

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



Monday, February 27, 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 City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie
Present: McCracken

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Mike Goodwin, staff member of Campbell Snacks, spoke about the need to activate the streetlight at Bullard Avenue.

Goodyear resident Jennifer Barber commended the City for prioritizing the second fire station in Estrella, spoke about her opposition to three legislative proposals, and asked for environmental impacts to be added to Council reports.

CONSENT

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Sheri Lauritano to APPROVE Consent Agenda items 1 through 5. 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 February 6, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

2. **CITY COUNCIL SUBCOMMITTEE APPOINTMENTS**

RECOMMENDATION

Recognize the City Council subcommittee appointments for 2023. (Rosalva Zimmerman, Assistant to the Mayor)

3. **APPROVE EXPENDITURE UP TO \$584,200 FOR THE PURCHASE AND INSTALLATION OF AN AERATION BLOWER AT THE GOODYEAR WATER RECLAMATION FACILITY**

RECOMMENDATION

Approve expenditure of funds up to \$584,200 to purchase and install an aeration blower at the Goodyear Water Reclamation Facility. (Todd Carpenter, Process Operations Manager; Stephen Scinto, Interim Deputy Public Works Director)

4. **FINAL PLAT FOR CITRUS PARK PHASE 2B**

RECOMMENDATION

Approve the Final Plat of Citrus Park Phase 2B subdividing approximately 43 acres generally located near the southwest corner of Lower Buckeye Road and Citrus Road into 155 lots and 44 tracts (the "Platted Property"). (Marty Crossland, Interim Deputy Director of Development Engineering)

5. **AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED FY2023 CIP PROJECT #42026 - ESTRELLA PARKWAY AND BRIDGE PROJECT**

RECOMMENDATION

Authorize the expenditure of design funds for Construction Manager At Risk (CMAR) Pre-construction services on the Estrella Parkway and Bridge project not to exceed \$562,600. (Hugh Bigalk, City Traffic Engineering; Troy Scott, Senior Project Manager Engineering)

PUBLIC HEARINGS

6. **REZONE APPROXIMATELY 152 ACRES LOCATED WEST OF BULLARD AVENUE ALONG MCDOWELL ROAD TO PLANNED AREA DEVELOPMENT (PAD) DISTRICT BY ADOPTING GSQ REGIONAL CENTER PLANNED AREA DEVELOPMENT (PAD)**

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

Principal Planner Christian Williams presented information on the request to rezone 152 acres for Goodyear Square (GSQ) Regional Center PAD. He provided information on the property location, neighborhood, and current zoning designations and the request to rezone to a mix of uses, commercial and multifamily. He outlined several changes requested to be included in Table 5.

RG Land Partners, LLC representative Ed Bull thanked the Council and staff for the positive collaboration and offered to answer any questions.

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

Council expressed excitement for the overall project and inquired about the car wash distance from arterial streets, the number of drive thru's permitted, and the height of buildings permitted in Area A. Mr. Williams responded the car wash distance was 200 to 250 feet, there is a limitation of 2 stand-alone drive thru's and the maximum height permitted is 60 feet.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to ADOPT RESOLUTION NO. 2023-2278, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1561 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – GSQ REGIONAL CENTER. 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 Wally Campbell to ADOPT WITH NOTED CHANGES ORDINANCE NO. 2023-1561, CONDITIONALLY REZONING APPROXIMATELY 152 ACRES OF PROPERTY LOCATED WEST OF BULLARD AVENUE ALONG MCDOWELL ROAD TO BE KNOWN AS GSQ REGIONAL CENTER; 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

BUSINESS

7. APPROVE FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT WITH RG LAND PARTNERS, LLC

City Attorney Roric Massey presented the elements of the proposed agreement.

Council requested clarification regarding the reimbursement process and the timeline for completion of Goodyear Way. Mr. Massey responded with the details of the fifty percent reimbursement agreement on commercial development and the April 2025 deadline for roadway completion.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to APPROVE and authorize the City Manager to execute the 5th Amendment to Development Agreement with RG Land Partners, LLC. 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. APPROVE EXPENDITURE UP TO \$6,154,200 FOR PROJECT #30008 RENOVATION OF FIRE STATION 183

Senior Project Manager Mario Saldamondo in conjunction with Deputy Fire Chief Ed Pahl presented information on the renovation of Fire Station 183 which was built in 1998.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to APPROVE an expenditure up to \$6,154,200 for the renovation of Fire Station 183. 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

Mayor Pizzillo shared information regarding a successful Mayor's Dinner that the Governor also attended and the successful testimony regarding the funding request for Estrella Bridge.

City Manager Wynette Reed provided information about opening day and weekend for spring training at Goodyear Ballpark. The City hosted Theater in the Park at Goodyear Civic Square on Saturday. She noted over 400 hundred people in attendance with multiple food trucks and activities offered free of charge.

Councilmember Gillis expressed gratitude to Mayor Pizzillo and other mayors who attended and testified regarding senate bills that negatively impact local governmental funds.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

March 6, 2023	Work Session	5:00 p.m.
March 6, 2023	Regular Meeting	Immediately following the Work Session

EXECUTIVE SESSION

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

9. 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 a development agreement with Globe Corp. related to a parking agreement/structure for the GSQ 2 project.

and,

10. Pursuant to A.R.S. § 38-431.03 (A)(3)(4) & (5): Discussion and consultation for legal advice with the City Attorney and City Manager and to consider its position and instruct its representatives regarding contracts subject to negotiation, and to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary structures or compensation paid in the form of fringe benefits of employees of the public body regarding the Meet and Confer/Discuss process with the Fire and Police labor representatives.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to CONVENE an Executive Session. 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 moved into Executive Session at 6:01 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 6:56 p.m.

RECONVENING OF REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 6:56 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:56 p.m.

Darcie McCracken, City Clerk

Joe Pizzillo, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on February 27, 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