

City Council Regular Meeting

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



Monday, June 27, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 6:05 p.m.

ROLL CALL

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

Absent: **Councilmember Patrick Bray**

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

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Bill Stipp to EXCUSE Councilmember Bray. The motion carried by the following vote:

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

Passed - Unanimously

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER STIPP

APPOINTMENTS

1. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

City Clerk Darcie McCracken administered the oath of office to the board and commission members in attendance appointed to the Judicial Advisory Committee and to the General Plan Committee.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Sheri Lauritano to APPROVE the appointments to Boards, Commissions and Committees. The motion carried by the following vote:

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

Passed - Unanimously

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Bryan Trujillo, Goodyear resident, expressed concern about the change in hours at the Youth Center in the Goodyear Recreation Campus and requested that the hours be changed to allow children of all ages during the summer.

CONSENT

MOTION BY Councilmember Laura Kaino, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda Items 2 through 6. The motion carried by the following vote:

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

Passed - Unanimously

2. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Special Meeting and the Regular Meeting held on June 6, 2022 and the Special Meeting held on June 17, 2022. (Darcie McCracken, City Clerk)

3. LEASE AGREEMENT FOR FIRE STATION 187 (MOBILE)

Recommendation

Approve a Lease Agreement with ARCUS Private Capital Solutions, LLC for Fire Station 187. (Linda Beals, Real Estate Coordinator)

4. APPROVE EXPENDITURE OF FUNDS UP TO \$2,228,900 FOR LITCHFIELD ROAD WATERLINE AND RELATED BUDGET AMENDMENTS

Recommendation

Approve increased expenditure of funds up to \$2,228,900 for construction of new water main in Litchfield Road between Yuma Road and Van Buren Street (Project 60045) and related budget amendments. (Barbara Chappell, Deputy Public Works Director; Lisa Melton, Senior Project Manager)

5. **SARIVAL AVENUE & HARRISON STREET TRAFFIC SIGNAL IMPROVEMENTS**

Recommendation

Approve expenditure of funds in the amount of \$592,400 for the construction of traffic signal improvements at Sarival Avenue & Harrison Street. (Hugh Bigalk, P.E., City Traffic Engineer)

6. **REVISIONS TO THE BUDGET AMENDMENT POLICY TO IMPROVE CLARITY ON THE USE OF GENERAL FUND CONTINGENCIES**

Recommendation

ADOPT RESOLUTION NO. 2022-2256 ADOPTING AND APPROVING THE BUDGET AMENDMENT POLICY BY THE CITY OF GOODYEAR. (Ryan Bittle, Finance Manager - Budget & Research)

PUBLIC HEARINGS

7. **SPECIAL USE PERMIT FOR DESERT SPRINGS COMMUNITY CHURCH**

Mayor Pizzillo opened the Public Hearing at 6:15 p.m.

Development Services Director Christopher Baker introduced Assistant Planner Guadalupe Ortiz Cortez.

Assistant Planner Guadalupe Ortiz Cortez presented a special use permit request for the Desert Springs Community Church located within the Palm Valley Phase 3B Planned Area Development (PAD) on the northwest corner of Indian School Road and 144th Avenue. Ms. Ortiz Cortez discussed the approval history for the property, reviewed the conceptual site plan and explained that the project is proposed to be completed in two phases. Phase 1 will include the expansion of the existing building and Phase 2 will include the completion of a new auditorium and the construction of a 34-foot tower.

Ms. Ortiz Cortez further reviewed the conceptual landscape plan and the conceptual elevations for the proposed auditorium. She relayed that the residents expressed concern with the height of the proposed auditorium, proximity of the auditorium to adjacent residential properties, the unknown timeframe for the construction, property values, obstruction of views, noise, and reduction of green space.

Ken Creasy, Goodyear resident, spoke in opposition and expressed several concerns related to the construction of the auditorium.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:30 p.m.

Council expressed concerns about the height of the auditorium and its proximity to the adjacent neighborhood.

A discussion ensued related to the landscaping buffers, lighting, and building height.

Council requested that the applicant continue to work with the adjacent neighborhood regarding their concerns throughout the construction phases.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Laura Kaino to APPROVE a request for a Special Use Permit to allow a building expansion and new auditorium for Desert Springs Community Church on approximately 8.5 acres in Phase 3B of the Palm Valley Planned Area Development (PAD) District at 14440 W. Indian School Road (Tract B of Palm Valley Phase 3B) subject to stipulations. The motion carried by the following vote:

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

Passed - Unanimously

8. SPECIAL USE PERMIT FOR THE HOPE ASSEMBLY CHURCH

Mayor Pizzillo opened the Public Hearing at 6:54 p.m.

Planning Manager Steve Careccia presented a request for a special use permit for Hope Assembly Church located at the northeast corner of 137th Avenue and Auto Drive. Mr. Careccia reviewed the background of the property and the policies regarding churches and special uses. He explained that the applicant is requesting a special use permit for a church within an existing building. He added that all modifications would take place to the interior of the building as the site is fully improved.

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

Council welcomed Hope Assembly Church to the city of Goodyear.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to APPROVE the request for a Special Use Permit for a church proposed within an existing building on property within the Palm Valley Crossing PAD, subject to stipulations. The motion carried by the following vote:

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

Passed - Unanimously

9. ZONING ORDINANCE TEXT AMENDMENT FOR DRIVE-THROUGH RESTAURANTS

Mayor Pizzillo opened the Public Hearing at 7:01 p.m.

Planning Manager Steve Careccia presented a zoning ordinance text amendment for drive-through restaurants. Mr. Careccia explained the background and purpose of drive-through text amendment adding that the amendment was initiated based on Council direction. Mr. Careccia discussed the amendments noting that the amendment would allow a business to not get a use permit for certain drive-through restaurants when the restaurant is more than 500 feet from residential. He also explained that the definitions were modified and established specific development standards for drive-through restaurants.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 7:11 p.m.

Council thanked staff for working with the development community and end users to come up with a mutual agreement.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2022-2227 DECLARING AS PUBLIC RECORDS THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED “ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 2-2, 3 AND 4.” The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Bill Stipp to ADOPT ORDINANCE NO. 2022-1534 AMENDING ARTICLE 2-2 (DEFINITIONS), SECTION 3-3-2 (C-1 NEIGHBORHOOD COMMERCIAL DISTRICT), SECTION 3-3-3 (C-2 GENERAL COMMERCIAL DISTRICT), SECTION 3-3-6 (COMMERCIAL DISTRICT STANDARDS) AND ARTICLE 4-2 (USES REQUIRING ADDITIONAL EVALUATION) OF THE GOODYEAR ZONING ORDINANCE; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

10. FY2022-2023 COMMUNITY FUNDING RECOMMENDATIONS

Grants and Neighborhood Services Supervisor Christina Panaitescu presented the FY2022-2023 Community Funding recommendations. Ms. Panaitescu discussed the program highlights and explained that in the FY2022-2023 budget, \$214,400 was available for community funding and noted that 30 applications were received. She added that a total of \$309,500 was requested from the applications for the upcoming fiscal year. The Community Funding Subcommittee was recommending \$132,400 be disbursed to 18 agencies.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Wally Campbell to APPROVE the recommended allocations for FY2022-2023 Community Funding. The motion carried by the following vote:

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

Passed - Unanimously

11. **SET THE PRIMARY AND SECONDARY PROPERTY TAX LEVIES FOR FY2023**

Finance Manager of Budget and Research Ryan Bittle presented the final step of the FY2023 budget process which is the adoption of the tax levies. Mr. Bittle discussed the public outreach and notification steps. He went on to review the amount of the property tax levy being proposed for both primary and secondary property taxes. He added that the secondary property tax was used to pay for general obligation debt service. Mr. Bittle noted that the levy amounts combined would have an estimated property tax of \$1.7350 per \$100 of assessed valuation.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Brannon Hampton to ADOPT ORDINANCE NO. 2022-1547 LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY OF GOODYEAR, SUBJECT TO PRIMARY AND SECONDARY TAXATION A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNTS ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET FOR THE PURPOSE OF PAYING FOR VARIOUS EXPENSES; TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM OTHER SOURCES OF REVENUES; PROVIDING FUNDS FOR VARIOUS BOND PREEMPTIONS, FOR THE PURPOSE OF PAYING PRINCIPAL AND INTEREST UPON BONDED INDEBTEDNESS; ALL FOR FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2023. (AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE). The motion carried by the following vote:

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

Passed - Unanimously

INFORMATION ITEMS

Councilmember Stipp relayed that he is now serving as Vice Chair of Valley Metro.

Council requested that the short-term rental ordinance be brought back to Council for consideration.

Council thanked Governmental Relations Manager Ginna Carico for her work at the Legislature during the legislative session.

FUTURE MEETINGS

July 11, 2022

Regular Meeting

6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:28 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 June 27, 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