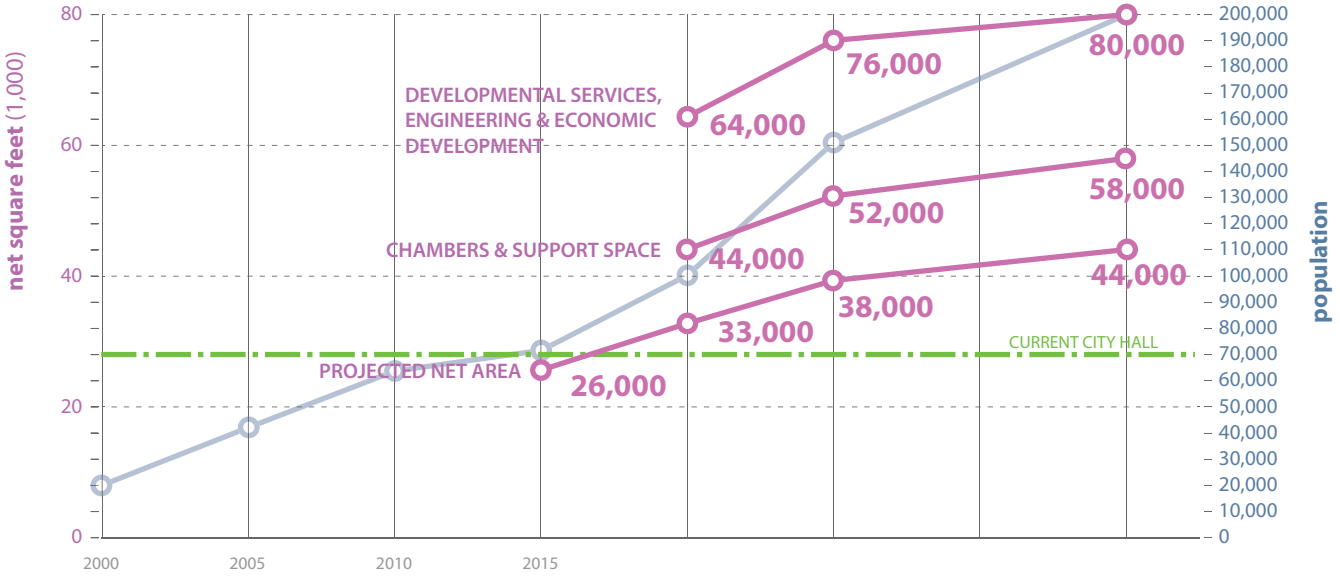
Public Works is evaluating the use of an existing building as a temporary relief area until further development of the 157th Avenue Public Works facility occurs.

Mid-Term Horizon

Completion of the shell space in the western end of the Goodyear Municipal Complex, Building A will allow the expansion of the development support functions (Engineering, Development Services, and Economic Development). Growth for staff functions in these units suggests that additional space needs beyond this tenant improvement to shell space will be required. It is recommended that connective additions be constructed between Building A and B and between Buildings B and D. These additions can accommodate the growth within these development support departments and address security needs for the Court that include secured parking and a sally port to enhance safety associated with prisoner transport.

Exhibit 7.10:

City Hall Space Requirements



Development of shops for operations oriented departments at the 157th Avenue facility will be needed to address the growth of operation divisions to include Parks Maintenance, Traffic Signal Maintenance, Facilities, central warehousing, and associated operations yard and parking for vehicles and equipment. Centralizing these operational functions in this location stages these units near the center of the city as population growth continues to evolve. The area can address space needs on property currently owned by the city and the proximity to the Fleet & Equipment Management Facility as well as the large fueling center fosters efficiency within these operations.

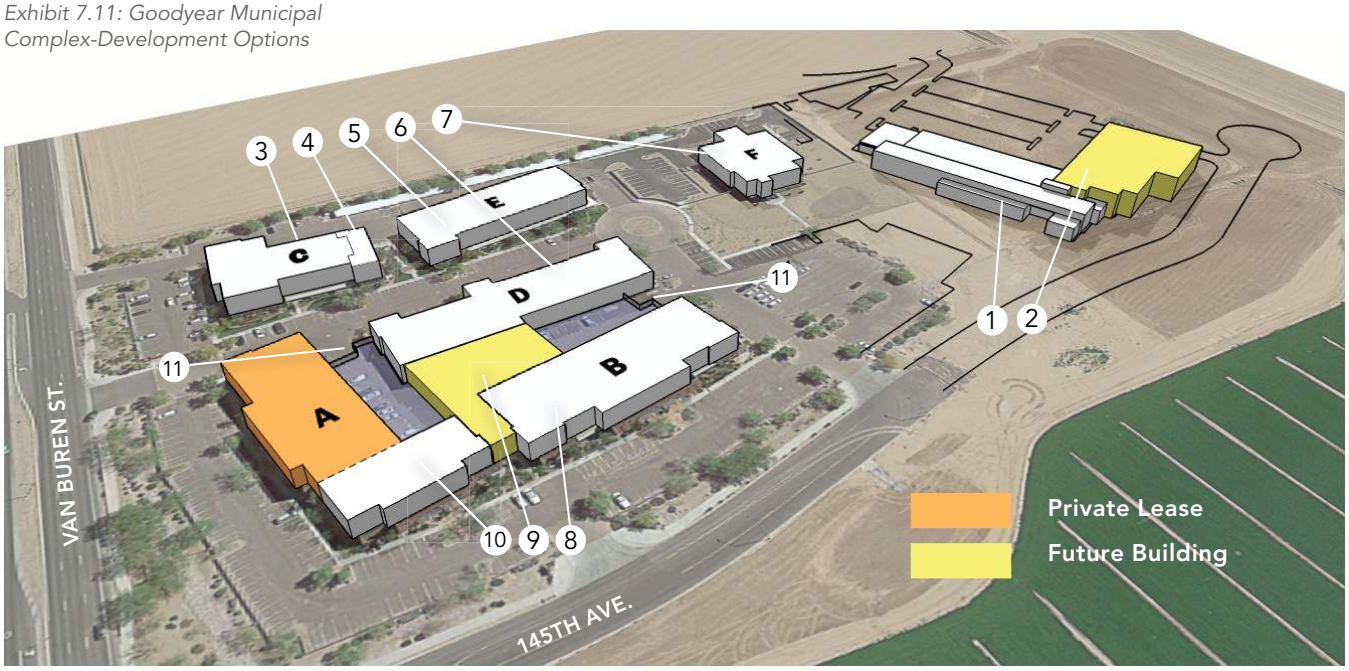
Lease of additional space to address needs of departments occupying City Hall at 190 North Litchfield Road will need to be analyzed as growth of staff and services of these departments is realized. Building density can be increased by 15% however this may not accommodate needs until the future City Center is developed. The volume of space needed will be predicated on staff growth to address service needs for the community.

Space needs for Police Operations are being addressed within Police Operations Phase I and II. Growth of these divisions suggests the need to analyze staff and service growth periodically. The development of Police Operations Phase II facility at an earlier time-frame (four years earlier) should be considered to address forecasted space shortfalls that may be realized. Co-locating the Traffic Management Center at the Police Operations Phase II building or in a newly developed facility of the Police Operations campus is recommended for enhancing efficiency for addressing community emergency needs.

Far-Term Horizon

The development of the City Center remains a recommendation of this master plan. The development of this project can have the impact to create a city 'down- town' and allow for improved support of city service delivery by have a single location for patrons to come to for obtaining services from the city. The recommendation to postpone development of this effort into the far-term horizon allows for the funding suggested for City Center to be made available for other priority projects.

Exhibit 7.11: Goodyear Municipal Complex-Development Options



1. Police Operations Phase One 21,287sf
2. Police Investigations & Administration 23,800sf
3. Library
4. Parks and Recreation Administration
5. Fire Administration & Development Support
6. Development Support
7. 911 Call Center
8. Courts
9. Sally Port & Development Support 6,400 NSF
10. Development Support 4,000 NSF
11. Gated Secure Parking

EVALUATION OF THE FACILITY MASTER PLAN OPTIONS

Facilities Master Plan Impacts to the Capital Improvement Plan

As a result of direction received in the final review workshop, the consultant team developed a revised master plan that utilized available CIP funding and also includes recommendations determined to be a priority that are not included in the current CIP.

City Center Development being pushed out beyond the currently approved CIP

The postponement of the City Center will allow for money anticipated for the City Center implementation to be utilized for other projects deemed a higher priority in meeting stated goals.

Community Center/Recreation Center

This project is considered a high priority by the community and the City Council. It is currently suggested for implementation in 2021 as listed in the approved CIP. Postponing of the City Center development could allow this project to be initiated in 2019.

Disposition of the former City Hall at 1111 South Litchfield Road

Upon completion of the Police Operation facilities, this facility will no longer be needed to address city facility needs. The building should be sold with the potential for the revenue to be used in support of other CIP projects.

Exhibit 7.12: Public Works Site Requirements

	SITE AREA SQUARE FEET	
	2015	pop 200K
Warehouse & Yard	0	76,800
Environmental Services Office & Parking	38,000	38,000
Shops & Yard		118,000
Fleet	115,355	150,000
Fuel, Wash & Parking	138,800	138,800
Lay Down Yard	287,000	150,000
178 Vehicle Fleet Parking Spaces @ 440SF	60,000	78,320
204 Staff Parking Spaces @ 340SF	40,000	69,360
Dog Park & Dirt Track	732,000	732,000
Subtotal	**1,411,155**	**1,551,280**
Vacant Area & Unknown	**3,265,064**	**0**
Circulation & Setbacks (2%)	117,599	150,000
Waste Water Plant Site Area & Parking	855,370	855,370
Public Safety Training		?
Fire Tower		?
Gun Range	19,000	19,000
Canine Training Yard		?
TOTAL AREA	**5,668,188**	**2,575,650**
Available		**3,092,538**
	130 acres	**70 acres**

Goodyear Municipal Complex

With the development of City Center being delayed in favor of higher priority projects, the potential to co-locate the development support departments into the City Center must be postponed. The recommendation of expansion and renovation at the Goodyear Municipal Complex can be utilized to meet the space needs of these departments as growth occurs. The periodic analysis for the need of City Center development should include consideration of consolidating these development support departments into and City Center facility to enhance the ease of accessing these city services.

City Hall (190 North Litchfield Road)

The recommendation to renovate work stations and department assignments within this facility can be applied to allow for continued use of the facility until City Center is developed. The timing of the City Center development based on staff growth may require a short-term lease of space to accommodate the needs of the departments housed in the building. Relocation of the City Hall server room to the Telecommunications Data Center allows for space to be made available to begin the renovation of space within the facility. Additionally, increasing the density of the work stations can benefit the longer term use of the facility before an additional building is required.

Police Operations I and II

Police Operations Phase I is currently under construction. Phase II is anticipated to be occupied in 2022. The completion of the second phase of this facility should include an expansion to accommodate the Traffic Management Center being co-located adjacent to the Police Operations facilities. The space vacated by this consolidation allows for renovation of the Goodyear Municipal Complex, Building E to address the growth needs of the Fire Department Administration Division. The completion of these facilities also creates the opportunity to discontinue use of the facility at 986 South Litchfield Road. The potential sale of this facility can also allow for revenue from the sale to support other facility development needs of the city. The Traffic Management Center is forecast to cost $2,050,000 with the possibility of the majority of this funding to be supported through federal grant programs addressing traffic management.

City Hall Development at City Center

The current Capital Improvement Program includes $42.1 million for the development of City Hall, parking, and other amenities but excluding a large city park at City Center with the available bond proceeds.

- The project will include as many square feet of usable space as can be provided within the $42.1 million bond limitation.
- The project will provide 4.5 parking spaces per 1,000 gross square feet of building area to support the forecast staff levels and provide a supplement of 100 additional parking spaces for visitors. The total parking planned is 400 vehicles. Parking spaces would be located where a future parking structure or building footprint could be developed. Limited site improvements will be provided in the initial surface parking areas as the future development of parking structures or office

buildings would be contemplated in those locations.

- A second phase of development requiring supplemental funding would be implemented to support long-term occupancy needs of all of the departments initially located at City Center through at least the year 2035.
- If possible, it is highly desirable to include Development Services, Engineering, and Economic Development in the City Hall when all phases are completed.
- It was recognized that the ultimate City Hall Master Plan should place a City Hall building in a prominent location and develop it to a height that cannot be later exceeded by surrounding commercial structures. The City Hall should be the focal point of the northwest 30-acres quadrant of the City Center development.
- City Center should be master planned to accommodate a 30,000 - 33,000 square foot Central Library and a Community Center currently in the CIP at 30,000 square feet and could be increased to 43,000 square feet if Parks & Recreation administrative offices are included.
- Parking for the new Central Library and Community Center should be located so it can be shared with City Hall. All facilities should participate in a "park-like" setting that is pedestrian friendly and available for civic events in City Center.

Community & Recreation Center

The current Capital Improvement Program includes a 30,000 square foot Community Center. This project is considered a priority by the community and the City Council and is included in the recommended master plan presented.

An option to add 13,000 square feet to the Community Center building to accommodate the co-location of Parks & Recreation Administration and Operations offices in that facility could be considered.

Disposition of Facilities

This study indicated no assigned use for the former Police Evidence Storage Building (120 E. Western) and therefore recommends selling this property. Other potential surplus properties include:

- 200 Calle de Pueblo when Traffic Management, Traffic Signal Maintenance & Parks Maintenance have been moved.
- 986 S. Litchfield Rd when Police Training and Traffic Management (proposed as a temporary tenant) move to Police Ops ll.
- 1111 S. Litchfield Rd Old City Hall when Police Ops l opens and current police uses move.
- Duncan Farms - 44 acre property currently not being used by the City.

Goodyear Municipal Complex

The current master plan has identified Engineering, Court, Library, Economic Development, Fire administration and Development Services remaining at the Goodyear Municipal Complex. Expansion of the facility will be phased to accommodate future staffing needs.

Police Administration Phase II

This project is currently funded within the Capital Improvement Program at $4.8 million and scheduled for occupancy by 2022. The current space program identifies the Police Administration Building will require 23,000 square feet and require a development budget of $10.6 million including a 15% contingency and allowances for inflation.

THE PROPOSED FACILITY DEVELOPMENT MASTER PLAN

The following is a list of projects that can be included in the Capital Improvement Program to address staffing needs as they arise as the city approaches 200,000 population:

1. Renovate existing City Hall space and relocate City Hall server room to Telecommunications Data Center.
2. Lease one acre of land adjacent to the Parks Maintenance and Traffic Signal Maintenance Operations Facility at 200 South Calle de Pueblo.
3. Relocate Traffic Management Center from 200 South Calle de Pueblo to co-locate with Police Training facility at 986 South Litchfield Road.
4. Develop the shell space in the Goodyear Municipal Complex and complete additions between Buildings B and D and Buildings A and B in this complex. Also address security enhancements for court access by constructing

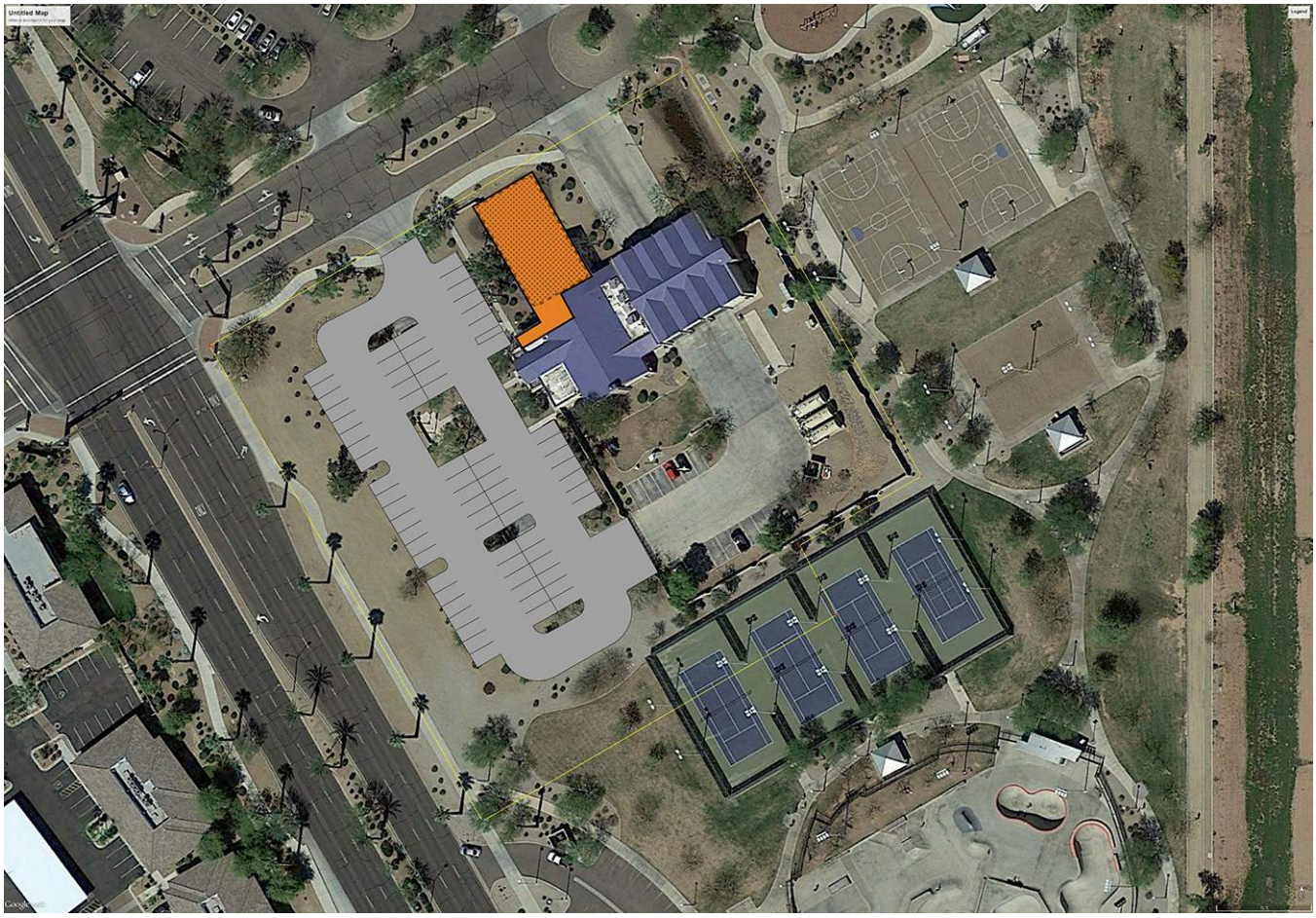
secured parking/sallyport for prisoner transport.

5. Expand 157th Avenue facility adjacent to Public Works Administration Building to accommodate operational shops, equipment storage and parking needs in an effort to centralize the operational divisions of the city. Consideration of centralized warehouse space in this development is recommended.
6. Lease additional space to support the mid-term needs of departments in City Hall at 190 North Litchfield Road until the development of City Center is addressed.
7. Develop the Community Center/Recreation Center with consideration of a centralized Library facility.
8. Construct an 89,000 gross square foot building at City Center accompanied by 140,000 square feet of surface parking available for 400 vehicles. Site landscaping for 100,000 square feet would be provided within this project.
9. Complete the Police Administration Phase II Building of 23,000 gross square feet by 2023.
10. Remodel offices vacated by Police Administration in Building E to accommodate expansion of Fire Administration in 2023.
11. Provide an 800 square foot sally port addition to the Courts Building.
12. Complete the development of four additional Fire stations (2 currently included within the Capital Improvement Program) with one new substation about every four years.
13. Surplus space available at the Goodyear Municipal Complex is remodeled to support leasing to others.



Exhibit 7.13: Public Works Operations: Parks Maintenance & Traffic Management/Traffic Signal Maintenance

Exhibit 7.14: Fire Station #183 with Parks & Recreation Management addition



2	Retain Traffic or Parks Maintenance—4,000 SF	
	157th Ave—Cost/SF—New	$230
	Existing—Cost/SF—Renovation	$120
	Cost Difference/SF	$110
	Cost Reduction	$440,000
	Less Building Sale	-$600,000
	Cost Difference	**(-$160,000)**

Exhibit 7.15: Cost Comparison Traffic Signal Maintenance & Parks Maintenance

~~Goodyear Municipal Complex~~ population ~~200,000~~	~~square feet~~
Fire Administration	8,417
Parks & Recreation	8,130
Development Services	13,183
Engineering	10,737
Economic Development	3,563
Municipal Courts	12,334
City Attorney Prosecutor	4,118
Total Net SF Required	**60,482**

Exhibit 7.16: Goodyear Municipal Complex-2035

~~Goodyear Municipal Complex—Space Available~~	~~square feet~~
Building B Courts/Prosecutor	18,083
Building C	1,595
Building D Engineering/Development	18,790
Building A Lease (ARE)	6,299
Building B Police & Fire	14,396
Total Gross SF	**59,163**
Total Net SF (83%)	**49,105**
Total Net SF Deficit	**11,377**

Exhibit 7.17: Goodyear Municipal Complex-Space Available

Relocate Economic Development to City Center	3,563	SF
Link A & B	1,400	SF
Link C & E	3,400	SF
Link B & D* (2 levels)	7,500	SF
Total Gross Space Increase	**15,863**	**SF**

Exhibit 7.18: Goodyear Municipal Complex-Space Development Opportunities

*Add an additional 2,000 SF for Sallyport

BASIS OF COST ESTIMATE

The basis of the construction cost estimate was an average square foot cost for recent projects in the Maricopa County area as compiled by Abacus Project Management Inc. in 2015. Unit costs range from a low of $110 per square foot for warehouse space to a high of $350 per square foot for a civic center office building. Additional unit costs were provided for parking, landscaping, parking structures, surface parking, and interior renovations. The unit construction costs as compiled by Abacus Project Management Inc. are shown on Exhibit 7.20. They are presented in terms of 2015 values. Inflation is incorporated in the total project cost estimates presented later in Section VIII.

In addition to the construction cost, the budget model includes soft costs for design, project management, furniture and equipment, security, audio visual equipment, and data cabling installation which may be completed by city staff.

Soft costs range from 15% for simple, low-technology projects such as a warehouse or parking structure to a high of 25% for more complex projects requiring a higher order of design and an increased level of interior improvements and new furniture.

Generally design services range from 6% to 12%. A project management fee is assumed for consultant support and ranging between 1% and 3% of the project construction cost.

Furniture and equipment is included based on $3,500 to $5,000 per person requiring standard office or workstation components. The budget does not at this time include allowances for the reuse of existing furniture although it is acknowledged that the majority of office workers in City Hall and the Goodyear Municipal Complex are reasonably well accommodated by their existing furniture. Thus, it is likely that future project costs would be reduced from the budget that currently allocates new furniture for all occupants.

Exhibit 7.19:

FUTURE FACILITY NEEDS Near-5yrs, Mid-10yrs & Far-20yrs

	Term	CIP Funded	Not In CIP	
Renovate existing space & Data Center space in City Hall	Near		$500k	Accommodate near term growth of City Hall programs. Data Center move to 911 Call Center at GMC
Lease 1 acre of parking next to Calle de Pueblo	Near		-	Accommodate Parks Maintenance Equipment until 157th Ave. complete
Renovate 986 South Litchfield Rd	Near		$60k	Move Traffic Management from Calle de Pueblo. Includes Fiber relocation & minor tenant improvements to existing building. Public Safety Special Ops to remain in building
GMC tenant improvements for west wing of Building A	Mid		$750k	As training program is completed backfill with growth of Development Services
157th Central Warehouse, Shops & Equipment and parking	Mid		$5.2m	Accommodate Facility Shops moved out of PW, Parks Maintenance & Traffic Operations
Lease additional space for office space for City Hall growth until City Center is built	Mid		-	Determine amount based on actual growth through 2018/19
Security Improvements at GMC	Mid		$0.6m	Add Sally Port, secured detainee route, and secured parking
Addition at GMC between Bldg. B & D	Mid		$1.6m	Accommodate growth of Development Support (DSD and Engineering)
Consider moving Police Operations 2 up 4 years in the CIP	Mid		$1.3m	Currently in the CIP as 2024, projections show space shortage as early as 2020. Costs are for accelerated funding in addition to the funding included in current CIP.
Defer City Center beyond current 10 year CIP Plan	Far	$42m		Originally planned for 2020 in Current CIP
TOTAL		$42m	$10m	

Does not include other CIP projects not impacted by current growth projections

Exhibit 7.20: Budget Costs

No.			Quantity	Unit	Cost/SF	Design %	Soft Costs %	Construction Cost (1)	Total	Comment
1		City Center , City Hall	70,000	sf	$ 300.00	10.0%	15.0%	$ 21,000,000	$ 26,250,000	3 floors, expandable
2		Parking Ramp	110,000	sf	$ 60.00	5.0%	5.0%	$ 6,600,000	$ 7,260,000	
3		City Center Site and Landscaping	300,000	sf	$ 10.00	8.0%	5.0%	$ 3,000,000	$ 3,390,000	
4	a.	Warehouse (about 18,000 SF pre-engineered metal building with a small dock)	18,000	sf	$ 135.00	7.0%	15.0%	$ 2,430,000	$ 2,964,600	
5	b.	Shops Building (about 9,000 SF PMB for maintenance, traffic signal repair, small tool repair...shops)	15,145	sf	$ 150.00	10.0%	15.0%	$ 2,271,750	$ 2,839,688	
6	c.	Remodel first floor of Public Works (TI of cold dark shell space - about 1,600 SF)	1,600	sf	$ 85.00	9.0%	10.0%	$ 136,000	$ 161,840	Interior construction, finishes, light demo, casework, misc specialties, MEP, contractor markups.
7	d.	Complete tenant improvements for expansion space on Public Works Floor #2; (same as above)	6,000	sf	$ 85.00	9.0%	10.0%	$ 510,000	$ 606,900	Interior construction, finishes, light demo, casework, misc specialties, MEP, contractor markups.
8	e.	Public Safety Driving Track & Disaster Training Facilities by components for shared use with others (We will find these unless you have something that is easy to pull?)		sf	$ -			$ -	$ -	
9	f.	Fire Tower – Training (we will find this unless you have one handy?)		sf	$ -			$ -	$ -	
10	g.	Public Safety Dog Training Field (we will find this unless you have one handy?)		sf	$ -			$ -	$ -	
11	h.	Paved parking for trucks at Public Works per sf; so maybe asphalt 6 over 12 or something pretty substantial		sf	$ 5.58	5.0%	5.0%	$ -	$ -	6" asphalt over 12" abc over prepared subgrade. Subcontractor price. No demo is included. If GC markups needed then add 25%.
12		Police Operations - Phase 2	23,000	sf	$ 275.00	10.0%	10.0%	$ 6,325,000	$ 7,590,000	
13		Surface Parking for Police - Phase 2	25,000	sf	$ 10.00	5.0%	5.0%	$ 250,000	$ 275,000	
14		Remodel Environmental Services Storage to Offices, Floor 1	2,000	sf	$ 85.00	15.0%	5.0%	$ 170,000	$ 204,000	
15		Central Library	33,000	sf	$ 400.00	10.0%	10.0%	$ 13,200,000	$ 15,840,000	
16		Branch Library	10,000	sf	$ 350.00	10.0%	10.0%	$ 3,500,000	$ 4,200,000	
17		Community Center	10,000	sf	$ 300.00	10.0%	10.0%	$ 3,000,000	$ 3,600,000	
18		Community Center and Recreation Center	37,000	sf	$ 350.00	10.0%	10.0%	$ 12,950,000	$ 15,540,000	
19		Expand Fire Station #183 for Parks Offices	8,000	sf	$ 350.00	5.0%	10.0%	$ 2,800,000	$ 3,220,000	
20	i.	Building addition to link courts and Development Services with 2 level, total of 9,200 sf (between two existing buildings in a 90's office park)	9,200	sf	$ 195.00	12.0%	10.0%	$ 1,794,000	$ 2,188,680	Demo, grading, foundations, steel framing, windows, finishes, MEP, contractor markups. No landscaping or elevators.
21	j.	Remodel 5,000 sf in northwest corner of Building A for offices (warm shell in a 90's office park)	5,000	sf	$ 65.00	9.0%	10.0%	$ 325,000	$ 386,750	Interior construction, finishes, demo, casework, misc specialties, light MEP, contractor markups.
22	k.	Remodel 10,000 sf Library for offices (back to a warm shell in a 90's office park)	10,000	sf	$ 75.00	9.0%	10.0%	$ 750,000	$ 892,500	Interior construction, finishes, demo, casework, misc specialties, MEP adds, contractor markups.
23	l.	Remodel 9,000 sf Police Offices for conversion to open office plan for Fire (warm shell in a 90's office park)	9,000	sf	$ 40.00	9.0%	10.0%	$ 360,000	$ 428,400	Interior construction and finishes(open space plan), demo, casework, misc specialties, light MEP, contractor markups.
24	n.	13,500 sf Fire Substation	13,500	sf	$ 275.00	8.0%	15.0%	$ 3,712,500	$ 4,566,375	Site, building, drives, contractor markups.

(1) Includes a 25% markup for contractor General Conditions, Bond, Insurance, Fee (profit), Construction Contingency, and General Requirements.
(2) Includes City administration, permits, off-site work, relocations, legal, financial, and staff data installation. Special A/V and technology is included. Furniture, computers, and data hardware is budgeted separately.
Project Management is budgeted separately.

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2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

6 | SPACE REQUIREMENTS

7 | ALTERNATE DEVELOPMENT OPTIONS

APPENDIX A | SPACE PROGRAM

APPENDIX B | REFERENCE DOCUMENTS

APPENDIX A | SPACE PROGRAM

APPENDIX A | SPACE PROGRAM

The following program is included as a live document to all modifications to staff and support spaces which in turn will calculate space requirements to meet those meeds. Instructions are located at the end of the program.

City of Goodyear Facility Master Plan
Space Requirements Summary

No.	Department Name	Staff Levels				Net Square Feet (NSF)				Area Factor		Space Shortage		Population Increase Factor	Service Level Factor
		2015	2020	2025	2035	2015	2020	2025	2035	2015	2025	2020	2025		
1	Elected Officials	7	7	7	7	532	1,064	1,064	1,990	76	152	532	532	1.0	8.9%
2	City Manager	14	14	17	18	3,784	4,147	5,005	5,209	270	294	363	1,221	1.0	8.9%
3	Communications	5	5	5	5	680	1,335	1,335	1,377	136	267	655	655	1.0	8.9%
4	City Attorney - Civil	5	8	15	17	1,666	2,518	3,688	4,089	333	246	852	2,022	1.0	8.9%
5	City Attorney - Prosecutor	4	7	11	15	3,370	2,398	3,106	4,118	843	282	(972)	(264)	1.0	8.9%
6	City Clerk	6	8	9	9	1,220	2,353	2,820	2,992	203	313	1,133	1,600	1.0	8.9%
7	Finance	29	31	37	43	6,751	7,006	7,422	8,067	233	201	255	671	1.0	8.9%
8	Human Resources/Training	11	13	18	23	3,428	3,900	4,753	5,609	326	272	(577)	1,325	1.0	8.9%
9	Information Technology	19	25	37	49	5,500	6,833	8,495	9,996	289	230	1,333	2,995	1.0	8.9%
	Administration Services Sub-Total	**100**	**118**	**156**	**186**	**26,931**	**31,554**	**37,688**	**43,449**	**271**	**242**	**3,575**	**10,757**		
10	Development Services	28	46	55	67	8,404	11,086	11,931	13,183	300	217	2,682	3,527	1.0	8.9%
11	Engineering	31	39	50	58	5,576	6,559	8,380	9,853	180	168	983	2,804	1.0	8.9%
12	Economic Development	6	7	9	9	1,786	2,902	3,438	3,563	298	382	1,116	1,652	1.0	8.9%
13	Fire Administration	16	21	30	41	4,120	5,260	6,802	8,417	258	227	1,140	2,682	1.0	8.9%
14	911/EMS Facility	17	22	35	47	10,282	10,282	10,282	10,282	605	294	0	0	1.0	8.9%
	Technical Center Sub-Total	**98**	**135**	**179**	**222**	**30,168**	**36,089**	**40,833**	**45,297**			**5,921**	**10,665**		
15	City Hall Common Areas	1	10	12	14	0	11,969	11,969	11,969	0	997	11,969	11,969	1.0	8.9%
16	Wellness/Health	3	5	5	5	800	3,283	3,301	3,319	267	660	2,483	2,501	1.0	8.9%
17	Maricopa County Library	8	8	16	26	10,000	10,000	33,000	48,000	1,250	2,063	0	23,000	1.0	8.9%
18	Municipal Court	9	13	17	24	12,000	10,679	11,569	12,334	1,333	681	(1,321)	(431)	1.2	8.9%
19	Fire Substations	86	100	113	139	58,685	71,685	97,685	110,685	682	864	13,000	39,000	1.0	8.9%
20	Police Headquarters -Operations-Phase 2	27	56	77	100	9,880	12,106	15,784	19,169	366	205	2,226	5,904	1.0	8.9%
21	Police Operations- Phase 1	84	99	148	196	20,115	16,124	18,073	20,115	239	122	(3,991)	(2,042)	0.0	8.9%
22	Police Substations	1	1	5	5	3,000	3,543	6,079	6,079	3,000	1,216	543	3,079	1.0	8.9%
23	Police - Other Locations	3	4	6	8	13,192	13,192	9,192	9,192	4,397	1,532	0	(4,000)	1.0	8.9%
	Police Sub-Total	**115**	**160**	**236**	**309**	**46,187**	**44,965**	**49,128**	**54,554**			**(1,222)**	**2,941**		
24	Parks & Recreation - Offices	12	17	26	34	3,563	5,425	6,852	8,130	297	264	1,862	3,289	1.0	8.9%
25	Parks & Recreation - Operations	1	1	1	1	0	10,000	10,000	10,000	0	10,000	10,000	10,000	1.0	8.9%
26	Parks & Recreation - Maintenance	22	29	46	62	1,000	1,867	2,332	2,657	45	51	(867)	(1,332)	1.0	8.9%
	Parks & Recreation Sub-Total	**35**	**47**	**73**	**97**	**4,563**	**17,293**	**19,184**	**20,787**			**10,995**	**11,958**		
27	Public Works Administration	3	3	3	3	1,552	1,432	1,473	1,473	517	491	(120)	(79)	1.0	8.9%
28	Fleet	6	6	8	9	12,874	9,899	11,864	12,836	2,146	1,483	(2,975)	(1,010)	1.0	8.9%
29	Building Maintenance	7	8	11	13	4,748	2,483	2,623	2,762	678	238	(2,265)	(2,125)	1.0	8.9%
30	Solid Waste/Sanitation	6	7	8	9	0	679	679	679	0	85	679	679	1.0	8.9%
31	Traffic Signal Management Center	9	10	12	14	1,828	3,106	3,667	4,227	203	306	922	922	1.0	8.9%
32															
33	Central Warehouse & Field Services Center	1	2	2	2	0	13,371	16,068	17,280	0	8,034	13,371	16,068	1.0	8.9%
34	Street Maintenance	7	10	16	21	220	1,690	1,737	1,784	31	109	1,470	1,517	1.0	8.9%
	Public Works Sub-Total	**39**	**46**	**60**	**71**	**21,222**	**32,662**	**38,111**	**41,041**			**11,083**	**15,973**		
35	Water Operations Facilities	21	29	37	42	15,288	13,473	13,087	13,997	728	354	(1,815)	(2,201)	1.0	8.9%
36	Wastewater Operations	20	25	31	34	11,600	11,600	11,600	11,600	580	374	0	0	1.0	8.9%
37	**TOTAL**	**535**	**696**	**935**	**1,169**	**237,444**	**295,253**	**367,155**	**417,033**	**444**	**393**	**54,670**	**126,132**		

Current Department Location:		Contact:	Date:
Name of Department:	**Elected Officials**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**		8	A	B	C	D	E	F	G	**SEE ALSO CITY MANAGER DATA FOR ADDITIONAL REQUIREMENTS**		
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**				10.7%	4.6%	4.5%						**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				11	16	23				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				10	14	21				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	Mayor	PO-7	280	1	1	1	1	280	280	280			
8	Council Member	PO-6	NIWS	5	5	5					Shared Office with two modular desks		
9	Vice Mayor	PO-6	224	1	1	1	1	224	224	224	Currently does not have an office. Projected future need.		
10	Council Member	PO-4	168				5			840	Projected need for individual offices at some future date.		
11	Supervisor	PO-3	140										
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80								See City Manager Office for staffing and workspace requirements.		
19	Examiner/Planner/Engineer	WS-5	80										
20		WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**7**	**7**	**7**	**7**	**504**	**504**	**1,344**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							227	227	605			
28	Total Square Feet (Personnel):							731	731	1,949			
	Special Area/Equipment												
29	Conference Room	CR-3	280								Share Conference Rooms with City Manager Office and other City Hall occupants.		
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140										
32	Shared Office	PO-6	224	1	1	1		224	224		Plan for eventual use of individual council member offices		
33	Break Area	BR-1	196										
34	Reception/Interior Waiting	RA-1	120								Shared with City Manager		
35	Huddle Area	HA-1	100										
36	Files	F-1	14										
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32	1	1	1	1	32	32	32	Printer/Copier Area		
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36										
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							256	256	32	Space Shortage in 2025 (10yrs)	532	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	532	
49	Total Circulation Allowance:							77	77	10	Current Area Factor	76	
50	Total Square Feet (Special Area/Equipment):							333	333	42	Future Area Factor -2025	152	
51	Total Square Feet							1,064	1,064	1,990	Current Net Square Feet	532	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,631**	**2,382**	**3,443**	Space Shortage in 2035	2,911	

Current Department Location:	City Hall	Contact: Rob Bohr, Mario Saldamando	Date:
Name of Department:	**City Manager**	Telephone:623 882 7082	Email: rob.bohr@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**				10.7%	4.6%	4.5%				**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				21	31	45				**Staff Related to Population or Staff Increase** — **Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				20	29	42				**Staff Related to Service Level** — **Factor by Consultant**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280	1	1	1	1	280	280	280	
8	Deputy City Manager	PO-6	224	2	2	2	2	448	448	448	
9	Assistant to the Mayor/Council	PO-2	120	2	2	3	3	240	360	360	Mathew Ligouri, Lauren Valencia, one future council assistant
10	Manager/Project Manager	PO-4	168	2	2	2	2	336	336	336	Governmental Relations Manager, Rob Bohr, Neighborhood Services Manager
11	Executive Management Assistant	PO-3	140	2	2	2	2	280	280	280	Mario Saldamando, Christian Williams
12	Executive Assistant	PO-2	120	1	1	1	1	120	120	120	Assistant to the City Manager
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Neighborhood Services Coordinator	WS-5	80			1	1		80	80	
18	Executive Administrative Assistant	WS-5	80	3	3	4	4	240	320	320	Mary Wilhite, Kristen Ennis, Cindy Mason, one future position
19	Legislative Associate	WS-5	80				1			80	Future Position
20	Management Assistant	WS-4	64	1	1	1	1	64	64	64	Shared Position with Communications listed here, not in Communications
21	Technician/Specialist	WS-4	64								
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**14**	**14**	**17**	**18**	**2,008**	**2,288**	**2,368**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							904	1,030	1,066	
28	Total Square Feet (Personnel):							2,912	3,318	3,434	
	Special Area/Equipment										
29	Conference Room	ER	308	1	1	1	1	308	308	308	City Manager
30	Conference Room		266	1	1	1	1	266	266	266	City Manager
31	Conference Room	CR-1	140			1	1		140	140	City Manager, future growth
32	Workroom	WR-1	140				1		140	140	Can share with Communications and other collocated building occupants.
33	Break Area	BR-1	196								Shared in General Building Spaces
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120	Shared with Mayor, Council offices
35	Huddle Area	HA-1	100								
36	Files	F-1	14								In Workroom and individual offices and workstations
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32	2	2	3	4	64	96	128	Printer Areas
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36			1	2		36	72	
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	Printer/Copier Area	OA	100	1							Better located inside a workroom with storage and counter space
44	File and Storage Area	ER	192	1	1	1	1	192	192	192	Inside locked cube walls. Growth could be accommodated in Workroom line 32.
45											
46											
47	Sub-Total, Special Area/Equipment:							950	1,298	1,366	Space Shortage in 2025 (10yrs) 1,221
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 363
49	Total Circulation Allowance:							285	389	410	Current Area Factor 270
50	Total Square Feet (Special Area/Equipment):							1,235	1,687	1,776	Future Area Factor -2025 294
51	Total Square Feet							4,147	5,005	5,209	Current Net Square Feet 3,784
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**6,320**	**9,233**	**13,343**	Space Shortage in 2035 9,559

Current Department Location:	City Hall	Sherine Zaya	Date:
Name of Department:	**Communications**	Telephone:623 882 7061	Email: Sherine.zaya@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				5	5	5				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				7	10	10				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168	1	1	1	1	168	168	168			
11	Information Officer	PO-3	140	1	1	1	1	140	140	140			
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer/Professional	WS-5	80	3	3	3	3	240	240	240	Graphic Designer, Web Content Mgr., Web Administrator (does not include IT)		
20		WS-4	64										
21	Technician/Specialist Clerical Support	WS-4	64								Currently Shared with City Manager Office and accounted for there		
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**5**	**5**	**5**	**5**	**548**	**548**	**548**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							247	247	247			
28	Total Square Feet (Personnel):							795	795	795			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140										
32	Workroom	WR-1	140										
33	Break Area	BR-1	196										
34	Reception/Interior Waiting	RA-1	120	1	1	1	1				Shared with nearby agencies. See City Manager Office		
35	Huddle Area	HA-1	100		1	1	1	100	100	100			
36	Files	F-1	14										
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32	1	2	2	3	64	64	96	For plotter and printers, misc. equipment		
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36	1	1	1	1	36	36	36	Graphic Design intern		
41	Work Table (30" x 72")	WT-1	36		2	2	2	72	72	72	Layout Space		
42	Bookcase (12" x 36")	BC-1	10										
43	Voice Over Booth	SE	64	1	1	1	1	64	64	64	Currently inside a storage room.		
44	Storage Room	ER	80	1	1	1	1	80	80	80	Promotional materials, supplies. Can be in high panels with door		
45											Need archives locker offsite		
46													
47	Sub-Total, Special Area/Equipment:							416	416	448	Space Shortage in 2025 (10yrs)	655	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	655	
49	Total Circulation Allowance:							125	125	134	Current Area Factor	136	
50	Total Square Feet (Special Area/Equipment):							541	541	582	Future Area Factor -2025	267	
51	Total Square Feet							1,335	1,335	1,377	Current Net Square Feet	680	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,335**	**1,335**	**1,335**	Space Shortage in 2035	655	

Current Department Location:	City Hall	Contact: Roric Massey	Date:
Name of Department:	**City Attorney - Civil**	623 882 7216	Email: roric.massey@goodyearas.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				5	5	5				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				7	10	10				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	City Attorney	PO-6	224	1	1	1	1	224	224	224	
9	Deputy City Attorney	PO-5	196			1	1		196	196	
10	Attorney	PO-4	168	2	3	4	5	504	672	840	
11	Support Supervisor	PO-3	140		1	1	1	140	140	140	
12	Risk Manager	PO-2	120			1	1		120	120	
13	Confidential/Professional	PO-1	100			1	1		100	100	Claims Administrator. Could be in open plan, but an office is preferred
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Legal Assistant/Paralegal///staff /assistants	WS-5	80	2	3	5	6	240	400	480	
19	Examiner/Planner/Engineer	WS-5	80								
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64			1	1	1	64	64	
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**5**	**8**	**15**	**17**	**1,109**	**1,916**	**2,164**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							499	862	974	
28	Total Square Feet (Personnel):							1,608	2,778	3,138	
	Special Area/Equipment										
29	Conference Room	CR-3	280								
30	Conference Room	CR-3	196		1	1	1	196	196	196	Should be located inside the suite
31	Conference Room	CR-1	140								
32	Workroom	WR-1	140								
33	Break Area	BR-1	196								
34	Reception/Interior Waiting	RA-1	120		1	1	1	120	120	120	Existing is too tight.
35	Huddle Area	HA-1	100								
36	Files	F-1	14								
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32		2	2	3	64	64	96	
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36								
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	File room	ER	320		1	1	1	320	320	320	
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							700	700	732	Space Shortage in 2025 (10yrs) 2,022
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 852
49	Total Circulation Allowance:							210	210	220	Current Area Factor 333
50	Total Square Feet (Special Area/Equipment):							910	910	952	Future Area Factor -2025 246
51	Total Square Feet							2,518	3,688	4,089	Current Net Square Feet 1,666
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,229**	**1,229**	**1,229**	Space Shortage in 2035 (437)

	Current Net Square Feet
	Calculated in Economic Model
	Provided by City
	Data Calculated
	Factor by Consultant

Current Department Location:		Contact:	Date:
Name of Department:	**City Attorney - Prosecutor**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				4	4	4				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				6	8	8				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Deputy City Attorney	PO-5	196	1	1	1	2	196	196	392	Verify space assignment
10	Attorney	PO-4	168	1	2	3	4	336	504	672	
11	Support Supervisor	PO-3	140			1	1		140	140	
12	Executive Assistant	PO-2	120								
13	Confidential/Professional Victim Advocate	PO-1	100		1	2	3	100	200	300	Locate outside of Prosecution suite with Shared small conference rooms
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Legal Assistant/Paralegal/staff Assistants	WS-5	80	2	3	4	5	240	320	400	
19	Examiner/Planner/Engineer	WS-5	80								
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64								
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**4**	**7**	**11**	**15**	**872**	**1,360**	**1,904**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							392	612	857	
28	Total Square Feet (Personnel):							1,264	1,972	2,761	
	Special Area/Equipment										
29	Conference Room	CR-3	280		1	1	1	280	280	280	
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140		1	1	2	140	140	280	Use by victim advocate and shared small conference room space.
32	Workroom	WR-1	140		1	1	1	140	140	140	
33	Break Area	BR-1	196								
34	Reception/Interior Waiting	RA-1	120		1	1	1	120	120	120	No current seating area inside suite. Window position
35	Huddle Area	HA-1	100								
36	Files	F-1	14								
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32		2	2	3	64	64	96	
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36								
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	File Room	ER	128		1	1	1	128	128	128	High Density
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							872	872	1,044	Space Shortage in 2025 (10yrs) (264)
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) (972)
49	Total Circulation Allowance:							262	262	313	Current Area Factor 843
50	Total Square Feet (Special Area/Equipment):							1,134	1,134	1,357	Future Area Factor -2025 282
51	Total Square Feet							2,398	3,106	4,118	Current Net Square Feet 3,370
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,129**	**1,129**	**1,129**	Space Shortage in 2035 (2,241)

Current Department Location:	City Hall	Maureen Scott	Date:
Name of Department:	**City Clerk**	6238827828	maureen.scott@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**				10.7%	4.6%	4.5%				
5	**Projected Staff Level (Line #4 Rate *Line#2)**				9	13	19				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				9	12	18				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	City Clerk	PO-5	196	1	1	1	1	196	196	196	
10	Deputy City Clerk	PO-4	168	1	2	2	2	336	336	336	Add Deputy city clerk - Records at 100,000
11	Records Administrator	PO-3	140	1							
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80								
19	Examiner/Planner/Engineer	WS-5	80								
20		WS-4	64								
21	Technician/Specialist	WS-4	64	3	5	6	6	320	384	384	Records Analyst II, Clerk Specialist, Records Specialist
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**6**	**8**	**9**	**9**	**852**	**916**	**916**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							383	412	412	
28	Total Square Feet (Personnel):							1,235	1,328	1,328	
	Special Area/Equipment										
29	Conference Room	CR-3	280	1	1	1	1				Use shared conference room for Early Voting
30	Conference Room	ER	1,300	1	1	1	1				Use Shared large conference room for Voting
31	Public Document Review Area	CA-2	120		1	1	1	120	120	120	
32	Workroom	WR-1	140			1	1		140	140	
33	Break Area	BR-1	196								Shared in building common space
34	Reception/Interior Waiting	RA-1	120	1	0.5	0.5	0.5	60	60	60	Can be shared with nearby agencies
35	Huddle Area	HA-1	100	1	1	1	1	100	100	100	Open conference table and chairs
36	Files	F-1	14	6	8	9	9	112	126	126	
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32	2	2	1	1	64	32	32	Copy Area now in open plan. Provide future workroom. Will need printer area
39	Counter Positions	CT-1	48	1	1	1	1	48	48	48	
40	Hoteling Station (24" x 48")	HS-1	36								
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	Records Room	ER	228	1	1.0	1.2	1.5	228	274	342	High density storage for permanent records. 6 mos. ballot storage
44	Storage Room	ER	80		1.0	1.7	2.5	80	136	200	Elections Materials
45	Microfilm Reader Area	WS-3	48	1	1	1	1	48	48	48	
46	Passport Services Area	OA	64			1	1		64	64	Possible new function for City Clerk Office. Requires photo backdrop and work table.
47	Sub-Total, Special Area/Equipment:							860	1,148	1,280	Space Shortage in 2025 (10yrs) 1,600
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 1,133
49	Total Circulation Allowance:							258	344	384	Current Area Factor 203
50	Total Square Feet (Special Area/Equipment):							1,118	1,492	1,664	Future Area Factor -2025 313
51	Total Square Feet							2,353	2,820	2,992	Current Net Square Feet 1,220
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**2,883**	**4,211**	**6,086**	Space Shortage in 2035 4,866

Economy to Scale under 1.0 — Current Net Square Feet
Calculated in Economic Model
Provided by City
Staff Related to Population or Staff Increase — Data Calculated
Staff Related to Service Level — Factor by Consultant

Current Department Location:	City Hall	Contact: Larry Lange	Date:
Name of Department:	**Finance**	Telephone:623 882 7898	Email: larry.lange@goodyear.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				29	29	29				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				42	60	60				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196			
10	Manager/Project Manager	PO-4	168	4	5	6	6	840	1,008	1,008	Possible addition of utilities and administrative manager		
11	Supervisor	PO-3	140										
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14	Deputy Director	PO-4	168			1	1		168	168	Possible addition if new functions are added to Finance charter.		
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96	2	2	3	4	192	288	384	Prefer office for the Utilities Supervisor. Can meet with customers.		
18	Financial Professional Technical	WS-4	64	18	19	22	26	1,216	1,408	1,664	Calculated proportional to population growth		
19	Support/Clerical	WS-4	64	3	3	3	4	192	192	256	Administrative Assistant, Staff Assistant, Mail Room Clerk (cube in office space). Verify growth		
20	Support/Clerical	NIWS		1	1	1	1				Receptionist at counter in general building spaces		
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**29**	**31**	**37**	**43**	**2,636**	**3,260**	**3,676**	Finance has 6+ extra workstations to accommodate future growth		
26	**Circulation Factor (percent of square feet):**							50%	50%	50%			
27	Total Circulation Allowance:							1,318	1,630	1,838			
28	Total Square Feet (Personnel):							3,954	4,890	5,514			
	Special Area/Equipment												
29	Conference Room	CR-3	220	2	2	2	2	440	440	440	125/126 One room used 75%. Combined room used less than 50%		
30													
31	Conference Room	CR-1	140	1	1	1	1	140	140	140	Glass walled room near reception for customer contact and robocalling. Also early voting room.		
32	Mailroom	ER	400	1	1			400			OK for near term if receiving can be moved to offsite, transferred to Support Spaces		
33	"Vault"	ER	400	1	1	1	1	400	400	400	High density files, lateral files and small safe. Can be managed for near term growth.		
34	Reception/Queuing/ Waiting	RA-1	260	1	1	1	1	260	260	260	Open area in front of customer service counter		
35	Huddle Area	HA-1	100		1	1	1	100	100	100	Computer Terminal 22e.?		
36	Files	OA	80	2	2	2	2	160	160	160	Two areas of misc. files and storage. Procurement and Budget		
37	Storage Cabinet (18" x 36")	SC-1	16	4	5	5	6	80	80	96	In hallway with two locked recycling totes.		
38	Service Module (24" x 96")	OA	64	3	3	3	3	192	192	192	Printer areas		
39	Counter Positions	CT-1	48	1	1	1	1	48	48	48	Customer Service, Staffed by customer service staff adjacent to the counter.		
40	Hoteling Station (24" x 48")	HS-1	36										
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43	Other Work Areas	OA	64	2	2	2	2	128	128	128	Includes payment and check print areas. Could be combined in a better plan.		
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							2,348	1,948	1,964	Space Shortage in 2025 (10yrs)	671	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	255	
49	Total Circulation Allowance:							704	584	589	Current Area Factor	233	
50	Total Square Feet (Special Area/Equipment):							3,052	2,532	2,553	Future Area Factor -2025	201	
51	Total Square Feet							7,006	7,422	8,067	Current Net Square Feet	6,751	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**5,818**	**5,818**	**5,818**	Space Shortage in 2035	(933)	

Current Department Location:	City Hall	Contact: Lyman Locket	Date:
Name of Department:	**Human Resources/Training**	Telephone: 623 882 7750	lyman.locket@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				11	11	11				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				15	22	22				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196	
10	Manager/Project Manager	PO-4	168	2	2	2	3	336	336	504	
11	Supervisor	PO-3	140			1	2		140	280	
12	Executive Assistant	PO-2	120				1			120	Assistant Director
13	Confidential/Professional	PO-1	100	1	1	2	2	100	200	200	HR Specialist Benefits/Payroll
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80								
19	Examiner/Planner/Engineer	WS-5	80								
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								Change F-12 or F-13 depending on which of Line #5 or Line #6 is used to project staff levels.
21	Technician/Specialist	WS-4	64	5	6	8	9	384	512	576	See also line 13 above
22	Support/Clerical	WS-3	48	1.5	2.5	3.5	4.5	120	168	216	One is part time
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**10.5**	**12.5**	**17.5**	**22.5**	**1,136**	**1,552**	**2,092**	One Staff is part time. Rounded to reflect workstation requirements
26	**Circulation Factor (percent of square feet):**							50%	50%	50%	
27	Total Circulation Allowance:							568	776	1,046	
28	Total Square Feet (Personnel):							1,704	2,328	3,138	
	Special Area/Equipment										
29	Conference		280	1	1	1	1	280	280	280	HR Training Room
30	Conference Room										
31	Conference Room	CR-1	140	1	1	2	2	140	280	280	Add one for Business Partner use. Prefer offices.
32	Workroom	WR-1	140								
33	Break Area	BR-1	196								
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120	Should be outside secure area.
35	Huddle Area	HA-1	100	1	1	1	1	100	100	100	Shared in workstation cluster
36	Files	F-1	14								Personnel files are paperless. Only files are individual work files.
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32	2	2	2	2	64	64	64	Scanner/Copier at Reception and in office area
39	Counter Positions	ER	100	1	1	1	1	100	100	100	Reception
40	Hoteling Station (24" x 48")	HS-1	36	1	4	5	6	144	180	216	Volunteer Coordinator/Intern (2), Testing stations near business partners and reception
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	Office Supplies, Files, Safety Equipment	ER	272	1	1	1	1	200	200	200	Personnel files/supplies in locked room. Are now paperless.
44	Training Room	ER	320	1	1	1	1	320	320	320	Currently located inside office suite with round tables.
45	Training Supplies	ER	144	1	1	1	1	144	144	144	Lending Library. Could be combined with Office Supplies. Some in cube area.
46	Kitchen, Food Storage for Training	KEC1	77		1	1	1	77	77	77	
47	Sub-Total, Special Area/Equipment:							1,689	1,865	1,901	Space Shortage in 2025 (10yrs) 1,325
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) (577)
49	Total Circulation Allowance:							507	560	570	Current Area Factor 326
50	Total Square Feet (Special Area/Equipment):							2,196	2,425	2,471	Future Area Factor -2025 272
51	Total Square Feet							3,900	4,753	5,609	Current Net Square Feet 3,428
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**2,852**	**2,852**	**2,852**	Space Shortage in 2035 (577)

	Current Net Square Feet	**Calculated in Economic Model**
		Provided by City
		Data Calculated
		Factor by Consultant

Current Department Location:	City Hall	Contact: Dan Cotterman	Date:
Name of Department:	**Information Technology**	623 882 7865	Email: dan.cotterman@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				19	19	19				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				27	39	39				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196			
10	Manager/Project Manager	PO-4	168	2	2	2	2	336	336	336			
11	Supervisor	PO-3	140		1	2	3	140	280	420			
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120		1	1	2	120	120	240			
17	Business Analysts	WS-4	64	4	5	8	11	320	512	704			
18	Administrative Assistant/Management Assistant	WS-4	64	1	1	2	2	64	128	128			
19	Help Desk	WS-5	80	3	4	6	8	320	480	640			
20	Infrastructure Administrators	WS-4	64	4	5	8	11	320	512	704			
21	Developers/Database Administrators	WS-4	64	4	5	7	9	320	448	576			
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**19**	**25**	**37**	**49**	**2,136**	**3,012**	**3,944**			
26	**Circulation Factor (percent of square feet):**							50%	50%	50%			
27	Total Circulation Allowance:							1,068	1,506	1,972			
28	Total Square Feet (Personnel):							3,204	4,518	5,916			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140		1	1	1	140	140	140	For small group meetings. Future need.		
32	Help Desk Workroom/Help Desk Bench Space and Storage	OA	260		1	1	1	260	260	260	Room for 6 PC's,(W1) Parts, Supplies(MIE2 x 2) Existing is overcrowded		
33	Help Desk Parts Storage	OA	144		1	1	1	144	144	144	8' x 18' area behind workstations		
34	Help Desk Reception/Interior Waiting	RA-1	120		1	1	1	120	120	120	For Help Desk. "Genius Bar" concept		
35	Help Desk Counter Position	CT-1	48		1	1	1	48	48	48			
36	Huddle Area	HA-1	100		1	1	1	100	100	100			
37	Files	F-1	14		4	5	6	56	70	84	Contracts, procurement records, software with Admin.		
38	Storage Room	ER	340		1	1	1	340	340	340	Secure, to Replace Data Center storage paneled room and enclosed store room.		
39	Service Module (24" x 96")	S-1	32		1	1	1	32	32	32	Open office are for shared printers		
40	Hoteling Station (24" x 48")	HS-1	36		2	4	6	72	144	216	Requested		
41	Data Center	ER	624		1.00	0.75	0.75	624	468	468	Est. 16 x 34 with adjacent distribution room 8 x 10. Future reduced size.		
42	Training Room	CR-3	1,088		1	1	1	1,088	1,088	1,088	Assembly Occupancy. Needs exiting directly to corridor		
43	Inventory Receiving Area/Storage	ER	360			1	1		360	360	Mail Room is now used for Receiving. Computer room for Storage		
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							3,024	3,314	3,400	Space Shortage in 2025 (10yrs)	2,995	
48	Circulation Factor (percent of square feet):							20%	20%	20%	Space Shortage in 2020 (5yrs)	1,333	
49	Total Circulation Allowance:							605	663	680	Current Area Factor	289	
50	Total Square Feet (Special Area/Equipment):							3,629	3,977	4,080	Future Area Factor -2025	230	
51	Total Square Feet							6,833	8,495	9,996	Current Net Square Feet	5,500	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**4,362**	**4,362**	**4,362**	Space Shortage in 2035	(1,138)	

Current Department Location:	Municipal Building Complex Building D	Derek Horn	Date:
Name of Department:	**Development Services**	Telephone: 623 8827953	derek.horne@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				28	28	28				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				40	58	58				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196	Development Services Director
10	Manager/Project Manager	PO-4	168	2	2	2	2	336	336	336	Chief Building Official, Planning Manager
11	Supervisor	PO-3	140	3	5	6	8	700	840	1,120	Building Safety: Plan Review, Permitting, Building Inspection
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80								
19	Examiner/Planner/Engineer Professional Technical	WS-5	80	9	14	16	20	1,120	1,280	1,600	Building Safety Plans Examiner (4). Planning and Zoning Planner (5)
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								Change F-12 or F-13 depending on which of Line #5 or Line #6 is used to project staff levels.
21	Technician/Specialist	WS-4	64	6	10	12	16	640	768	1,024	Counting Permitting Techs, Admin. Assistant (1 Temp), Administrator (Bobbie) = 8
22	Support	WS-3	48								
23	Field Staff/Building Inspectors	WS-2	36	7	14	18	20	504	648	720	Code Compliance and Building Inspection. Cluster Workstations with shared open work area.
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**28**	**46**	**55**	**67**	**3,496**	**4,068**	**4,996**	
26	**Circulation Factor (percent of square feet):**							50%	50%	50%	
27	Total Circulation Allowance:							1,748	2,034	2,498	
28	Total Square Feet (Personnel):							5,244	6,102	7,494	
	Special Area/Equipment										
29	Conference Room	ER	960	1	1	1	1	960	960	960	Shared, subdividable at public entrance
30	Conference Room	ER	280	1	1	1	1	280	280	280	Adjacent to Break Room
31	Conference Room	CR-3	380	1	1	1	1				See Economic Development for this shared space.
32	Copy/ Coffee Areas	OA	160	3	3	3	3	480	480	480	One in Admin area. Two in Tech area
33	Scanning Station	WS-3	48		1	1	1	48	48	48	
34	Reception/Interior Waiting	RA-1	600	1	1	1	1	600	600	600	Includes queuing area, seating and customer work area
35	Break Out Area	HA-1	160	1	2	2	2	320	320	320	Planning. Add area for Building Safety
36	File Area	OA	600	1	1	0.8	0.5	600	480	300	Includes 7.5 HD files carriages, 11 FVB4, 6 FLC5, 2 flat file stacks
37	Drawing Stamp Area	OA	100	1	1	1	1	100	100	100	60" x 36" standing height table
38	Service Module (24" x 96")	S-1	32	2	3	3	4	96	96	128	Behind Administrative area in Planning
39	Counter Positions	CT-1	48	6	8	8	8	384	384	384	Add Information Desk and Cashiering position
40	Contract Plan Examiner Workstation	WS-5	80	1	2	3	4	160	240	320	
41	Intern/Temporary Workstation	WS-3	48	1	2	2	2	96	96	96	
42	Plan Rack Area Plans Examiners	OA	170	1	1	1	1	170	140	100	Will reduce with electronic filing and review
43	Reprographics Area	OA	80	1	1	1	1	80	140	140	KIP 5000 and control terminal
44	Storage Room	ER	108	1	1	1	1	120	120	120	
45	Break Area	BR-1	196	1	1	1	1				Shared in building common space
46											
47	Sub-Total, Special Area/Equipment:							4,494	4,484	4,376	Space Shortage in 2025 (10yrs) 3,527
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 2,682
49	Total Circulation Allowance:							1,348	1,345	1,313	Current Area Factor 300
50	Total Square Feet (Special Area/Equipment):							5,842	5,829	5,689	Future Area Factor -2025 217
51	Total Square Feet							11,086	11,931	13,183	Current Net Square Feet 8,404
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**6,074**	**6,074**	**6,074**	Space Shortage in 2035 (2,330)

Economy to Scale under 1.0 — Current Net Square Feet
Staff Related to Population or Staff Increase — Calculated in Economic Model
Staff Related to Service Level — Provided by City
Data Calculated
Factor by Consultant

Current Department Location:	Goodyear Municipal Complex	Contact: Rebecca Zook and David /Ramirez	Date:
Name of Department:	**Engineering**	Telephone:623 882 7954	rebecca.zook@gmail.com

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				31	31	31				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				45	64	64				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196	
10	Manager/Project Manager	PO-4	168	3	3	4	5	504	672	840	Sr. Managers, Managers
11	Supervisor	PO-3	140	4	6	8	10	840	1,120	1,400	Does not include three Traffic Engineering Supervisors located outside Buidling D.
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80								
19	Examiner/Planner/Engineer	WS-5	80	14	18	25	29	1,440	2,000	2,320	Need guest chairs
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								Change F-12 or F-13 depending on which of Line #5 or Line #6 is used to project staff levels.
21	Technician/Specialist	WS-4	64	4	5	5	5	320	320	320	
22	Support	WS-3	48								
23	Field Staff/Building Inspectors	WS-2	36	5	6	7	8	216	252	288	Inspectors have one lateral file cabinet each.
24	Field Position (Shared Hoteling Stations on line #40)	NIWS									Located with Traffic Engineering
25	**Sub-Total, Personnel:**			**31**	**39**	**50**	**58**	**3,516**	**4,560**	**5,364**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							1,582	2,052	2,414	
28	Total Square Feet (Personnel):							5,098	6,612	7,778	
	Special Area/Equipment										
29	Conference Room	CR-3	280								Conference space shared with Development Services
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140								
32	Workroom	WR-1	140								
33	Break Area	BR-1	196								Shared in building common space
34	Reception/Interior Waiting	RA-1	120								Shared with Development Services
35	Layout Space/Open Conference Area	OA	140		2	3	4	280	420	560	For Plan Review and GIS areas
36	Files	F-1	14								Use two of the HD file units shared with Development Services
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32	6	6	9	12	192	288	384	Includes shared printers, staff support areas for admin, close outs, files and drawing storage
39	Counter Positions	CT-1	48								Shared with Development Services
40	Hoteling Station (24" x 48")	HS-1	36	1	3	5	7				Locate with Traffic Engineering
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	Library	OA	180		1	1	1	180	180	180	9 bookcases, table, access to a workstation for online reference material in a quiet area.
44	Secure Equipment Storage	ER	120		1	1	1	120	120	120	Near Inspectors for GIS equipment, survey equipment, some tall poles. C/b in locking cabinets/
45	Printer/Plotter area	OA	192	1	1	1	1	192	192	192	
46	Library Area	OA	160	1	1	1	1	160	160	160	6 shelving units and conference table
47	Sub-Total, Special Area/Equipment:							1,124	1,360	1,596	Space Shortage in 2025 (10yrs) 2,804
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 983
49	Total Circulation Allowance:							337	408	479	Current Area Factor 180
50	Total Square Feet (Special Area/Equipment):							1,461	1,768	2,075	Future Area Factor -2025 168
51	Total Square Feet							6,559	8,380	9,853	Current Net Square Feet 5,576
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**5,196**	**5,196**	**5,196**	Space Shortage in 2035 (380)

Current Department Location:	14455 W. Van Buren, Suite D-102	Contact: Michelle Lawrie	Date:
Name of Department:	**Economic Development**	623 882 7073	Email: kim.bradford@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				6	6	6				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				9	12	12				**Staff Related to Service Level**
	Employee Classification										
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196	1	1	1	1	196	196	196	Existing is approximately 175 SF
10	Manager/Project Manager	PO-4	168								Area has a second 175 SF office. Would prefer to have an additional workstation for parity
11	Supervisor	PO-3	140								
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120	3	4	5	5	480	600	600	Growth may precede population growth
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80	1	1	2	2	80	160	160	Second administrative assistant would be station at reception desk. NIWS
19	Marketing Coordinator	WS-5	80	1	1	1	1	80	80	80	Project managers and Marketing Coordinator. One PM position is vacant.
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64								
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**6**	**7**	**9**	**9**	**836**	**1,036**	**1,036**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							376	466	466	
28	Total Square Feet (Personnel):							1,212	1,502	1,502	
	Special Area/Equipment										
29	Conference Room	CR-4	380		1	1	1	380	380	380	Shared. Could have a larger table for expanded seating
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140		1	1	1	140	140	140	Could use area for small group meetings
32	Workroom	WR-1	140								
33	Break Area	BR-1	196								Shared in common building space
34	Reception/Interior Waiting	OA	320		1	1	1	320	320	320	Reception is adequate for future needs. Reception desk c/b staffed. WS for administrative growth.
35	Huddle Area	HA-1	100		1	1	1	100	100	100	For working on information packets and literature
36	Files	F-1	14		8	9	10	112	126	140	
37	Storage Cabinet (18" x 36")	SC-1	16		5	5	6	7	80	96	
38	Service Module (24" x 96")	S-1	32		2	2	2	64	64	64	
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36			2	3		72	108	Possible future contract positions
41	Work Table (30" x 72")	WT-1	36								Provide huddle area with worktable
42	Bookcase (12" x 36")	BC-1	10		2	3	4	20	30	40	
43	Secure storage	ER			1	1	1	80	100	120	Trade show booth, promotional materials of value
44	Coffee Area	KEC1	77		1	1	1	77	77	77	Should be near Conference and Reception
45											
46											
47	Sub-Total, Special Area/Equipment:							1,300	1,489	1,585	
48	Circulation Factor (percent of square feet):							30%	30%	30%	
49	Total Circulation Allowance:							390	447	476	
50	Total Square Feet (Special Area/Equipment):							1,690	1,936	2,061	
51	Total Square Feet							2,902	3,438	3,563	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**2,292**	**2,292**	**2,292**	

	Economy to Scale under 1.0	Current Net Square Feet
		Calculated in Economic Model
		Provided by City
	Staff Related to Population or Staff Increase	Data Calculated
	Staff Related to Service Level	Factor by Consultant

Space Shortage in 2025 (10yrs)	1,652	
Space Shortage in 2020 (5yrs)	1,116	
Current Area Factor	298	
Future Area Factor -2025	382	
Current Net Square Feet	1,786	
Space Shortage in 2035	506	

Current Department Location:		Contact:	Date:
Name of Department:	**Fire Administration**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**		16	A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				16	16	16				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				23	33	44				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7											Space Available in Building when Police relocate to Phase 2 Operations Building is 14,000NXF		
8											Fire Administration now occupies 4,120 NSF and can occupy 8,500 NSF with 41 staff with a		
9	Fire Chief	PO-6	224	1	1	1	1	224	224	224	population of 200,000 and there would be about 5,500 NSF available for another agency.		
10	Deputy Chief	PO-4	168	2	2	2	3	336	336	504			
11	EMC Manager	PO-3	140	1	1	1	1	140	140	140			
12	Battalion Chief	PO-3	140	1	3	5	7	420	700	980			
13	Captain	PO-2	120	2	2	5	7	240	600	840			
14													
15	**Workstations**												
16	Admin Services Supervisor	WS-7	120	1	1	1	1	120	120	120			
17	Education Supervisors	WS-6	96	1	1	1	2	96	96	192			
18	Administrative Assistant	WS-4	64	3	5	7	9	320	448	576			
19	Education Support Staff	WS-2	36	2	2	3	4	72	108	144			
20													
21	Inspectors	**WS-3**	48	2	3	4	6	144	192	288			
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)			20	20	20	20				Up to 20 volunteers in Hoteling stations		
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**16**	**21**	**30**	**41**	**2,112**	**2,964**	**4,008**	Does not include Volunteers.		
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							950	1,334	1,804			
28	Total Square Feet (Personnel):							3,062	4,298	5,812			
	Special Area/Equipment												
29	Conference Room	CR-3	280	1	1	1	1	280	280	280			
30													
31	Conference Room	CR-1	140			1	1		140	140			
32	Workroom	WR-1	140		1	1	1	140	140	140			
33	Break Area	BR-1	140	1	1	1	1	140	140	140			
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120			
35	Huddle Area	HA-1	100		1	1	1	100	100	100			
36	Compact File area		48	1	1.2	1.4	2.0	58	67	96			
37	Storage Cabinet (18" x 36")	SC-1	16	3	3	4	5	48	64	80			
38	Service Module (24" x 96")	S-1	32	2	2	3	3	64	96	96			
39	Counter Positions	CT-1	48	1	1	1	1	48	48	48			
40	Hoteling Station (24" x 48")	HS-1	36	4	5	5	5	180	180	180	For shared use by Volunteers, total of 20 volunteers		
41	Mail Station and Squad room (20'x 12')		240	1	1	1	1	240	240	240			
42	Educational Material Storage (12" x 36")	BC-1	10	14	16	18	20	160	180	200			
43	Reference Material	BC-1	10	4	5	6	7	50	60	70			
44													
45													
46	Warehouse		1,000		1	1	1	1,000	1,000	1,000	Locate at Public Works site, space not included in the subtotal		
47	Sub-Total, Special Area/Equipment:							1,628	1,855	1,930	Space Shortage in 2025 (10yrs)	2,682	
48	Circulation Factor (percent of square feet):							35%	35%	35%	Space Shortage in 2020 (5yrs)	1,140	
49	Total Circulation Allowance:							570	649	676	Current Area Factor	258	
50	Total Square Feet (Special Area/Equipment):							2,197	2,505	2,606	Future Area Factor -2025	227	
51	Total Square Feet							5,260	6,802	8,417	Current Net Square Feet	4,120	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**3,628**	**3,628**	**3,628**	Space Shortage in 2035	(492)	

Current Department Location:		Contact:	Date:
Name of Department:	**911/EMS Facility**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		17	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				17	17	17				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				25	35	47				**Staff Related to Service Level**
	Employee Classification										
7											Existing building to be retained
8	Total Staff			17	22	35	47				Data provided by Police Department
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25	**Sub-Total, Personnel:**			**17**	**22**	**35**	**47**				
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:										
28	Total Square Feet (Personnel):										
	Special Area/Equipment										
29											
30											
31											
32											
33											
34								10,282	10,282	10,282	
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							10,282	10,282	10,282	Space Shortage in 2025 (10yrs)
48	Circulation Factor (percent of square feet):										Space Shortage in 2020 (5yrs)
49	Total Circulation Allowance:										Current Area Factor 605
50	Total Square Feet (Special Area/Equipment):							10,282	10,282	10,282	Future Area Factor -2025 294
51	Total Square Feet							10,282	10,282	10,282	Current Net Square Feet 10,282
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**4,994**	**4,994**	**4,994**	Space Shortage in 2035 (5,288)

	Current Net Square Feet
	Calculated in Economic Model
	Provided by City
	Data Calculated
	Factor by Consultant

Current Department Location:		Contact:	Date:
Name of Department:	**City Hall Common Areas**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		1	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				1	1	1				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				1	2	2				**Staff Related to Service Level**
	Employee Classification										
7	Building Manager		160	1	1	1	1	160	160	160	Based on the City Hall common areas included in the 2010 City Center study
8	Maintenance Staff				2	2	2				
9	Reception/Volunteer/Greeter		100		1	1	1	100	100	100	
10	Janitorial				3	5	7				Service company
11	Building Engineer		140		1	1	1	140	140	140	
12	Security				2	2	2				
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25	**Sub-Total, Personnel:**			1	10	12	14	400	400	400	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							180	180	180	
28	Total Square Feet (Personnel):							580	580	580	
	Special Area/Equipment										
29	Public Conference Room	CR-3	280		1	1	1	280	280	280	Some data conforms to the 2010 study for City Center
30	Building Office	SPEC	140		1	1	1	140	140	140	
31	Media Room		100		1	1	1	100	100	100	
32	Maintenance Storage		800		1	1	1	800	800	800	
33	Break Area	BR-1	196		1	1	1	196	196	196	For maintenance and janitorial staff
34	City Store		400		1	1	1	400	400	400	
35	A/V control		200		1	1	1	200	200	200	For Council room
36	Council Chambers		3,000		1	1	1	3,000	3,000	3,000	Seats 200, Dias for 8, and 10 staff positions
37	Executive Conference Room		280		1	1	1	280	280	280	With Chambers
38	Coffee Station		80		1	1	1	80	80	80	
39	Lounge		200		1	1	1	200	200	200	
40	Security Control		400		1	1	1	400	400	400	
41	Main Lobby		2,000		1	1	1	2,000	2,000	2,000	includes Information Counter, Security Control
42	Vestibule		100		1	1	1	100	100	100	
43	Security Office		200		1	1	1	200	200	200	includes workstations for staff and video monitoring stations
44	City Museum		500		1	1	1	500	500	500	also in the lobby area
45	Service Dock		375		1	1	1	375	375	375	two bay, 25 feet by 15 feet covered with ramp and stairs.
46	Restroom for Council and staff		120		2	2	2	240	240	240	
47	Sub-Total, Special Area/Equipment:							9,491	9,491	9,491	Space Shortage in 2025 (10yrs) 11,969
48	Circulation Factor (percent of square feet):							20%	20%	20%	Space Shortage in 2020 (5yrs) 11,969
49	Total Circulation Allowance:							1,898	1,898	1,898	Current Area Factor
50	Total Square Feet (Special Area/Equipment):							11,389	11,389	11,389	Future Area Factor -2025 997
51	Total Square Feet							11,969	11,969	11,969	Current Net Square Feet
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**997**	**997**	**997**	Space Shortage in 2035 997

	Current Net Square Feet
	Calculated in Economic Model
	Provided by City
	Data Calculated
	Factor by Consultant

Current Department Location:					Contact: Lyman Locket			Date:					
Name of Department:	**Wellness/Health**				Telephone: 623 882 7750			lyman.locket@goodyearaz.gov					

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				3	3	3				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				4	6	6				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	**Offices**												
8	Confidential/Professional	PO-2	120	1	2	2	2	240	240	240	Providers		
9													
10													
11													
12													
13													
14													
15	**Workstations**												
16	Administrative Assistant	WS-5	80	1	1	1	1	80	80	80			
17	Technician/Specialist	WS-4	64	1	1	1	1	64	64	64			
18	Receptionist	NIWS			1	1	1				At reception desk below		
19													
20													
21													
22													
23													
24													
25	**Sub-Total, Personnel:**			**3**	**5**	**5**	**5**	**384**	**384**	**384**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							173	173	173			
28	Total Square Feet (Personnel):							557	557	557			
	Special Area/Equipment												
29													
30	Reception/Interior Waiting	RA-4	192		1	1	1	192	192	192			
31	Reception Station	WS-4	64		1	1	1	64	64	64	With transaction counter		
32	Exam Room	CR-1	140	2	4	4	4	560	560	560	two per provider		
33	Lab	WR-1	168	1	1	1	1	168	168	168			
34	Hearing Testing Room	ER	100		1	1	1	100	100	100			
35	File Area	OA	120		1	1	1	120	120	120	Must meet HIPPA security standards		
36	Storage Rooms	ER	80		2	2	2	160	160	160	Clean and Dirty		
37	Small Break area	STE1	64		1	1	1	64	64	64	Round dining table		
38	Kitchenette	KED1	77		1	1	1	77	77	77	Kitchenette		
39	Conference Room	CR-3	196		1	1	1	196	196	196	Multi-Purpose Room		
40	Files	F-1	14		4	5	6	56	70	84			
41	Dispensary	ER	240		1	1	1	240	240	240			
42													
43	Small Break area	ER											
44	M/F Toilet Rooms	TL2	50		2	2	2	100	100	100			
45													
46													
47	Sub-Total, Special Area/Equipment:							2,097	2,111	2,125	Space Shortage in 2025 (10yrs)	2,501	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	2,483	
49	Total Circulation Allowance:							629	633	638	Current Area Factor	267	
50	Total Square Feet (Special Area/Equipment):							2,726	2,744	2,763	Future Area Factor -2025	660	
51	Total Square Feet							3,283	3,301	3,319	Current Net Square Feet	800	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,981**	**1,981**	**1,981**	Space Shortage in 2035	1,181	

Current Department Location:		Contact:	Date:
Name of Department:	**Maricopa County Library**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**		5	**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				8	8	8				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				12	16	16				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7				8	8	16	26						
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25	**Sub-Total, Personnel:**			**8**	**8**	**16**	**26**						
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:												
28	Total Square Feet (Personnel):												
	Special Area/Equipment												
29	Current Branch Library		10,000	1	1			10,000					
30	Future Central Library		33,000			1	1		33,000	33,000	This is exactly the Library projected for City Center in the 2010 study by Langford.		
31	South Branch Library and Community Center		15,000				1			15,000	Locate at the Estrell Park in south central City on main road.		
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							10,000	33,000	48,000	Space Shortage in 2025 (10yrs)	23,000	
48	Circulation Factor (percent of square feet):										Space Shortage in 2020 (5yrs)		
49	Total Circulation Allowance:										Current Area Factor	1,250	
50	Total Square Feet (Special Area/Equipment):							10,000	33,000	48,000	Future Area Factor -2025	2,063	
51	Total Square Feet							10,000	33,000	48,000	Current Net Square Feet	10,000	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**16,500**	**16,500**	**16,500**	Space Shortage in 2035	6,500	

Current Department Location:						Contact:			Date:				
Name of Department:	**Municipal Court**					Telephone:			Email:				

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes		
1	**Current Staff Level in this Component Space**		8	A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.2	1.2	1.2				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				9	9	9				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				14	17	25				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	Judicial Officers	PO-5	196	1	1	2	2	196	392	392			
8													
9													
10	Court Administrator	PO-4	168	1	1	1	1	168	168	168			
11	Deputy Court Administrator	PO-3	140			1	1		140	140			
12	Supervisor	PO-2	120	1	1	2	3	120	240	360			
13													
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80										
19		WS-5	80										
20	Court Coordinator	WS-4	56		1	1	1	56	56	56			
21	Court Specialist	WS-4	56	5	8	9	14	448	504	784			
22	Court Interpreter	WS-3	48	1	1	1	2	48	48	96			
23	Marshal and Security	WS-2	36	1	1	2	2	36	72	72	Not counted in staff total		
24	Judge Pro-tem	NIWS			1	2	4				Use shared workstation, not counted in staff total		
25	**Sub-Total, Personnel:**			**9**	**13**	**17**	**24**	**1,072**	**1,620**	**2,068**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							482	729	931			
28	Total Square Feet (Personnel):							1,554	2,349	2,999			
	Special Area/Equipment												
29	Courtroom		1,656	1	1	1	1	1,656	1,656	1,656	Existing		
30	Courtroom		1,152	1	1	1	1	1,152	1,152	1,152	Existing		
31	Attorney /Client Conference Room	CR-0	80	4	4	4	4	320	320	320	2 per Courtroom		
32	Sound Vestibule		60	2	2	2	2	120	120	120	1 per courtroom		
33	Active Files in Clerk area		80	1	1.2	1.5	2.0	96	120	160			
34	Storage Room		160	1	1	1	1	160	160	160	With Lobby area now		
35	Coffee room/Kitchen/Break room		340	1	0.5	0.5	0.5	170	170	170			
36	Files	F-1	8	18	20	22	24	160	176	192			
37	Storage Cabinet (18" x 36")	SC-1	16	2	2	2	2	32	32	32			
38	Jury Room		226	1	1	1	1	226	226	226			
39	Counter Positions	CT-1	64	3	2	2	2	128	128	128			
40	Hoteling Station (24" x 48")	HS-1	36			1	2		36	72	For Pro-tem		
41	Clerk Internal waiting Counter		80	1	1	1	1	80	80	80			
42	Bookcase (12" x 36")	BC-1	10	4	4	4	4	40	40	40			
43	Jury Assembly		650	1	1	1	1	650	650	650	Doubles as large Conference Room		
44	Public entry and Security and Public Circulation		1,500	1	1	1	1	1,500	1,500	1,500			
45	Recording Control Room		180	1	1	1	1	180	180	180			
46	Secured Holding Area		630	1	1	1	1	630	630	630	Gross of building in 15,370 sf.		
47	Sub-Total, Special Area/Equipment:							7,300	7,376	7,468	Space Shortage in 2025 (10yrs)	(431)	
48	Circulation Factor (percent of square feet):							25%	25%	25%	Space Shortage in 2020 (5yrs)	(1,321)	
49	Total Circulation Allowance:							1,825	1,844	1,867	Current Area Factor	1,333	
50	Total Square Feet (Special Area/Equipment):							9,125	9,220	9,335	Future Area Factor -2025	681	
51	Total Square Feet							10,679	11,569	12,334	Current Net Square Feet	12,000	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**9,395**	**11,780**	**16,756**	Space Shortage in 2035	4,756	

Current Department Location:		Contact:	Date:
Name of Department:	**Fire Substations**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**		40	A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**										**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**										**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	Battalion Chief			5	5	5	5				Current staff in current stations		
8	Captains			22	22	22	22				Current staff in current stations		
9	Firefighters			57	57	57	57				Current staff in current stations		
10													
11	New Station Staff												
12	Battalion Chief				1	1	2						
13	Captains				3	6	12						
14	Firefighters				9	18	36						
15													
16													
17													
18													
19													
20													
21													
22													
23													
24	**Warehouse and repair Staff**	NIWS		2	3	4	5				Will be located at new central Warehouse facility with storage and repair shop.		
25	**Sub-Total, Personnel:**			**86**	**100**	**113**	**139**						
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:												
28	Total Square Feet (Personnel):												
	Special Area/Equipment												
29	Station 181		13,094	1	1	1	1	13,094	13,094	13,094	Verify 5 stations, increasing to 7 stations		
30	Station 182		11,175	1	1	1	1	11,175	11,175	11,175			
31	Station 183		11,094	1	1	1	1	11,094	11,094	11,094			
32	Station 184		13,000	1	1	1	1	13,000	13,000	13,000			
33	Station 185		9,822	1	1	1	1	9,822	9,822	9,822			
34	Station 186		13,000			1	1		13,000	13,000	New		
35	Station 187		500	1	1	1	1	500	500	500			
36	Station 188		13,000			1	1		13,000	13,000	New		
37	Station 189		13,000		1	1	1	13,000	13,000	13,000	New		
38	Station 180		13,000				1			13,000	New		
39													
40													
41													
42	Warehouse and repair station		1,500			1	1		1,500	1,500	to be developed at Public Works site, space not included in the total		
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							71,685	97,685	110,685	Space Shortage in 2025 (10yrs)	39,000	
48	Circulation Factor (percent of square feet):										Space Shortage in 2020 (5yrs)	13,000	
49	Total Circulation Allowance:										Current Area Factor	682	
50	Total Square Feet (Special Area/Equipment):							71,685	97,685	110,685	Future Area Factor -2025	864	
51	Total Square Feet							71,685	97,685	110,685	Current Net Square Feet	58,685	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**										Space Shortage in 2035	52,000	

Current Department Location:		Contact:	Date:
Name of Department:	**Police Headquarters -Operations-Phase 2**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		27	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				27	27	27				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				39	56	56				**Staff Related to Service Level**
	Employee Classification										
7	**Total Staff in Headquarters/Operations Building Phase 2**										
8	Crime Analyst	PO-2	120	1	1	1	1	120	120	120	
9	Chief of Police	PO-6	224	1	1	1	1	224	224	224	
10	Deputy Chief	PO-5	196	2	3	4	4	588	784	784	
11	Lieutenants	PO-3	140	2	3	4	5	420	560	700	
12	Sargent's	PO-2	120	5	7	10	14	840	1,200	1,680	
13	Public Information Officer	PO-2	120	1	1	2	2	120	240	240	
14	Support Services Manager	PO-1	100	1	1	2	2	100	200	200	
15	Administration Assistant	WS-4	64	1	1	2	3	64	128	192	
16	Investigative Specialist	WS4	64	4	8	12	17	512	768	1,088	
17		WS-4	64		7	7	7	448	448	448	
18	Crisis Service Coordinator	WS-5	80	1	1	2	3	80	160	240	
19	Police Offices/Detectives	WS-4	56	5	18	25	36	1,008	1,400	2,016	
20	Staff in Substations and Operations Phase One building			84	99	148	196				Not included in the staff total
21	Evidence and Forensics Staff			3	4	6	8				Not included in the staff total
22	Telecom Staff in 911 Center			17	22	35	47				Not included in the staff total
23	Volunteer Coordinator	WS-2	36	1	1	1	1	36	36	36	
24	Training Officer	WS-80	80	2	3	4	4	240	320	320	
25	**Sub-Total, Personnel:**			**27**	**56**	**77**	**100**	**4,800**	**6,588**	**8,288**	
26	**Circulation Factor (percent of square feet):**							50%	50%	50%	
27	Total Circulation Allowance:							2,400	3,294	4,144	
28	Total Square Feet (Personnel):			131	181	266	351	7,200	9,882	12,432	
	Special Area/Equipment										
29	Conference Room	CR-3	280	1	1	1.5	1.5	280	420	420	Chief
30	Training Room/ Briefing Room	CR-5	1,200	1							Located in Phase One building
31	Conference Room/Interviews	CR-1	140	4	5	6	7	700	840	980	
32	Work Room	WR-1	140	1.0	1.5	2.0	2.5	210	280	350	
33	Break Area		280	1	1	1	1	280	280	280	
34	Reception/Information and Waiting		280	1	1	1	1	280	280	280	Adjacent to phase one
35	Huddle Area	HA-1	100	1	1	2	3	100	200	300	
36	Files	F-1	160	1.0							Records is in Phase One
37	Storage		400	1.0	1.2	1.5	2.0	480	600	800	Distributed
38	Service Module (24" x 96")	S-1	32	2	3	5	8	96	160	256	
39	Counter Positions		96	1	1	2	2	96	192	192	
40	Hoteling Station (24" x 48")	HS-1	36	2	2	3	4	72	108	144	
41	Communications Module		80	1	1	1	1	80	80	80	
42	Chief reception and waiting and toilet		200	1	1	1	1	200	200	200	
43	Armory		500								Locate in phase one
44	Firing Range										Locate in future building near phase one, not included in headquarters building
45	Public restrooms		150	2	2	2	2	300	300	300	
46	Staff restrooms		150	4	4	4	4	600	600	600	
47	Sub-Total, Special Area/Equipment:							3,774	4,540	5,182	Space Shortage in 2025 (10yrs) 5,904
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 2,226
49	Total Circulation Allowance:							1,132	1,362	1,555	Current Area Factor 366
50	Total Square Feet (Special Area/Equipment):							4,906	5,902	6,737	Future Area Factor -2025 205
51	Total Square Feet							12,106	15,784	19,169	Current Net Square Feet 9,880
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**5,535**	**5,535**	**5,535**	Space Shortage in 2035 9,289

	Current Net Square Feet
	Calculated in Economic Model
	Provided by City
	Data Calculated
	Factor by Consultant

Current Department Location:		Contact:	Date:
Name of Department:	**Police Operations- Phase 1**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**										**Economy to Scale under 1.0**	20,115	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				84	84	84				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				84	84	84				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7											Program being developed by Architekton and will be inserted later		
8											Total area will be about 20,000 sf		
9													
10	Patrol Police Officers.	NIWS		64	74	111	148				All patrol staff forecast are deployed from the Operations building Phase One.		
11	Lieutenants.		140	5	6	10	14	840	1,400	1,960			
12	Sergeants		120	8	10	16	22	1,200	1,920	2,640			
13	Support staff		64	3	4	4	4	256	256	256			
14	Records Supervisor		120	1	1	1	1	120	120	120			
15	**Records clerks**		64	3	4	5	7	256	320	448			
16													
17													
18													
19													
20													
21													
22						1							
23													
24													
25	**Sub-Total, Personnel:**			**84**	**99**	**148**	**196**	**2,672**	**4,016**	**5,424**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							1,202	1,807	2,441			
28	Total Square Feet (Personnel):							3,874	5,823	7,865			
	Special Area/Equipment												
29													
30	Briefing Room		1,200		1	1	1	1,200	1,200	1,200			
31	Report Writing Stations												
32	Lockers												
33	Rest Rooms		400		2	2	2	800	800	800			
34	Uniform Issue		1,000		1	1	1	1,000	1,000	1,000			
35													
36													
37													
38	Storage		1,000		1	1	1	1,000	1,000	1,000			
39	Break Room		400		1	1	1	400	400	400			
40													
41													
42	Holding Areas		2,500		1	1	1	2,500	2,500	2,500			
43	Polygraph		200		1	1	1	200	200	200			
44	DUI		200		1	1	1	200	200	200			
45	Armory		500		1	1	1	500	500	500			
46	Other				1	1	1	2,000	2,000	2,000	currently being designed as a 20,000 gross sq.ft. building		
47	Sub-Total, Special Area/Equipment:							9,800	9,800	9,800	Space Shortage in 2025 (10yrs)	(2,042)	
48	Circulation Factor (percent of square feet):							25%	25%	25%	Space Shortage in 2020 (5yrs)	(3,991)	
49	Total Circulation Allowance:							2,450	2,450	2,450	Current Area Factor	239	
50	Total Square Feet (Special Area/Equipment):							12,250	12,250	12,250	Future Area Factor -2025	122	
51	Total Square Feet							16,124	18,073	20,115	Current Net Square Feet	20,115	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**10,258**	**10,258**	**10,258**	Space Shortage in 2035	(0)	

Current Department Location:		Contact:	Date:
Name of Department:	**Police Substations**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		1	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				1	1	1				**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**				1	2	2				**Staff Related to Service Level**
	Employee Classification										
7	Detectives		120			3	3		360	360	West small sub-station, possibly with a Fire Sub- station
8	PIO		120			1	1		120	120	
9	Support		64	1	1	1	1	64	64	64	
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25	**Sub-total Staff**			**1**	**1**	**5**	**5**	**64**	**544**	**544**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							29	245	245	
28	Total Square Feet (Personnel):							93	789	789	
	Special Area/Equipment										
29	South sub-station		3,000	1	1	1	1	3,000	3,000	3,000	In existing joint Fire/Police Building to be partially reactivated
30	West Field Office										West field Office includes:
31	Public reception		200			1	1		200	200	
32	Conference Room		140			1	1		140	140	
33	Meeting Area		400			1	1		400	400	
34	Work Room		100			1	1		100	100	
35	Rest Rooms		80			1	1		80	80	
36	Holding area		200			1	1		200	200	
37	Office area		400			1	1		400	400	
38	Public restroom		80			1	1		80	80	West Station estimated to be 3,000 sf, similar to the South Sub-station, consider
39											location with future Fire Station.
40											
41											
42											
43											
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							3,000	4,600	4,600	Space Shortage in 2025 (10yrs)
48	Circulation Factor (percent of square feet):							15%	15%	15%	Space Shortage in 2020 (5yrs)
49	Total Circulation Allowance:							450	690	690	Current Area Factor
50	Total Square Feet (Special Area/Equipment):							3,450	5,290	5,290	Future Area Factor -2025
51	Total Square Feet							3,543	6,079	6,079	Current Net Square Feet
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,216**	**1,216**	**1,216**	Space Shortage in 2035

		Current Net Square Feet
		Calculated in Economic Model
		Provided by City
		Data Calculated
		Factor by Consultant
3,079		
543		
3,000		
1,216		
3,000		
3,079		

Current Department Location:		Contact:	Date:
Name of Department:	**Police - Other Locations**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**		1	A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	7,056	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				3	3	3				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				4	6	6				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	Evidence Staff			3	4	6	8				New location will be adequate for 200,000 population		
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25	**Sub-Total, Personnel:**			3	4	6	8						
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:												
28	Total Square Feet (Personnel):												
	Special Area/Equipment												
29	Vehicle Impound		1,000	1	1	1	1	2,136	2,136	2,136			
30	Evidence Storage		8,000	1	1	1	1	7,056	7,056	7,056			
31	Training and Armory		3,000	1	1			4,000			Replaced when Police Operations phase 2 is built and these components relocate there		
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							13,192	9,192	9,192	Space Shortage in 2025 (10yrs)	(4,000)	
48	Circulation Factor (percent of square feet):										Space Shortage in 2020 (5yrs)		
49	Total Circulation Allowance:										Current Area Factor	4,397	
50	Total Square Feet (Special Area/Equipment):							13,192	9,192	9,192	Future Area Factor -2025	1,532	
51	Total Square Feet							13,192	9,192	9,192	Current Net Square Feet	13,192	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**4,596**	**4,596**	**4,596**	Space Shortage in 2035	(8,596)	

Current Department Location:	Goodyear Municipal Complex - 14455 W Van Buren Street Suite C103	Contact: Nathan Torres	Date:
Name of Department:	**Parks & Recreation - Offices**	Telephone: 623.882.3121	Email: nathan.torres@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		12.25	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0** 3,563 **Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**										**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				12	12	12				**Staff Related to Population or Staff Increase** **Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				17	25	25				**Staff Related to Service Level** **Factor by Consultant**
	Employee Classification										
7	Parks and Recreation Director	PO-5	196	1	1	1	1	196	196	196	
8	Parks and Recreation Deputy Director	PO-4	168			1	1		168	168	
9	Recreation/Parks Superintendents	PO-4	168	2	2	4	4	336	672	672	
10	Manager/Project Manager	PO-4	168								
11	Supervisor	PO-3	140								
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96	6	10	12	19	960	1,152	1,824	includes rec specialists, parks and rec manager, parks foreman
18	Administrative Assistant	WS-5	80	1	2	4	4	160	320	320	
19	Management Assistant	WS-5	80	1	1	2	2	80	160	160	
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64								
22	Customer Service Representative	WS-3	48	1	1	2	3	48	96	144	
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**12**	**17**	**26**	**34**	**1,780**	**2,764**	**3,484**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							801	1,244	1,568	
28	Total Square Feet (Personnel):							2,581	4,008	5,052	
	Special Area/Equipment										for the future projections we are assuming that parks and rec are co-located and can share common
29	Conference Room	CR-3	280	1	1	1	1	280	280	280	
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140		1	1	1	140	140	140	
32	Workroom	WR-1	140		2	2	2	280	280	280	
33	Break Area	BR-1	196	1	1	1	1	196	196	196	
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120	
35	Huddle Area	HA-1	100	1	2	2	3	200	200	300	currently located in rec office (fs 183
36	Files	F-1	14								
37	Storage Cabinet (18" x 36")	SC-1	16	4	4	4	5	64	64	80	not associated with a specific office or workstation, assuming these would move into a workroom
38	Service Module (24" x 96")	S-1	32								
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36								
41	Work Table (30" x 72")	WT-1	36	1	4	4	4	144	144	144	
42	Bookcase (12" x 36")	BC-1	10								
43	Large Training Room		700	1	1	1	1	700	700	700	one room is used for rec programs at fire station 183 currently
44	File Retention Room		64		1	1	2	64	64	128	
45											
46											
47	Sub-Total, Special Area/Equipment:							2,188	2,188	2,368	Space Shortage in 2025 (10yrs) 3,289
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 1,862
49	Total Circulation Allowance:							656	656	710	Current Area Factor 297
50	Total Square Feet (Special Area/Equipment):							2,844	2,844	3,078	Future Area Factor -2025 264
51	Total Square Feet							5,425	6,852	8,130	Current Net Square Feet 3,563
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**3,163**	**3,163**	**3,163**	Space Shortage in 2035 (400)

Current Department Location:		Contact:	Date:
Name of Department:	**Parks & Recreation - Operations**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				1	1	1				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				1	2	2				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168										
11	Supervisor	PO-3	140										
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer	WS-5	80										
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS		1	1	1	1						
25	**Sub-Total, Personnel:**			**1**	**1**	**1**	**1**						
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:												
28	Total Square Feet (Personnel):												
	Special Area/Equipment												
29	Community Center		10,000		1	1	1	10,000	10,000	10,000			
30											Administrative Offices and Operations support staff.		
31													
32													
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							10,000	10,000	10,000	Space Shortage in 2025 (10yrs)	10,000	
48	Circulation Factor (percent of square feet):										Space Shortage in 2020 (5yrs)	10,000	
49	Total Circulation Allowance:										Current Area Factor		
50	Total Square Feet (Special Area/Equipment):							10,000	10,000	10,000	Future Area Factor -2025	10,000	
51	Total Square Feet							10,000	10,000	10,000	Current Net Square Feet		
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**10,000**	**10,000**	**10,000**	Space Shortage in 2035	10,000	

Current Department Location:	Park and Traffic Facility - 200S Calle Del Pueblo	Contact: Nathan Torres	Date:
Name of Department:	**Parks & Recreation - Maintenance**	Telephone: 623.882.3121	Email: nathan.torres@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes		
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	1,583	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				22	22	22				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				32	45	45				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168										
11	Parks Superintendant and Foreman	PO-3	140								need to add two additional positions to each column to meet the standard set forth in the master pla		
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96	3	4	7	9	384	672	864	need to add two additional positions to each column to meet the standard set forth in the master pla		
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer	WS-5	80										
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS		19	25	39	53						
25	**Sub-Total, Personnel:**			**22**	**29**	**46**	**62**	**384**	**672**	**864**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							173	302	389			
28	Total Square Feet (Personnel):							557	974	1,253			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140										
32	Workroom	WR-1	140		1	1	1	140	140	140			
33	Break Area	BR-1	196										
34	Reception/Interior Waiting	RA-1	120		1	1	1	120	120	120			
35	Huddle Area	HA-1	100										
36	Files	F-1	14										
37	Parks Yard		36,574										
38	Chemical Storage Room		160	1	1	1	1	160	160	160			
39	Bay Storage Area		480	1	1	1	1	480	480	480			
40	Hoteling Station (24" x 48")	HS-1	36	1	3	4	5	108	144	180			
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							1,008	1,044	1,080	Space Shortage in 2025 (10yrs)	(1,332)	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	(867)	
49	Total Circulation Allowance:							302	313	324	Current Area Factor	45	
50	Total Square Feet (Special Area/Equipment):							1,310	1,357	1,404	Future Area Factor -2025	51	
51	Total Square Feet							1,867	2,332	2,657	Current Net Square Feet	1,000	**currently the 2nd floor of parks and tra**
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,115**	**1,115**	**1,115**	Space Shortage in 2035	115	

Current Department Location:		Contact:	Date:
Name of Department:	**Public Works Administration**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes		
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	1,552	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				3	3	3				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				4	6	6				**Staff Related to Service Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196			1	1		196	196			
10	Manager/Project Manager	PO-4	168	1	1			168					
11	Supervisor	PO-3	140										
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80	2	2	2	2	160	160	160			
19	Examiner/Planner/Engineer	WS-5	80										
20													
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS											
25	**Sub-Total, Personnel:**			**3**	**3**	**3**	**3**	**328**	**356**	**356**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							148	160	160			
28	Total Square Feet (Personnel):							476	516	516			
	Special Area/Equipment												
29	Conference Room	CR-3	280		1	1	1	280	280	280	Shared with Env Services & water untill relocate to new facility		
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140		1	1	1	140	140	140	Shared with Env Services & water untill relocate to new facility		
32	Workroom	WR-1	140										
33	Break Area	BR-1	196		1	1	1	196	196	196	Shared with Env Services & water untill relocate to new facility		
34	Reception/Interior Waiting	RA-1	120		1	1	1	120	120	120	Shared with Env Services, water, Streets, Bldg. Maint.		
35	Huddle Area	HA-1	100										
36	Files	F-1	14										
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32										
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36										
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43													
44													
45													
46											See Warehouse for common area support areas.		
47	Sub-Total, Special Area/Equipment:							736	736	736	Space Shortage in 2025 (10yrs)	(79)	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	(120)	
49	Total Circulation Allowance:							221	221	221	Current Area Factor	517	
50	Total Square Feet (Special Area/Equipment):							957	957	957	Future Area Factor -2025	491	
51	Total Square Feet							1,432	1,473	1,473	Current Net Square Feet	1,552	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,473**	**1,473**	**1,473**	Space Shortage in 2035	(79)	

Current Department Location:		Contact: Mark Flynn	Date: 01/29/2015
Name of Department:	**Fleet**	Telephone: (623) 882-7638	Email: mark.flyrm@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	12,874	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				6	6	6				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				9	12	12				**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
7		PO-7	280										
8		PO-6	224										
9		PO-5	196										
10		PO-4	168										
11	Supervisor	PO-3	140	1	1	1	1	140	140	140			
12		PO-2	120										
13		PO-1	100										
14													
15	**Workstations**												
16		WS-7	120										
17		WS-6	96										
18		WS-5	80										
19		WS-5	80										
20	Foreman	WS-4	64										
21		WS-4	64										
22	Service Writer	WS-3	48	1	1	2	2	48	96	96			
23		WS-2	36										
24	Maintenance Technician	NIWS		4	4	5	6						
25	**Sub-Total, Personnel:**			**6**	**6**	**8**	**9**	**188**	**236**	**236**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							85	106	106			
28	Total Square Feet (Personnel):							273	342	342			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140	1	1	1	1	140	140	140			
32	Workroom	WR-1	140										
33	Break Area	BR-1	196	1	1	1	1	196	196	196			
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120			
35	Huddle Area	HA-1	100	1	1	1	1	100	100	100			
36	Files	F-1	14										
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32										
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36	4	4	5	6	144	180	216	Based on the number of Maintenance Technicians		
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10	5	5	5	5	50	50	50			
43	Service Bays (35'x20')		700	5	5	7	8	3,500	4,900	5,600	1.5/Technician, includes drive-thru bay		
44	Drive-thru Service Bays (70'x20')		1,400	1	1	1	1	1,400	1,400	1,400			
45	Parts/Shop		1,300	1	1	1	1	1,300	1,300	1,300	Based on current size		
46	Shower/Locker Room Men		189	1	1	1	1	189	189	189			
47	Shower/Locker Room Women		154	1	1	1	1	154	154	154			
47													
48													
49	Sub-Total, Special Area/Equipment:							7,293	8,729	9,465	Space Shortage in 2025 (10yrs)	(1,010)	
50	Circulation Factor (percent of square feet):							32%	32%	32%	Space Shortage in 2020 (5yrs)	(2,975)	
51	Total Circulation Allowance:							2,334	2,793	3,029	Current Area Factor	2,146	
52	Total Square Feet (Special Area/Equipment):							9,627	11,522	12,494	Future Area Factor -2025	1,483	
53	Total Square Feet							9,899	11,864	12,836	Current Net Square Feet	12,874	
54	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**8,898**	**8,898**	**8,898**	Space Shortage in 2035	(3,976)	

Current Department Location:		Contact: Mark Flynn	Date: 01/29/2015
Name of Department:	**Building Maintenance**	Telephone: (623) 882-7638	Email: mark.flyrm@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	4,748	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				7	7	7				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				10	14	14				**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168										
11	Supervisor	PO-3	140	1	1	1	1	140	140	140			
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer	WS-5	80										
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Forman	WS-4	64			1	2		64	128			
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Facility Maintenance Technicians	NIWS		6	7	9	10						
25	**Sub-Total, Personnel:**			**7**	**8**	**11**	**13**	**140**	**204**	**268**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							63	92	121			
28	Total Square Feet (Personnel):							203	296	389			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196	1	1	1	1	196	196	196	Allocated to Water/Wastewater		
31	Conference Room	CR-1	140										
32	Workroom	WR-1	140										
33	Break Area	BR-1	196	1							Allocated to Water/Wastewater		
34	Reception/Interior Waiting	RA-1	120								See PW Admin		
35	Training Room		750	1							Allocated to Water/Wastewater		
36	Files	F-1	14										
37	Storage		150	1	1	1	1	150	150	150	Room 110		
38	Shop		1,300	1	1	1	1	1,300	1,300	1,300	Shared with Env. Serv., Water, Streets		
39	Warehouse		760	1							Provided in new Warehouse Program		
40	Hoteling Station (24" x 48")	HS-1	36	3	3	4	5	108	144	180	Based on 0.5/1 Technician, Current shared with Env Serv, Water, Streets		
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43	Shower/Locker Room Men		580	1							Allocated to Water/Wastewater		
44	Shower/Locker Room Women		380	1							Allocated to Water/Wastewater		
45													
46													
47	Sub-Total, Special Area/Equipment:							1,754	1,790	1,826	Space Shortage in 2025 (10yrs)	(2,125)	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	(2,265)	
49	Total Circulation Allowance:							526	537	548	Current Area Factor	678	
50	Total Square Feet (Special Area/Equipment):							2,280	2,327	2,374	Future Area Factor -2025	238	
51	Total Square Feet							2,483	2,623	2,762	Current Net Square Feet	4,748	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,669**	**1,669**	**1,669**	Space Shortage in 2035	(1,986)	

Current Department Location:	Public Works Building 4980 S 157th Avenue	Contact: mark Seamans@goodyearaz.gov	Date:
Name of Department:	**Solid Waste/Sanitation**	Telephone: 623.882.7062	Email:mark.seamans@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0** - **Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**										**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				6	6	6				**Staff Related to Population or Staff Increase** **Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				9	12	12				**Staff Related to Servcice Level** **Factor by Consultant**
	Employee Classification										
7	Manager - Env services	PO-4	168	1	1	1	1	168	168	168	
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196								
10	Manager/Project Manager	PO-4	168								
11	Sanitation Superintendent	PO-3	140	1	1	1	1	140	140	140	
12	Executive Assistant	PO-2	120								
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96	1	1	1	1	96	96	96	
18	Administrative Assistant	WS-5	80								
19	Examiner/Planner/Engineer	WS-5	80								
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64								
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS		3	4	5	6				
25	**Sub-Total, Personnel:**			**6**	**7**	**8**	**9**	**404**	**404**	**404**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							182	182	182	
28	Total Square Feet (Personnel):							586	586	586	
	Special Area/Equipment										
29	Conference Room	CR-3	280								
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140								
32	Workroom	WR-1	140								
33	Break Area	BR-1	196								
34	Reception/Interior Waiting	RA-1	120								
35	Huddle Area	HA-1	100								
36	Files	F-1	14								
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32								
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36	2	2	2	2	72	72	72	
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43	Sanitation Yard (157th ave facility)		8,000								best guess based on what is visible in existing yard
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							72	72	72	Space Shortage in 2025 (10yrs) 679
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) 679
49	Total Circulation Allowance:							22	22	22	Current Area Factor
50	Total Square Feet (Special Area/Equipment):							94	94	94	Future Area Factor -2025 85
51	Total Square Feet							679	679	679	Current Net Square Feet
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**510**	**510**	**510**	Space Shortage in 2035 510

Current Department Location:		Contact: Rebecca Zook & David Ramirez	Date: 01/30/2015
Name of Department:	**Traffic Signal Management Center**	Telephone: 623.882.7954	Email: rebecca.zook@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	1,828	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				9	9	9				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				13	19	19				**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168								Luke Albert (City Traffic Engineer) located at GMC bldg D-see Engineering		
11	Supervisor	PO-3	140	1	1	1	1	140	140	140	Gordon Eroh (traffic operations foreman) located at CALLE DEL PUEBLO		
12	Supervisor	PO-3	140	1	1	1	1	140	140	140	Ron Sievwright (Streets and Traffic Superintendant) located at CALLE DEL PUEBLO		
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120	1	1	1	1				Cato Esquivel (Senior Project Manager) located at GMC bldg D-see Engineering		
17	Supervisor/Foreman	WS-6	96	1	1	1	1	96	96	96	Hugh Bigalk (Asst. City Traffic Engineer) should be located in the Monitoring Management Room		
18	Administrative Assistant	WS-5	80								Sue Patary (Assistant to Luke Albert) located at GMC bldg D-see engineering		
19	Examiner/Planner/Engineer	WS-5	80								Brian Harvel (Pavement Management Coordinator) located at GMC bldg D-see engineering		
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Field Position Signs and Markings (Shared Hoteling line #40)	NIWS		2	2	3	4						
24	Field Position Traffic Operations (Shared Hoteling line #40)	NIWS		3	4	5	6						
25	**Sub-Total, Personnel:**			**9**	**10**	**12**	**14**	**376**	**376**	**376**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							169	169	169			
28	Total Square Feet (Personnel):							545	545	545			
	Special Area/Equipment												
29	Monitoring Management Room		300	1	1	1	1	300	300	300	could increase to include WS-6 for Asst. City Traffic Engineer		
30	Trainning Room										Shared with Parks Operations-see Parks		
31	Conference Room	CR-1	140								Shared with Parks Operations-see Parks		
32	Workbench		140	1	1	1.5	2	140	210	280			
33	Break Area	BR-1	196								Shared with Parks Operations-see Parks		
34	Shop/Storage		650	1	1	1.5	2	650	975	1,300	Sorage transferred to the Contral Warehouse.		
35	Huddle Area	HA-1	100	1	1	1	1	100	100	100			
36	Files	F-1	14										
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32										
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36	5	5	6	7	180	216	252	Based on 1/technician, 50% field work 50% shop work		
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43	Storage (signs, parts,traffic signal parts…etc.)		600	1	1	1	1	600	600	600	Currently stored in (2) off-site rental units, will relocate to the Central warehouse		
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							1,970	2,401	2,832	Space Shortage in 2025 (10yrs)	922	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	922	
49	Total Circulation Allowance:							591	720	850	Current Area Factor	203	
50	Total Square Feet (Special Area/Equipment):							2,561	3,121	3,682	Future Area Factor -2025	306	
51	Total Square Feet							3,106	3,667	4,227	Current Net Square Feet	1,828	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**2,750**	**2,750**	**2,750**	Space Shortage in 2035	922	

Current Department Location:		Contact:	Date:
Name of Department:	**Central Warehouse & Field Services Center**	Telephone:	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**		1	A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**										**Staff Related to Population or Staff Increase**
6	**Projected Staff Level (Line #3 * Line #2)**										**Staff Related to Servcice Level**
	Employee Classification										
7											
8											
9											
10	Facility Manager	PO-5	196	1	1	1	1	196	196	196	
11	Warehouse Supervisor	PO-3	140		1	1	1	140	140	140	
12	Other Supervisors	WS-6	96		5	6	7	480	576	672	field staff from other departments require lockers, restrooms, showers, uniform supply
13	Facility scheduler/support	WS-5	80		1	1	1	80	80	80	and central break, lunch, and briefing room possibly consolidated
14	Parks				29	46	62				Pallet Positions in 2015……..160
15	Streets				10	16	21				Pallet Positions in 2015……..131
16	Signals				9	11	13				Pallet Positions in 2015……..069
17	Facilities				8	11	13				Pallet Positions in 2015……..120
18	Water and Wastewater										Pallet Positions in 2015……..64
19	Office Supplies Allowance										Pallet Positions in 2015……..010
20											
21											
22											
23											
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									**Total Pallet Positions in 2015……..554**
25	**Sub-Total, Personnel:**			**1**	**2**	**2**	**2**	**896**	**992**	**1,088**	
26	**Circulation Factor (percent of square feet):**							50%	50%	50%	
27	Total Circulation Allowance:							448	496	544	
28	Total Square Feet (Personnel):							1,344	1,488	1,632	
	Special Area/Equipment										
29	Conference Room	CR-3	280		1	1	1	280	280	280	
30	Mens Lockers at 70%		10		44	64	83	441	644	826	
31	Womens Lockers at 10%		10		4	6	8	44	64	83	
32	Workroom	WR-1	140		1	1	1	140	140	140	
33	Break Area	BR-1	196		1	1	1	196	196	196	
34	Ready room/briefing		800		1	1	1	800	800	800	Capacity for largest crew of 50 at one time at tables
35	Supervisors Stations		120		5	6	7	600	720	840	Facilities, Parks, Streets,
36	Kitchenette		80		1	1	1	80	80	80	
37	Mens Room		400		1	1	1	400	400	400	
38	Showers and changing rooms		50		3	4	5	150	200	250	
39	Womens room		100		1	1	1	100	100	100	
40	Hoteling Station (24" x 48")	HS-1	36		8	8	8	288	288	288	
41	Work Table (30" x 72")	WT-1	36		2	2	2	72	72	72	
42	Bookcase (12" x 36")	BC-1	10		2	2	2	20	20	20	
43	Pallet positions		8	554	609	837	907	4,872	6,699	7,257	4 pallets high, 6 foot aisles, increase at 25% of City Poopulation Rate
44	Order pick up /staging		800		1	1	1	800	800	800	actual data to be provided by departments
45	Receiving		800		1	1	1	800	800	800	
46	Loading Dock		800		1	1	1	375	375	375	2 bays,covered
47	Sub-Total, Special Area/Equipment:							10,458	12,678	13,607	Space Shortage in 2025 (10yrs) 16,068
48	Circulation Factor (percent of square feet):							15%	15%	15%	Space Shortage in 2020 (5yrs) 13,371
49	Total Circulation Allowance:							1,569	1,902	2,041	Current Area Factor
50	Total Square Feet (Special Area/Equipment):							12,027	14,580	15,648	Future Area Factor -2025 8,034
51	Total Square Feet							13,371	16,068	17,280	Current Net Square Feet
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**										Space Shortage in 2035 17,280

Economy to Scale under 1.0 — Current Net Square Feet
Calculated in Economic Model
Provided by City
Staff Related to Population or Staff Increase — Data Calculated
Staff Related to Servcice Level — Factor by Consultant

Current Department Location:		Contact: Rebecca Zook & David Ramirez	Date: 01/30/2015
Name of Department:	**Street Maintenance**	Telephone: 623.882.7954	Email: rebecca.zook@goodyearaz.gov

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**	220	**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				7	7	7				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				10	14	14				**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
7	City Manager /Elected Official/Mayor	PO-7	280										
8	Deputy City Manager	PO-6	224										
9	Director/Superintendent	PO-5	196										
10	Manager/Project Manager	PO-4	168										
11	Supervisor	PO-3	140	1	1	1	1	140	140	140	Maurice McKnight (Street Maintenance Foreman)		
12	Executive Assistant	PO-2	120										
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Supervisor/Foreman	WS-6	96										
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer	WS-5	80										
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Field Position Street sweeper (Shared Hoteling line #40)	NIWS		2	3	5	6						
24	Field Position Street Maintenance (Shared Hoteling line #40)	NIWS		4	6	10	14						
25	**Sub-Total, Personnel:**			**7**	**10**	**16**	**21**	**140**	**140**	**140**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							63	63	63			
28	Total Square Feet (Personnel):							203	203	203			
	Special Area/Equipment												
29	Conference Room	CR-3	280										
30	Conference Room	CR-3	196										
31	Conference Room	CR-1	140								See PW Bldg Maint		
32	Workroom	WR-1	140										
33	Break Area	BR-1	196								See PW Bldg Maint		
34	Reception/Interior Waiting	RA-1	120								See PW Admin		
35	Training Room										See PW Bldg Maint		
36	Shops		1,000		1	1	1	1,000	1,000	1,000			
37	Storage Cabinet (18" x 36")	SC-1	16										
38	Service Module (24" x 96")	S-1	32										
39	Counter Positions	CT-1	48										
40	Hoteling Station (24" x 48")	HS-1	36	4	4	5	6	144	180	216	1/1.5 Field Positions Current hoteling shared with Env Serv, Water Services, Bldg Maint		
41	Work Table (30" x 72")	WT-1	36										
42	Bookcase (12" x 36")	BC-1	10										
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							1,144	1,180	1,216	Space Shortage in 2025 (10yrs)	1,517	
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs)	1,470	
49	Total Circulation Allowance:							343	354	365	Current Area Factor	31	
50	Total Square Feet (Special Area/Equipment):							1,487	1,534	1,581	Future Area Factor -2025	109	
51	Total Square Feet							1,690	1,737	1,784	Current Net Square Feet	220	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**760**	**760**	**760**	Space Shortage in 2035	540	

Current Department Location:	Public Works Building 4980 S 157th Avenue	Contact: mark Seamans@goodyearaz.gov	Date:
Name of Department:	**Water Operations Facilities**	Telephone: 623.882.7062	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			**A**	**B**	**C**	**D**	**E**	**F**	**G**	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0** 15,228 **Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%				**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**										**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				21	21	21				**Staff Related to Population or Staff Increase** **Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				30	43	43				**Staff Related to Servcice Level** **Factor by Consultant**
	Employee Classification										
7											THIS FILE INCLUDES WATER AND WASTEWATER STAFF AND FIELD SUPPORT
8											SPACES IN ENVIRONMENTAL SERVICES/PUBLIC WORKS BUILDING.
9											WASTEWATER IS ADDED ON LINE #46.
10	Manager/Project Manager	PO-4	168								
11	Water Superintendent	PO-3	140	1	1	2	2	140	280	280	THE TOTAL BUILDING IS 15,228 NET SQUARE FEET. THE TOTAL REQUIREMENT IS THE
12	Water Supervisors	PO-2	120	3	3	4	4	360	480	480	SUM OF WATER AT 12,230 SF, WASTEWATER AT 1914 SF, AND SANITATION AT 679 SF.
13	Confidential/Professional	PO-1	100								FOR A TOTAL OF 14,823 SF IN A BUILDING THAT CAN PROVIDE 15,228 SF WITH THE
14											DEVELOPMENT OF THE SHELL SPACE ON FLOOR #2 AND THE CONVERSION OF THE
15	**Workstations**										WAREHOUSE AND SHOP ON FLOOR #1 TO OFFICE AND SUPPORT SPACE
16	Manager/Project Manager	WS-7	120								
17	Sr. Tech's	WS-5	80	2	4	5	6	320	400	480	
18	Instrumentation control tech	WS-5	80	2	3	4	5	240	320	400	
19											
20											
21											
22											
23	Office and support space transferred from wastewater							900	1,240	1,320	
24	Field Position (Shared Hoteling Stations on line #40)	NIWS		13	18	22	25				includes utility techs and mechanics
25	**Sub-Total, Personnel:**			**21**	**29**	**37**	**42**	**1,960**	**2,720**	**2,960**	
26	**Circulation Factor (percent of square feet):**							45%	45%	45%	
27	Total Circulation Allowance:							882	1,224	1,332	
28	Total Square Feet (Personnel):							2,842	3,944	4,292	
	Special Area/Equipment										
29	Storage Room		127	1	1	1	1	127	127	127	
30	Lobby Waiting		350	1	1	1	1	350	350	350	
31	Conference Room	CR-1	140	1	1	1	1	140	140	140	
32	Workroom	WR-1	140		1	1	1	140	140	140	
33	Break Area	BR-1	500	1	1.0	1.3	1.5	500	650	750	
34	Reception/Interior Waiting	RA-1	120	1	1	1	1	120	120	120	
35	Huddle Area	HA-1	100								
36	Files	F-1	14	4	5	6	7	70	84	98	
37	Storage Cabinet (18" x 36")	SC-1	16	3	4	5	6	64	80	96	
38	Service Module (24" x 96")	S-1	32		2	2	2	64	64	64	
39	Counter Positions	CT-1	385	1	1	1	1	385	385	385	
40	Hoteling Station (24" x 48")	HS-1	36	12	12	6	6	432	216	216	
41	Men's Lockers	ER	817	1	1	1.3	1.5	817	1,062	1,226	For total water and waste water staff that will total 76 in 2035 at a population of 200,000
42	Women's Lockers	ER	548	1	1	1.0	1.0	548	548	548	For total water and waste water staff that will total 76 in 2035 at a population of 200,001
43	Training Room	ER	742	1	1	1	1	742	742	742	10 % staff allocated to Womens locker room
44	SCADA Control	Er	388	1	1	1	1	388	388	388	
45	Storage/Warehouse		1,870	1	1			1,870			To Redocate to Warehouse with Maintennce and Public Works Management
46	Office and Support from Wastewater							1,421	1,937	2,076	
47	Sub-Total, Special Area/Equipment:							8,178	7,033	7,466	Space Shortage in 2025 (10yrs) (2,201)
48	Circulation Factor (percent of square feet):							30%	30%	30%	Space Shortage in 2020 (5yrs) (1,815)
49	Total Circulation Allowance:							2,453	2,110	2,240	Current Area Factor 728
50	Total Square Feet (Special Area/Equipment):							10,631	9,143	9,705	Future Area Factor -2025 354
51	Total Square Feet							13,473	13,087	13,997	Current Net Square Feet 15,288 Total building , includes Solid waste
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**7,428**	**7,428**	**7,428**	Space Shortage in 2035 (1,291) and Maintenance now and storage

Current Department Location:	Public Works Building 4980 S 157th Avenue	Contact: mark Seamans@goodyearaz.gov	Date:
Name of Department:	**Wastewater Operations**	Telephone:623.882.7062	Email:

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff			Net Square Feet (NSF)			Remarks/Notes		
					2020	2025	2035	2020	2025	2035			
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G			
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				**Economy to Scale under 1.0**		**Current Net Square Feet**
3	**Service Level Projection Factor**				8.9%	4.2%	3.5%						**Calculated in Economic Model**
4	**Projected Annual Rate of Staff Increase**												**Provided by City**
5	**Projected Staff Level (Line #4 Rate *Line#2)**				20	20	20				**Staff Related to Population or Staff Increase**		**Data Calculated**
6	**Projected Staff Level (Line #3 * Line #2)**				29	41	41				**Staff Related to Servcice Level**		**Factor by Consultant**
	Employee Classification												
7													
8													
9													
10													
11	Wastewater Superintendent	PO-3	140	1	1	2	2	140	280	280	This space is transferred to Water Space Program and not included in the Wastewater building belo		
12	Wastewater Supervisors	PO-2	120	3	3	4	4	360	480	480	This space is transferred to Water Space Program and not included in the Wastewater building belo		
13	Confidential/Professional	PO-1	100										
14													
15	**Workstations**												
16	Manager/Project Manager	WS-7	120										
17	Sr. Techs	WS-5	80	3	5	6	7	400	480	560	This space is transferred to Water Space Program and not included in the Wastewater building belo		
18	Administrative Assistant	WS-5	80										
19	Examiner/Planner/Engineer	WS-5	80										
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64										
21	Technician/Specialist	WS-4	64										
22	Support	WS-3	48										
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36										
24	Field Position (Shared Hoteling Stations on line #38)	NIWS		13	16	19	21						
25	**Sub-Total, Personnel:**			**20**	**25**	**31**	**34**	**900**	**1,240**	**1,320**			
26	**Circulation Factor (percent of square feet):**							45%	45%	45%			
27	Total Circulation Allowance:							405	558	594			
28	Total Square Feet (Personnel):							1,305	1,798	1,914	This space is transferred to Water Space Program and not included in the Wastewater building belo		
	Special Area/Equipment												
29	Storage in Yard		150	1	1	2	2	150	300	300	not included in the total area		
30	Public Works Offices		666	1							includes offices and hoteling stations which are located on Water space program		
31	157th - Blower Building		1,605	1	1	1	1	1,605	1,605	1,605	office space and some storage area		
32	157th - Motel Offices		1,000	1	1	1	1	1,000	1,000	1,000	located on far west side of 157th yard		
33	157th - Lab Building		1,600	1	1	1	1	1,600	1,600	1,600	building in very poor shape - mold - need to be torn down and replaced		
34	Corgett WRF		1,000	1	1	1	1	1,000	1,000	1,000	existing office and mechanical space - no plans		
35	Rainbow Valley WRF		1,500	1	1	1	1	1,500	1,500	1,500	existing office and mechanical space - no plans		
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47	Sub-Total, Special Area/Equipment:							6,371	6,371	6,371	Space Shortage in 2025 (10yrs)		
48	Circulation Factor (percent of square feet):							82%	82%	82%	Space Shortage in 2020 (5yrs)		
49	Total Circulation Allowance:							5,224	5,224	5,224	Current Area Factor	580	
50	Total Square Feet (Special Area/Equipment):							11,600	11,600	11,600	Future Area Factor -2025	374	
51	Total Square Feet							11,600	11,600	11,600	Current Net Square Feet	11,600	**Guess**
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**										Space Shortage in 2035		

MASTER PLAN UPDATE PROCEDURE

It will helpful for the City of Goodyear to update the Space Requirements Program over the next many years as implementation of the Master Plan proceeds. It will certainly be necessary to review the space program for those departments to be included in the initial City Hall development before engaging an architect to design the building. That update process will identify adjustments in staff positions and assignment, more accurately reflect requirements to be accommodated by initial construction, and to incorporate the latest space allocation adjustments in the workplace environment.

There are two different procedures to update the space for current occupancy and future planning conditions. For space that either has been adjusted to the ideal standard or is planned to be developed in new space or completely remodeled existing space, the following update method is recommended.

To update the program, it will first be necessary to record the current staff distribution and the amount of space allocated to each department on the individual department space programs. An electronic version of the space program was provided to the City of Goodyear in conjunction with this master plan. The review process would include the following steps as highlighted on a typical space program attached as Exhibit A.1:

1. Change the years to reflect the current year in the first column under 'staff" and future years in the second and third columns to correspond with the planning time frame being anticipated. See Location "1".
2. Update the current staff level and distribution by employee classification in column Location "2".
3. Determine the growth rate that will be appropriate for the first planning period. The growth rate would be in terms of additional staff to be provided in response to population or level of service increase for each department. This will establish the future total staff level for the department as shown in Location "3".
4. Distribute the staff count in column—Location "4" for each classification so the total equals that found at Location "3".
5. Review the support space provided in Location "5" and update the data to reflect current conditions in location "6" columns. This may indicate additional support spaces have been provided that are not shown on Line Nos. 29 through 46. Alternatively, some of the support spaces anticipated in the 2015 study may not have been provided in the current condition and thus, would require deletion. Re-estimate the number and size of support spaces and the space that is to be allocated. Include this quantity in the appropriate line for columns at Locations "5" and "6".
6. Insert the current net area allocated to the department in #7 if it has changed.

This space program update procedure anticipated the achievement of recommended space allocation standards and an allocation of circulation based on development of a functionally appropriate space plan utilizing circulation allowances achievable in a new facility or through extensive rearrangement of existing space. That space adjustment could also have been implemented using the proposed (reduced size) space standards presented in Section 3 reflecting office of the future adjustments.

If minor space modifications are anticipated and the department is not relocating to new space, an alternate update procedure is recommended. If space standardization has not occurred or if it is not anticipated to relocate the department to new space, and existing space will be retained in an essentially "as-is" condition, then future space requirements would more accurately be reflected by continuing to require the existing net space, supplemented by adding an average of 120 square feet per additional person or 190 square feet per office and 90 square feet per workstation. These allocations included an appropriate amount of interval circulation. If the current space includes any unassigned or vacant workstations or space that could easily be converted to a workstation with minimum disruption of surrounding areas, then the future requirements would be the sum of existing space, plus 120 net square feet per person that cannot be accommodated in existing available workstations or vacant space.

Current Department Location:		Contact:	Date:
Name of Department:		Telephone:	Email:

#1

	Space Component	Space Code	Standard NSF	Current 2015 Staff	Staff 2020	Staff 2025	Staff 2035	Net Square Feet (NSF) 2020	Net Square Feet (NSF) 2025	Net Square Feet (NSF) 2035	Remarks/Notes
1	**Current Staff Level in this Component Space**			A	B	C	D	E	F	G	
2	**Population Increase Factor (Pop./74,000)**				1.0	1.0	1.0				
3	**Service Level Projection Factor**										
4	**Projected Annual Rate of Staff Increase**										
5	**Projected Staff Level (Line #4 Rate *Line#2)**				12	12	12				
6	**Projected Staff Level (Line #3 * Line #2)**				12	12	12				
	Employee Classification			#2							
7	City Manager /Elected Official/Mayor	PO-7	280								
8	Deputy City Manager	PO-6	224								
9	Director/Superintendent	PO-5	196			#4					
10	Manager/Project Manager	PO-4	168	1	1	1	1	168	168	168	
11	Supervisor	PO-3	140	1	1	1	1	140	140	140	
12	Executive Assistant	PO-2	120	1	1	1	1	120	120	120	
13	Confidential/Professional	PO-1	100								
14											
15	**Workstations**										
16	Manager/Project Manager	WS-7	120								
17	Supervisor/Foreman	WS-6	96								
18	Administrative Assistant	WS-5	80	2	2	2	2	160	160	160	
19	Examiner/Planner/Engineer	WS-5	80	3	3	3	3	240	240	240	
20	Future Staff Positions to balance with line #5 or #6.	WS-4	64								
21	Technician/Specialist	WS-4	64	4	4	4	4	256	256	256	
22	Support	WS-3	48								
23	Volunteer/Hoteling Station (full time, not hared)	WS-2	36								
24	Field Position (Shared Hoteling Stations on line #38)	NIWS									
25	**Sub-Total, Personnel:**			**12**	**12**	**12**	**12**	**1,084**	**1,084**	**1,084**	
26	**Circulation Factor (percent of square feet):**					#3		45%	45%	45%	
27	Total Circulation Allowance:							488	488	488	
28	Total Square Feet (Personnel):					#6		1,572	1,572	1,572	
	Special Area/Equipment			#5				#8			
29	Conference Room	CR-3	280	1	1			280			
30	Conference Room	CR-3	196								
31	Conference Room	CR-1	140								
32	Workroom	WR-1	140								
33	Break Area	BR-1	196	1	1			196			
34	Reception/Interior Waiting	RA-1	120								
35	Huddle Area	HA-1	100								
36	Files	F-1	14								
37	Storage Cabinet (18" x 36")	SC-1	16								
38	Service Module (24" x 96")	S-1	32								
39	Counter Positions	CT-1	48								
40	Hoteling Station (24" x 48")	HS-1	36								
41	Work Table (30" x 72")	WT-1	36								
42	Bookcase (12" x 36")	BC-1	10								
43											
44											
45											
46											
47	Sub-Total, Special Area/Equipment:							476			
48	Circulation Factor (percent of square feet):							30%	30%	30%	
49	Total Circulation Allowance:							143			
50	Total Square Feet (Special Area/Equipment):							619			
51	Total Square Feet							2,191	1,572	1,572	
52	**Projected NSF at 2025 Area Factor & Staff Increase at Service Level Factor**							**1,572**	**1,572**	**1,572**	

#7

Economy to Scale under 1.0	1,000	Current Net Square Feet
		Calculated in Economic Model
		Provided by City
Staff Related to Population or Staff Increase		Data Calculated
Staff Related to Servcice Level		Factor by Consultant

Space Shortage in 2025 (10yrs)	572	
Space Shortage in 2020 (5yrs)	572	
Current Area Factor	83	
Future Area Factor -2025	131	
Current Net Square Feet	1,000	
Space Shortage in 2035	572	

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Exhibit 8.9: Goodyear Facility Master Plan Implementation Cost

Goodyear Facility Master Plan Implementation Cost

Optional Developn 2 Phase City Hall, Defered to 2027 to require no additional funds untill 2025

Total Development Cost N.R. **$123.16** — **Additional Cost 2025-2035 $104.3**

Total Inflated Cost Fixed **$160.30** — **Average Annual Debt Service 2022-2035 if Financed $2.80**

10/1/2015

No.	Project	Area	Const'n Cost	Project Cost (plus 25%)	Cost (million)	Year	Cost in Millions 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Cost
1	City Center City Hall - initial development	89,000	$ 300	$ 375	$33.375	2025								$2.003	$7.000	$13.350	$11.023										$33.375
2	City Center Phase 2	30,000	$ 375	$ 469	$14.063	2030															$14.063						$14.063
3	City Center Master Plan and Dev. Agmt	1		$ 400,000	$0.400	2022							$0.400														$0.400
4	Parking Lot	140,175	$ 8	$ 10	$1.402	2025										$0.70	$0.70										$1.402
5	Parking Ramp Phase 2	47,250	$ 70	$ 88	$4.134	2030															$4.134						$4.134
6	City Center Landscaping and Site	100,000	$ 10	$ 13	$1.250	2027												$1.250									$1.250
7	Interim Lease Space	-		$ 18	$0.000	NR																					$0.000
8	Police Operations Phase 2	23,000	$ 275	$ 344	$7.906	2023							$3.953	$3.953													$7.906
9	Remodel Police Offices for Fire	9,000	$ 40	$ 50	$0.450	2023								$ 0.450													$0.450
10	Police Parking Area	40,000	$ 8	$ 10	$0.400	2022							$0.400														$0.400
11	Expand Building B for Planning & Remodel	4,000	$ 325	$ 406	$1.625	2020					$1.625																$1.625
12	Remodel Space at GMC for Interim Occupancy	5,500	$ 80	$ 100	$0.540	NR			$0.540																		$0.540
13	Additions to GMC-A to B	-	$ 500	$ 625	$0.000	NR																					$0.000
14	Additions to GMC- Courts	800	$ 200	$ 600	$0.480	2020					$0.480																$0.480
15	Lease Building D and new 12,000 sf (1)	-	$ 400	$ 400	$0.000	NR																					$0.000
16	Fire Station	13,000	$ 275	$ 344	$4.469	2019				$4.469																	$4.469
17	Fire Station	13,000	$ 275	$ 344	$4.469	2024										$4.469											$4.469
18	Fire Station	13,000	$ 275	$ 344	$4.469	2029														$4.469							$4.469
19	Fire Station	13,000	$ 275	$ 344	$4.469	2035																				$4.469	$4.469
20	Shops Building	8,000	$ 180	$ 225	$1.800	2022							$1.800														$1.800
21	Warehouse	9,000	$ 150	$ 188	$1.688	2022							$1.688														$1.688
22	Shops and Warehouse Phase 2 Expansion	17,000	$ 203	$ 254	$4.313	2027												$4.313									$4.313
23	157th Street Site and Parking	109,000	$ 8	$ 10	$1.090	2024									$1.090												$1.090
24	157th Avenue Intersection Improvements	1	$ 400,000	$ 500,000	$0.500	2035																				$0.500	$0.500
25	Remodel Floor 2 Envir. Services	2,000	$ 85	$ 106	$0.213	2030															$0.213						$0.213
26	Remodel Floor 1 Envir. Services	1,600	$ 85	$ 106	$0.170	2023								$0.170													$0.170
27	Rearrange Floor 1 offices	4,000	$ 20	$ 25	$0.100	2023								$0.100													$0.100
28	Central Library	33,000	$ 400	$ 500	$16.500	2035																				$16.500	$16.500
29	Mid-City Branch Library	10,000	$ 350	$ 438	$4.375	2035																				$4.375	$4.375
30	Community Center and Recreation Center	30,000	$ 350	$ 438	$13.125	2018			$6.563	$6.563																	$13.125
31	Community Center-South, Mid-City	10,000	$ 300	$ 375	$3.750	2035																				$3.750	$3.750
32	Remodel Library for Offices or Lease	10,000	$ 50	$ 63	$0.625	2035																				$0.625	$0.625
33	Remodel City Hall for near term expansion	6,000	$ 21	$ 26	$0.155	2021				$0.155																	$0.155
34	Remodel Old City Hall for Offices	9,000	$ 137	$ 171	$1.540	2019			$1.540																		$1.540
35	Remodel Police Evidence Building	2,946	$ 40	$ 50	$0.144	2022			$0.144																		$0.144
36	Remodel Traffic Signal/Mgmt. Bldg.	6,000	$ 7	$ 9	$0.050	2021			$0.050																		$0.050
37	Lease site area adjacent to Calle de Pueblo		$ -	$ -	$0.250	2020			$0.050	$0.050	$0.050	$0.050	$0.050														$0.250
38	Police Substation	2,000	$ 400	$ 500	$1.000	2035																				$1.000	$1.000
39	Detail Project Prospectus's	1		$ 500,000	$0.500	2016				$0.100			$0.100		$0.100										$0.200		$0.500
40	Lease Income from Surplus GMC -Bldg. D	18,790	$ 15.00	$ 281,850		2031																$0.379	$0.387	$0.395	$0.403	$0.411	$1.974
41	Lease Income from Surplus GMC -Bldg. E	10,000	$ 15.00	$ 150,000		2024											$0.183	$0.187	$0.190	$0.194	$0.198	$0.202	$0.206	$0.210	$0.214	$0.219	$2.002
42	Lease Income from Surplus GMC -Library	10,000	$ 15.00	$ 150,000	$2.000	2035																				$3.278	$3.278
43																											$0.000
44	Surplus $1 million to General Fund from GMC													$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$1.000	$13.000
45	Sell Traffic Signal Building	1		$ 600,000	$0.600	2025										$0.600											$0.600
46	Sell Police Training Facility	1		$ 500,000	$0.500	2019				$0.500																	$0.500
47	Sell Old City Hall	1		$ 1,500,000	$2.040	2025												$2.040									$2.040
48	Sell Old Evidence Building	1		$ 300,000	$0.300	2025												$0.300									$0.300
49	Sell Current City Hall	1		$ 5,000,000	$5.000	2025												$5.000									$5.000
50	**Subtotal Projects**				**$125.35**		**$0.000**	**$0.000**	**$8.887**	**$10.836**	**$2.155**	**$0.050**	**$8.391**	**$5.676**	**$7.190**	**$16.920**	**$10.541**	**$2.964**	**$1.190**	**$3.275**	**$17.211**	**$1.581**	**$1.593**	**$1.405**	**$1.617**	**$26.312**	**$107.093**
51	Contingency				15%		**$0.000**	**$0.000**	**$1.333**	**$1.625**	**$0.323**	**$0.008**	**$1.259**	**$0.851**	**$1.079**	**$2.538**	**$1.581**	**$0.445**	**$0.179**	**$0.491**	**$2.582**	**$0.237**	**$0.239**	**$0.211**	**$0.243**	**$3.947**	**$16.064**
52	**Total Cost**				**$144.15**		**$0.000**	**$0.000**	**$10.219**	**$12.462**	**$2.478**	**$0.058**	**$9.649**	**$6.527**	**$8.269**	**$19.458**	**$12.122**	**$3.408**	**$1.369**	**$3.766**	**$19.793**	**$1.818**	**$1.832**	**$1.615**	**$1.859**	**$30.259**	**$123.156**
53	Inflation Percentage				2.5%		1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.560	1.599	
54	**Inflated Total Annual Cost less Lease and Surplus Property Sales Income**						**$0.000**	**$0.000**	**$10.737**	**$13.420**	**$2.736**	**$0.065**	**$11.190**	**$7.759**	**$10.074**	**$24.300**	**$15.517**	**$4.472**	**$1.841**	**$5.191**	**$27.967**	**$2.634**	**$2.719**	**$2.458**	**$2.900**	**$48.373**	**$160.305**
55	**Cumulative Cost of all Projects**						**$0.000**	**$0.000**	**$10.737**	**$24.157**	**$26.892**	**$26.957**	**$38.147**	**$45.906**	**$55.980**	**$80.280**	**$95.797**	**$91.325**	**$89.484**	**$94.675**	**$122.642**	**$120.009**	**$117.290**	**$114.832**	**$111.932**	**$160.305**	
56	Current CIP Funding	Line # 67					$1.021	$2.382	$28.084	$51.237	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	$55.991	
57	Balance Available at end of the Year						$1.021	$2.382	$17.347	$27.080	$29.099	$29.034	$17.844	$10.085	$0.011	$24.289	$39.806	$35.334	$33.493	$38.684	$66.651	$64.018	$61.299	$58.841	$55.941	$104.314	
58	**Soft Cost Multiplier**	25%																									**$0.000**
59	**Costs included in the Current CIP**																										
60	Police Operations Phase Two	2019-2024		$ 4.809									$4.809														**$4.809**
61	Fire Stations	2019-2023		$ 8.000						$4.000				$4.000													
62	City Hall	2018-2020		$ 42.111					$ 25.000	$ 17.111																	**$42.111**
63	Community Center Central	2016 to 2021		$ 9.880			$ 1.021	$ 1.361	$ 0.702	$ 2.042	$ 4.754																**$9.880**
64	Total Currently Budgeted						$ 1.021	$ 1.361	$ 25.702	$ 23.153	$ 4.754																**$55.991**
65	Cumultive Currently budgeted						$ 1.021	$ 2.382	$ 28.084	$ 51.237	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	$ 55.991	
66											**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**									
67	**Interest rate**	2.25	2.50	2.75%	3.00	3.25	3.50																				
68	10 year financing constant	11.29	11.52	11.66%	11.81	11.96	12.11																				
69	15 year financing constant	8.00%	8.13%	8.28%	8.43%	8.58%	8.73%																				
70	20 year financing constant	6.30%	6.45%	6.61%	6.76%	6.91%	7.07%																				
71	25 year financing constant	5.30%	5.46%	5.61%	5.77%	5.93%	6.09%																				
72	Sub Lease Income per Sf, NNN	2.00%					$ 15.00	$ 15.30	$ 15.61	$ 15.92	$ 16.24	$ 16.56	$ 16.89	$ 17.23	$ 17.57	$ 17.93	$ 18.28	$ 18.65	$ 19.02	$ 19.40	$ 19.79	$ 20.19	$ 20.59	$ 21.00	$ 21.42	$ 21.85	
73	Cost of Projects now in the CIP or Funded						$0.000	$0.000	$6.563	$11.031	$0.000	$0.000	$4.753	$5.956	$7.000	$18.520	$11.723	$1.250	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	
74	Inflated City Center Cost						$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.460	$2.303	$8.050	$16.159	$13.482	$1.438	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	
75	Sum of Inflated City Center Cost limited to $42.111 million						$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.460	$2.763	$10.813	$26.971											
76																											
77	**Financing the Shortfall at 3.5% for 20 Years**																										
78	Cumulative Shortfall to Finance												$17.844	$10.085	$0.011	$24.289	$39.806	$35.334	$33.493	$38.684	$66.651	$64.018	$61.299	$58.841	$55.941	$104.314	
79	Annual Cost if financed @ 3.5% for 20 Years												$1.262	$0.713	$0.001	$1.717	$2.814	$2.498	$2.368	$2.735	$4.712	$4.526	$4.334	$4.160	$3.955	$7.375	
80	Cumulative Cost if Financed												$1.262	$1.975	$1.975	$0.258	$2.556	$5.054	$7.422	$10.157	$14.869	$19.396	$23.729	$27.889	$31.844	$39.219	

Exhibit 8.10: Goodyear Facility Master Plan
Optional Development Schedule

No.	Task Description	2015				2016				2017				2018				2019				2020				2021				2022				2023				2024				2025				2026-2035
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
1	Adopt Master Plan																																											
2	Evaluate Implementation Options																																											
3	Pre-Design Prospectus																																											
	City Center/Civic Center Building																																											
4	Engage Partners & Implementation Team																																											
5	Master Plan																																											
6	Design																																											
7	Construction																																											
8	Occupancy																																											
	Expand GMC																																											
9	Select Architect & Design																																											
10	Construction																																											
11	Relocate Police to Phase 2																																											
12	Remodel Police Space for Fire Administration																																											
13	Lease Out Available GMC Space																																											
14	Sell Current City Hall																																											
	Police																																											
15	Police Operations Phase 1 - Construction																																											
16	Police Operations Phase 2 - Design																																											
17	Police Operations Phase 2 - Construction																																											
18	Police Substations - Activate, Develop																																											
	Remodel/Dispose of Existing																																											
19	Remodel Old City Hall for Information Technology																																											
20	Sell Existing City Hall																																											
21	Remodel Old Evidence Building																																											
22	Sell Old Evidence Building																																											
23	Remodel/Dispose of Old Courthouse																																											
	Library/Community Centers																																											
24	Design Central Library																																											
25	Construct Central Library																																											
26	Remodel or Lease Current Library																																											
27	Develop Mid-City Branch Library																																											
28	Develop Community Center at City Center																																											
29	Develop Mid-City Community Center																																											
	Public Works at 157th Avenue																																											
30	Remodel Parks Maintenance /Traffic Building																																											
31	Sell Parks/Traffic Building																																											
32	Select Design/Planning Team																																											
33	Detail Program																																											
34	Site Planning																																											
35	Design Warehouse & Shops																																											
36	Construct Warehouse & Shops																																											
37	Occupancy																																											
38	Relocate from Parks/Traffic Building to 157th Street																																											
39	Improve Road Access to 157th Site & Add Signal																																											
	Fire Stations																																											
40	Fire Station #185 Development																																											
41	Fire Station #188 Development																																											
42	Fire Station #189 Development																																											
43	Fire Station #180 Development																																											
44	Develop Fire Maintenance Shop at 178th Site																																											
	Other																																											
45	Remodel & Relocate IT to Lease Space																																											
46	Relocate Parks Offices to Station #183																																											

Engage Team
Construction
Plan & Program
Relocation
Design
Real Estate

1 | INTRODUCTION

2 | SUMMARY OF FINDINGS & RECOMMENDATIONS

3 | PROJECTIONS

4 | BENCHMARK ANALYSIS

5 | SPACE INVENTORY

6 | SPACE REQUIREMENTS

7 | ALTERNATE DEVELOPMENT OPTIONS

APPENDIX A | SPACE PROGRAM

APPENDIX B | REFERENCE DOCUMENTS

B

APPENDIX B |

CONTENT

- Steering Committee
- Visioning session list
- Reports and Studies Provided
- Goodyear Police Operations bldg Program phase I

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Organization Charts Departmental levelz

STEERING COMMITTEE

Brian Dalke, City Manager
Bob Beckley, Deputy City Manager
Wynette Reed, Deputy City Manager
Dan Cotterman, Deputy City Manager
Mario Saldamando, Executive Mgmt Assistant
Larry Lange, Finance Director
Regis Reed, Sr. Project Manager
Mark Flynn, Municipal Services Manager

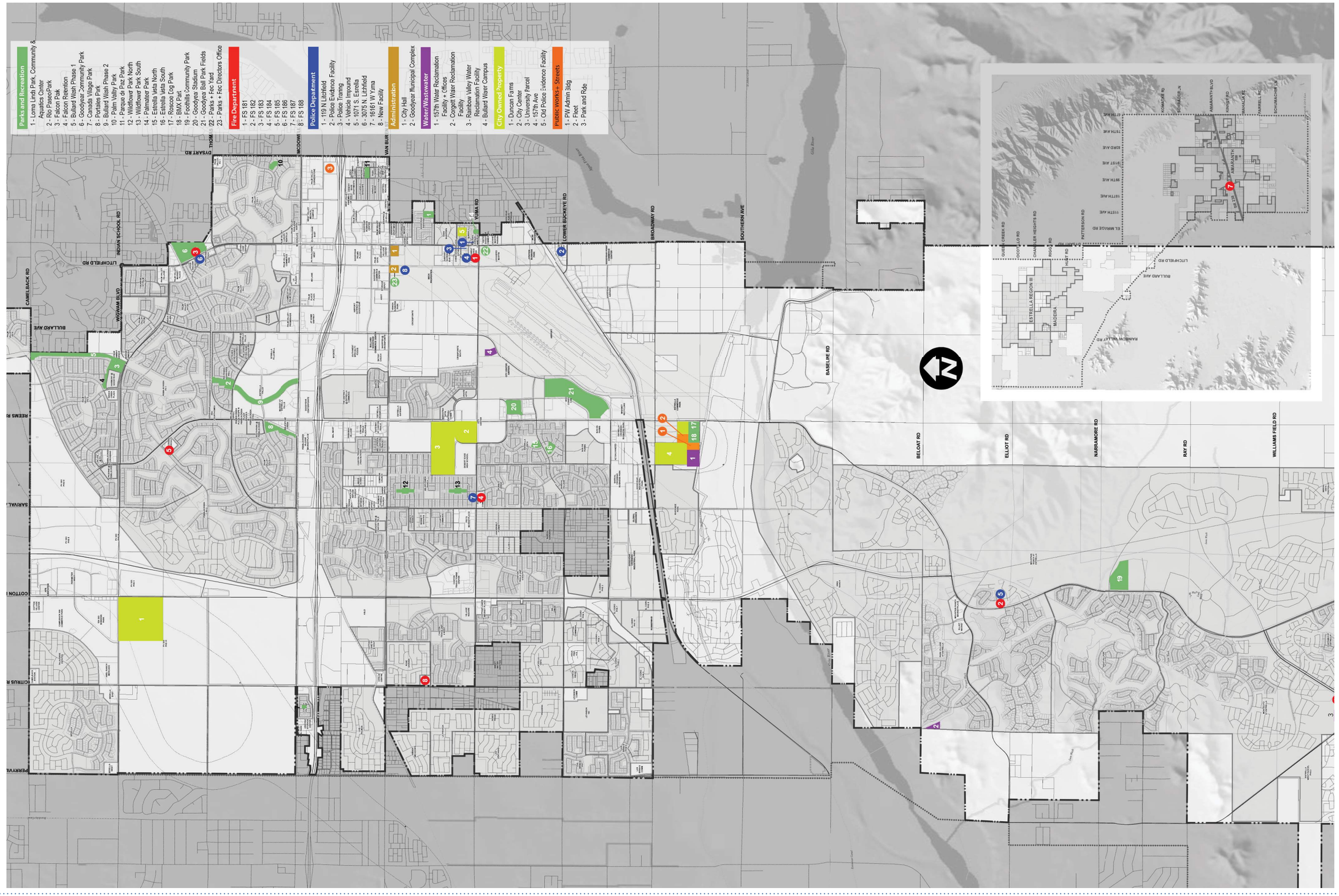
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Goodyear Police Operations Building

Division	Employee Classification or Special Area/Equipment				Total Square Feet	Budgetary Reduced Scope Total Square Feet
K-9 Division					1,517	1,083
	Includes:	*Type*				
	Specialized Patrol Division Lieutenant	PO-2	120	120		
	Sergeant Office	PO-2	120	120		
	K-9 Officer Workstations (4)	W-1	144	144		
	Conference Room (6pp)	PO-4	196			
	Office circulation factor 45%		207	119		
	Work Room/Bite Suit Drying		160	80		
	Secured Storage Room (Explosive and Drug Vaults)	8x10	80	80		
	Dry Storage	PO-1	100	80		
	Dog Wash Room	PO-1	100	80		
	Dog Kennel Room 3 kennels (K-9 Kennel Store 4x4 Inside/ 4x6 outside kennel system www.k9kennelstore.com)		240	240		
	Support circulation factor 25%		170	140		
Traffic Division					1,720	1,470
	Includes:	*Type*				
	Patrol Sergeant office (3 @ 48sf ea - in one enclosed office with 35% circulation space)	W-3	194	194		
	Traffic Officer Work Stations (6)	W-1	216	216		
	Office circulation factor 45%		185	185		
	Equipment Storage Room w/ 8 lockers (18"x24"x72")		600	500		
	Workarea - Open Conference		300	200		
	Support circulation factor 25%		225	175		
Property/Evidence Processing/Pick-up Area					559	559
	Includes:	*Type*				
	Property Tech Workstations (1@48sf)		48	48		
	Office circulation factor 45%		44	44		
	Evidence deposit/pass-thru's/processing area		355	355		
	Support circulation factor 25%		112	112		
Records Unit					1,497	1,447
	Includes:	*Type*				
	Supervisor Office (1)	PO-2	120	120		
	Records Clerk Offices (5)	W-3	240	240		
	Office circulation factor 45%		162	162		
	Public Service Counter		80	80		
	Storage/Supplies/Copiers		100	80		
	Workarea/worktable		100	80		
	Records Archives/High-density		500	500		
	Support circulation factor 25%		195	185		
Patrol Department - Booking/Detention Unit					3,147	3,060
	Includes:	*Type*				
	Secure Vestibule		150	150		
	Adult Booking Area w/ cuff bench for 4 to 6		200	200		
	Juv. Booking Area w/ cuff bench for 4 to 6		160	160		
	Shared Processing		250	250		
	DUI Processing		120	120		
	Single cells (2 Juv, 3 Female, 5 Male @ 60 ea)		600	600		
	Drunk tank/Gang cell for 6		120	120		
	Prisoner Shower		80	60		
	Officer Restroom		80	80		
	Decontamination Room off sallyport		120	80		
	Interview rooms (2 @ 80sf ea)		160	160		
	Recording Room		80	80		
	Janitor's Closet		50	50		
	Support circulation factor 45%		977	950		

Goodyear Police Operations Building

Division	Employee Classification or Special Area/Equipment			Budgetary Reduced Scope	Total Square Feet	Total Square Feet
Patrol Department - Training, Fitness and Lockers					4,338	3,088
	Includes:	*Type*				
	Armory Storage, Workshop and Office		400			
	Sim. Room		400			
	Men Locker Rooms (22* lockers @ 8sf + 30% circ.)		230	230		
	*(16 @ 36"h x 16"w x 24"d; 14 @72"h x 16"w x 24"d)					
	Women Locker Rooms (7** lockers @ 8sf + 30% circ.)		80	80		
	**(6 @ 36"h x 16"w x 24"d; 4 @72"h x 16"w x 24"d)					
	Men Showers (4 @ 24sf ea. + 30% circ.)		125	125		
	Women Showers (2 @ 24sf ea. + 30% circ.)		65	65		
	Restroom - Men's (3 tlt's, 2 urinals)		250	250		
	Restroom - Female's (4 tlt's)		220	220		
	Janitor's Closet		80	80		
	Gym		1,500	1,300		
	Storage	PO-2	120	120		
	Support circulation factor 25%		868	618		
Patrol Department - General Office					5,270	4,745
	Includes:	*Type*				
	Patrol Lieutenants (6)	PO-2	720	720		
	Patrol Sergeant office (6 @ 48sf ea - in one enclosed office with 35% circulation space)	W-3	389	389		
	Patrol Officer Touch Down Space 4x5 (25)	W-0	500	500		
	Police Assistant 4X5 (2)	W-0	40	40		
	Large Conference Room (12-14 pp) (2)	12x16	384	280		
	Small Conference Room (4-6 pp) (3)	10x12	360	240		
	Office circulation factor 45%		1077	976		
	Briefing Room (30 seats)		1000	1000		
	Coffee Alcove		80	80		
	Copy/ Fax/Workarea/Mail Distribution		200	120		
	Equipment storage (2 @ 80sf)		160	80		
	Support circulation factor 25%		360	320		
Building Support					6,214	4,460
	Includes:	*Type*				
	Public Lobby		600	600		
	Public Restrooms (2 @ 150sf)		300	300		
	Fingerprint area	8x10	80	80		
	Conference Room off Lobby (2-4pp)	8x10	80	80		
	Vending (2)		30	30		
	Interview rooms (2 off lobby 80sf ea)		160	160		
	Recording Room		80	80		
	Community Room		1200	1000		
	Community Room Storage		200	180		
	TOW/Release Lobby		200	200		
	TOW/Release Lobby Interview Room		100	80		
	Quartermaster Storage		300	300		
	Break Room		450	450		
	Staff Restrooms		300	300		
	Lactation Room/ Quiet Room (2)	8x10	160	80		
	IDF (2) (City Equipment one side/DMARK one side).	PO-2	240	240		
	Electrical/Janitor Rooms/SES/Fire Riser		300	300		
	Internal circulation (30%)		1434	1338		
			Total Gross		**24,260**	**19,910**
Exterior spaces (not included in total gross square footage)						
K-9 Training Field					22,500	22,500
Secured Parking Lot 75 Cars					26,250	26,250
Vehicle Care Area					360	360
K-9 Exterior Kennels					150	150
Secured Exterior Sallyport					2,300	2,300



City Facilities Map