

City Council Regular Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, November 14, 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; Vice Mayor Brannon Hampton; Councilmember Sheri Lauritano; Councilmember Wally Campbell; Councilmember Bill Stipp; Councilmember Laura Kaino; Councilmember Patrick Bray**

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER BRAY

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda Items 1 and 2. The motion carried by the following vote:

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

Passed - Unanimously

1. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meeting held on November 7, 2022. (Darcie McCracken, City Clerk)

2. **Approve expenditure up to \$650,000 for replacement of water line valves in Estrella Mountain (Project 60092)**

Recommendation

Approve expenditure of funds up to \$650,000 for the replacement of water line valves within the Estrella Mountain community as part of the department's asset replacement program. (Leonard Scheid, Water & Wastewater Superintendent)

PUBLIC HEARINGS

3. **USE PERMIT FOR A CONVENIENCE USE (MCDONALD'S RESTAURANT WITH DRIVE-THROUGH IN PALM VALLEY PHASE 5)**

Mayor Pizzillo opened the public hearing at 6:03 p.m.

Senior Planner Alex Lestinsky provided an overview of the Use Permit request for McDonald's restaurant with a drive-through at the northeast corner of Indian School Road and Sarival Road. She stated the use permit is required for this site due to the addition of the drive-through. Ms. Lestinsky reviewed the stipulations included in the recommendation and spoke about the stipulation added by the Planning and Zoning Commission for the hours of operation.

Dennis Newcomb, Gammage and Burnam, representing the applicant, provided additional details regarding the development and the agreed upon stipulations. He further discussed the desire of the ownership to extend operating hours with the potential to review after one year in business.

Matt Casey, a Goodyear resident, spoke in opposition of the development due to decreased quality of life issues resulting from noise, odors, traffic, and litter associated with the addition of a fast food restaurant in the area.

John Bacigalupi, a Goodyear resident, spoke in opposition of the development asking for more specific details on how noise and odors from the business will be controlled.

Lynn Seidel, a Goodyear resident, spoke in opposition of the development and reviewed campaign contributions made to members of Council by representatives of the developer and property seller. She further stated that the parcel selected for this restaurant is not appropriate for this type of business.

Deborah Woodrum, a Goodyear resident, spoke in opposition of the development due to the noise associated with the drive-through and an increase of vagrancy and crime in the area.

Nic Sylvester, a Goodyear resident, spoke in opposition of the development requesting the Council put forth a motion to deny the use permit due to the location.

Sheldon Tencer, a Goodyear resident, spoke in opposition of the development due to the decrease in the quality of life in the area due to an increase in noise and traffic.

There being no additional speakers, Mayor Pizzillo closed the public hearing at 6:42 p.m.

Council clarified additional details regarding the use permit requirements and criteria, the drive-through entry and exit, surrounding areas and use purpose, and surrounding

streets.

Councilmember Stipp moved to amend the motion to extend the hours of operation from 5:00 a.m. to midnight, with a one-year review. Councilmember Bray seconded the amended motion.

Council continued to discuss the use permit and received clarification on the scrubbers that will be installed in the building to assist with odors from the business. Council confirmed with staff that a traffic study is required for approval of permit. Council thanked the public for their involvement and confirmed steps will be taken by the franchisee to mitigate any odor, light, and sound issues.

Development Services Director Christopher Baker confirmed the review of all the stipulations included in the approval of the use permit will be monitored and confirmed prior to a certificate of occupancy being issued to the business. In addition, he discussed the process residents can use to submit complaints to Code Compliance in the event the business is operating in a manner not in line with the current approval with stipulations.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Patrick Bray to amend the motion and extend the hours of operation from 5:00 a.m. to midnight with a one-year review by Council.

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

Passed - Unanimously

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to approve the request for a Use Permit for a convenience use (McDonald's drive-through) on a 1.5-acre parcel proposed at the northeast corner of Indian School Road and Sarival Avenue (the "Property") within the Palm Valley Phase V PAD, subject to stipulations.

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

Passed - Unanimously

4. SPECIAL USE PERMIT FOR A SELF STORAGE FACILITY IN PALM VALLEY PHASE V

Mayor Pizzillo opened the public hearing at 7:16 p.m.

Senior Planner Alex Lestinsky provided background information and details relating to the project including building size and configuration and surrounding entry/exit details. She further clarified the special use permit requirements considering the location of the property across which is situated partially in the Luke Compatibility Land Use Area.

Nic Sylvester, a Goodyear resident, spoke in opposition of the project being too close to the residential neighborhood.

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

Council confirmed that security cameras will be required on-site, supported the passive-use of the property, and clarified the approved use in the area and surrounding areas.

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Laura Kaino to approve the request for a Special Use Permit for Dollar Self Storage, a self-storage facility with recreational vehicle storage, on approximately 6.5 acres at the northeast corner of Indian School Road and Sarival Avenue within the Palm Valley Phase V PAD, subject to stipulations.

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

Passed - Unanimously

Council recessed at 7:46 p.m. and reconvened at 7:53 p.m.

5. USE PERMIT FOR A CONVENIENCE USE (SALAD AND GO RESTAURANT WITH A DRIVE-THROUGH)

Mayor Pizzillo opened the public hearing at 7:54 p.m.

Principal Planner Christian Williams provided an overview of the Use Permit requests for both the Salad and Go Restaurant and Black Rock Coffee Restaurant, both with drive-throughs located at the southwest corner of Yuma Road and Cotton Lane. He gave details of surrounding area and information regarding other businesses in the area.

There being no speakers. Mayor Pizzillo closed the public hearing at 7:59 p.m.

Council inquired about how the move of the Avondale Moose Lodge would affect the development and staff responded the Moose Lodge is expected to move to the west on the property, and will not have any impact on the development. Council discussed the need to consider a solution for blocked parking spaces when the drive-through lanes are busy. Council thanked the business owner for choosing Goodyear to open the restaurants.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Patrick Bray to approve the use permit request for a convenience use (Salad and Go restaurant with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations.

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

Passed - Unanimously

6. **USE PERMIT FOR A CONVENIENCE USE (BLACK ROCK COFFEE BAR WITH A DRIVE THROUGH)**

Mayor Pizzillo opened the public hearing at 8:05 p.m.

Principal Planner Christian Williams said he had no additional information to provide as the presentation was done under item #5.

There being no speakers, Mayor Pizzillo closed the public hearing at 8:05 p.m.

MOTION BY Councilmember Patrick Bray, SECONDED BY Vice Mayor Brannon Hampton to approve the request for a Use Permit for a convenience use (Black Rock Coffee bar with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations.

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

Passed - Unanimously

BUSINESS

7. **ANNEXATION OF LAND WITHIN A PARCEL AT THE SOUTHWEST CORNER OF W. LOWER BUCKEYE ROAD AND CITRUS ROAD**

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Bill Stipp to authorize staff to initiate the annexation of 3,287 square feet of land within a parcel of land located at the southwest corner of Citrus Road and Lower Buckeye Road.

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

Passed - Unanimously

Planning Manager Steve Careccia provided details about the requested annexation of land and surrounding area. He stated the process for this annexation has multiple steps due to the private ownership of the land. He further stated the purpose of the annexation of the land is to complete roadway improvements in the area of Lower Buckeye Road and Citrus Road.

8. **CREATE A STAND-ALONE WATER SERVICES DEPARTMENT AND ESTABLISH WATER SERVICES DIRECTOR**

City Manager Julie Karins provided an overview of the need for a stand-alone Water Services department. She discussed the changes in staff positions and additional salary requirements. In response to a Council question, Ms. Karins provided additional information about how having two departments specializing in these areas would benefit the city in providing more attention to the needs of the residents as it relates to water services and the future water needs.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Bill Stipp to ADOPT ORDINANCE NO. 2022-1564, AMENDING GOODYEAR CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS) TO CREATE A STAND-ALONE WATER SERVICES DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND DECLARING AN EMERGENCY.

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

Passed - Unanimously

INFORMATION ITEMS

Council extended their appreciation to Engineering and Digital Communications staff who worked on the We-Ride program. Council further complimented the Veterans Day event and indicated the desire to add an event to celebrate the Day of the Dead in honor of Hispanic Heritage month.

City Manager Julie Karins stated that over 1,000 people attended the Veterans Day event and this included 150 veterans who received a free meal at the event. She thanked the staff for their participation in the event. Ms. Karins further highlighted the We-Ride program and encouraged all to try out the app.

FUTURE MEETINGS

November 29, 2022

Special Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 8:19 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 November 14, 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