

City Council Regular Meeting
City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395



Monday, January 23, 2023

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the meeting to order at 5:00 p.m.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR KAINO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Goodyear resident Jennifer Barber spoke about benefits of a business license fee sliding scale. She also requested information on how to accomplish shorter fire response times, ensure proper American Flag disposal, and a larger post office with better access. Ms. Barber thanked the Council for the L.E.A.D. program.

Goodyear resident Marcia DeSalvo expressed frustration regarding the noise level from Loop 303.

CONSENT

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to APPROVE Consent Agenda items 1 through 6. The motion carried as follows:

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

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Recommendation

Approve the draft minutes from the January 3, 2023 Special Meeting, the January 9, 2023 Special Meeting and the January 9, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

2. **APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY**

Recommendation

Approve budget amendments & related expenditure authority. (Doug Sandstrom, Finance Director)

3. **FINAL PLAT FOR LA PRIVADA PARCELS 3 & 7 PHASE 1**

Recommendation

Approve the Final Plat of La Privada Parcels 3 & 7 Phase 1, subject to the following stipulations (Marty Crossland, Interim Deputy Director of Development Engineering)

4. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF GLENDALE TO UTILIZE LANDFILL**

Recommendation

Authorize the Mayor or designee to enter into an IGA with the city of Glendale, which would allow city staff and Goodyear residents the ability to utilize the Glendale landfill. (Adam Kurtz, Solid Waste Superintendent)

5. **MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN GOODYEAR AND SALT RIVER PROJECT (SRP) WHERE SRP AGREES TO SUBSIDIZE THE ANNUAL COST OF THE WATERFLUENCE WATER BUDGET EFFICIENCY SOFTWARE CURRENTLY UTILIZED BY GOODYEAR TO PROVIDE EFFICIENCY METRIC DATA TO WATER CUSTOMERS WITH LARGE LANDSCAPES**

Recommendation

Approve and authorize the City Manager or designee to execute the MOU with Salt River Project (SRP) to subsidize the annual cost of Waterfluence. (Ray Diaz, Water Resources & Sustainability Manager)

6. **AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED FY2023 CIP PROJECT #42046- COTTON LANE- ESTRELLA PARKWAY TO COTTON LANE BRIDGE PROJECT**

Recommendation

Authorize the expenditure of design funds for the Cotton Lane project in an amount not to exceed \$806,200. (Hugh Bigalk, City Traffic Engineer; Troy Scott, Senior Project Manager)

PUBLIC HEARINGS

7. **GOODYEAR CELEBRATION PLAZA REZONE**

Mayor Pizzillo opened the public hearing at 5:11 p.m.

Business Analyst Alex Lestinsky presented information on the request for Goodyear Celebration Plaza rezone. She provided information on the property location, neighborhood, and current commercial zoning designations and the request to rezone to a mix of uses, commercial and multifamily, as well as modified development standards and guidelines included within the preliminary area plan.

Applicant representative Jeff Blilie with Beus, Gilbert, McGroder, presented additional information on the current market concerns with the original plan for development and changes in the neighborhood surrounding the area. He also included information about the need for residential in the area, the benefit of a public park and medical offices envisioned to support the Cancer Treatment Center of America (CTCA).

There being no additional speakers, Mayor Pizzillo closed the public hearing at 5:28 p.m.

Council inquired about how CTCA felt about the proposed development changes, the types of potential commercial use, number of sites and noise mitigation standards. Jeff Blilie referenced a letter of support from CTCA. Development Services Director Christopher Baker provided information on design standards for noise mitigation that the architect would be required to provide.

Council continued discussing concerns with the hybrid and multifamily options in the area and near I-10.

Property owner Tom Blake stated that without the mixed use to include multifamily residential he was unsure how the planned area development could proceed.

Council expressed additional concerns with the project as presented.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to ADOPT RESOLUTION NO. 2023-2279, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1562 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR “GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT.

[The item was tabled and no vote was taken on the motion/second to adopt the Resolution.]

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to TABLE item 7. The motion carried as follows:

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

Passed - Unanimously

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

Mayor Pizzillo opened the public hearing at 6:22 p.m.

Planning Manager Steve Careccia presented the staff request to annex a small parcel of land near the southwest corner of West Lower Buckeye and Citrus Road. The city zoning designation will be AU agricultural urban. Mr. Careccia also stated the annexation meets all city and state requirements and supports the City's acceptance of the right of way and completion of improvements.

There being no speakers, Mayor Pizzillo closed the public hearing at 6:25 p.m.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2022-1568, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING APPROXIMATELY 3,287 SQUARE FEET OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND CITRUS ROAD, WHICH IS CONTIGUOUS TO AND SURROUNDED BY THE EXISTING CITY LIMITS OF THE CITY OF GOODYEAR, AND PROVIDING A CITY ZONING DESIGNATION OF AU AGRICULTURAL URBAN; PROVIDING DIRECTIONS AND AN EFFECTIVE DATE. Motion carried as follows:

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

Passed - Unanimously

9. A REZONING FOR URBAN DISTRICT 10

Mayor Pizzillo opened the public hearing at 6:28 p.m.

Planning Manager Steve Careccia reviewed the history of the proposed rezoning area and described the development of a business/commerce park.

Shaine Alleman with Tiffany and Bosco provided additional information regarding the proposed project and introduced Urban Logistics Realty, the developers of the proposed project.

There being no additional speakers, Mayor Pizzillo closed the public hearing at 6:45 p.m.

Council expressed concern with commercial warehouse in the location and impact on the Cancer Treatment Center of America.

Mr. Alleman provided additional information on the difference between industrial warehouses and an office/commerce park.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Brannon Hampton to ADOPT RESOLUTION NO. 2023-2285, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1569 RELATED TO THE REZONING OF "URBAN DISTRICT 10". Motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Bill Stipp

NAY: Councilmember Wally Campbell, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2023-1569, CONDITIONALLY REZONING APPROXIMATELY 43.93 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND CELEBRATE LIFE WAY TO BE KNOWN AS URBAN DISTRICT 10 FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT ZONING DISTRICT; 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. Motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Bill Stipp

NAY: Councilmember Wally Campbell, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed

Council recessed at 7:20 p.m.

Mayor Pizzillo reconvened the Regular Meeting at 7:40 p.m.

10. REZONE APPROXIMATELY 8.62 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO R1-A WITH THE ASCENT AT CANYON TRAILS DEVELOPMENT REGULATIONS R1-A WITH PAD OVERLAY

Mayor Pizzillo opened the public hearing at 7:40 p.m.

Principal Planner Christian Williams presented a brief zoning history of the land and surrounding area within the Canyon Trails Development. He then spoke regarding the applicant rezoning request for 8.62 acres within the Canyon Trails Development from Commercial to Neighborhood Townhouse community.

There being no speakers, Mayor Pizzillo closed the public hearing at 7:48 p.m.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Brannon Hampton to ADOPT RESOLUTION NO. 2023-2282, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1566 RELATED TO THE REZONING CASE FOR – ASCENT AT CANYON TRAILS. Motion carried as follows:

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

Passed - Unanimously

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Vice Mayor Laura Kaino to ADOPT ORDINANCE NO. 2023-1566, CONDITIONALLY REZONING APPROXIMATELY 8.62 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROOSEVELT STREET AND 158TH AVENUE TO BE KNOWN AS ASCENT AT CANYON TRAILS; 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. Motion carried as follows:

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

Passed - Unanimously

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

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

Principal Planner Christian Williams introduced the rezone request of 156 acres known as Fulton Homes at Ballpark Village. The rezone requested modifications to setbacks, additions to trail amenities, and pool regulations.

Goodyear resident Nola Isla asked about traffic plans for the development and expressed concern for the traffic during events at the Ballpark.

Staff responded that although the density is not increased, the additional conditions will be addressed during event planning.

There being no additional speakers, Mayor Pizzillo closed the public hearing at 8:00 p.m.

Council reiterated that the development does not increase the planned density and the traffic would be addressed during event planning.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Vicki Gillis to ADOPT RESOLUTION NO. 2023-2283, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1567 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – FULTON HOMES AT BALLPARK VILLAGE 1ST AMENDED. Motion carried as follows:

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

Passed - Unanimously

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Vicki Gillis to ADOPT ORDINANCE NO. 2023-1567, CONDITIONALLY REZONING APPROXIMATELY 156 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND YUMA ROAD TO BE KNOWN AS FULTON HOMES AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. Motion carried as follows:

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

Passed - Unanimously

12. ANNEXATIONS FOR TWO PROPERTIES NEAR THE SOUTHEAST CORNER OF SARIVAL AVENUE AND BROADWAY ROAD ALIGNMENTS

Mayor Pizzillo opened the public hearing at 8:06 p.m.

Principal Planner Christian Williams introduced the request to annex 1.81 and 0.42 acres near the southeast corner of Sarival Avenue and Broadway Road Alignments. The proposed zoning is Agriculture Urban.

There being no speakers, Mayor Pizzillo closed the public hearing at 8:10 p.m.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Bill Stipp to APPROVE Annexation of approximately 1.81 acres of property along the Broadway Road alignment between the Sarival Avenue alignment and the 159th Avenue alignment, generally located southeast of Sarival Avenue and Maricopa County 85. Motion carried as follows:

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

Passed - Unanimously

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to APPROVE Annexation of approximately 0.42 acres of property along the Sarival Avenue alignment between Maricopa County Highway 85 and the future Arizona State Route 30 (Tres Rios Freeway) generally located southeast of Sarival Avenue and Maricopa County 85. Motion carried as follows:

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

Passed - Unanimously

BUSINESS

13. **PRELIMINARY PLAT FOR FULTON HOMES AT BALLPARK VILLAGE**

Principal Planner Christian Williams spoke about the second phase of the Fulton Homes at Ballpark Village that was approved on Item No. 11. This stage is requesting approval of the preliminary plat.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Brannon Hampton to APPROVE the preliminary plat for Fulton Homes at Ballpark Village, subdividing approximately 164.92 gross acres into 796 lots and 87 tracts. Motion carried as follows:

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

Passed - Unanimously

14. **PRELIMINARY PLAT FOR LA JOLLA VISTA**

Principal Planner Christian Williams provided information regarding a request for preliminary plat approval of approximately 201 acres of La Jolla Vista.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to APPROVE the Preliminary Plat for La Jolla Vista subdividing approximately 201.01 gross acres into 736 lots and 59 tracts. Motion carried as follows:

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

Passed - Unanimously

INFORMATION ITEMS

Council spoke about road construction projects and the need for a tracking system to address having the same street under construction for consecutive projects.

Council spoke about a successful meeting with Senator Sinema and the successful running of the Bullard Wash that took place the prior Saturday.

City Manager Julie Karins reminded residents about the upcoming town hall meeting scheduled to discuss ideas for development of the city-owned 46 acres around the ballpark. She added that the Wag and Tag event is Saturday, January 28th from 9a.m. to noon at Goodyear Civic Square.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 3, 2023

City Council Retreat

1:00 p.m.

EXECUTIVE SESSION

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

15. Pursuant to A.R.S. §38-431.03(A) (3) (4): Discussion and consultation with the City Attorney for legal advice to consider its position and instruct its attorneys regarding the City's position regarding contracts that are the subject of negotiations related to Westcor/Goodyear LLC Development Agreement and amendments.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to CONVENE an Executive Session. The motion carried as follows:

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

Passed - Unanimously

Council entered into Executive Session at 8:25 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 8:45 p.m.

RECONVENING OF REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 8:45 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 8:45 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 January 23, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2023.

SEAL:

Darcie McCracken, City Clerk