

City Council Regular Meeting

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



Monday, March 20, 2023

5:00 p.m.

Meeting Minutes

CALL TO ORDER

ROLL CALL

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

Absent: **Councilmember Sheri Lauritano**

Staff City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie

Present: **McCracken**

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

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

Passed - Unanimously

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER STIPP

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Vice Mayor Laura Kaino to APPROVE consent agenda items 1 through 14. The motion carried as follows:

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

Passed - Unanimously

1. **APPROVAL OF MINUTES**

RECOMMENDATION

Approve the draft minutes from a Regular Meeting held on March 6, 2023. (Darcie McCracken, City Clerk)

2. **APPROVAL OF A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR CHIPOTLE MEXICAN GRILL #4248**

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 227541, a request by Jerry Lewkowitz, agent for Chipotle Mexican Grill #4248, for a new Series 12 liquor license. Chipotle Mexican Grill #4248 is located at 655 S. Cotton Ln., Goodyear, AZ 85338 (generally located N of Yuma Rd. and E of Cotton Ln.) (Darcie McCracken, City Clerk)

3. **AUTHORIZE GOODYEAR'S PARTICIPATION IN THE NEW 2022 OPIOID SETTLEMENT WITH TEVA, ALLERGAN, CVS, WALGREENS, AND WALMART**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2297 AUTHORIZING GOODYEAR'S PARTICIPATION IN THE NEW 2022 OPIOID SETTLEMENT WITH TEVA, ALLERGAN, CVS, WALGREENS, AND WALMART; PROVIDING AUTHORIZATION AND DIRECTION FOR THE CITY ATTORNEY AND/OR CITY MANAGER, OR HER DESIGNEE TO TAKE ANY AND ALL ACTIONS NECESSARY IN FURTHERANCE OF OPIOID SETTLEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Jay Karlovich, Assistant City Attorney)

4. **DECLARATION OF RIGHT-OF-WAY AND CONVEYANCE OF REMNANT PROPERTY ADJACENT TO PROPERTY AT THE SOUTHWEST CORNER OF W. ELWOOD STREET AND S. COTTON LANE**

RECOMMENDATION

1. ADOPT RESOLUTION NO. 2023-2298 AUTHORIZING THE ESTABLISHMENT OF PUBLIC RIGHT-OF-WAY FOR THE DEVELOPMENT OF A PORTION OF S. COTTON LANE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

2. ADOPT RESOLUTION NO. 2023-2299 APPROVING AND AUTHORIZING EXECUTION OF A QUIT CLAIM DEED CONVEYING A REMNANT PARCEL TO COTTON LAND COMMERCE PARK, LLC; AND PROVIDING FOR AN EFFECTIVE DATE. (Sarah Chilton, Deputy City Attorney)

5. **FINAL PLAT FOR COTTON LANE COMMERCE CENTER**

RECOMMENDATION

Approve the Final Plat for Cotton Lane Commerce Center. (Stephen Scinto, Deputy Director of Development Engineering)

6. **PRELIMINARY PLAT FOR LA PRIVADA PARCELS 1, 2, 4, 5 and 6**

RECOMMENDATION

Approve the Preliminary Plat for La Privada Parcels 1, 2, 4, 5 and 6, subdividing approximately 153.5 acres into 601 lots, 55 tracts and 1 parcel (the "Property"), subject to stipulations and grant the City Engineer or his designee the ability to modify stipulations to

provide that the modifications are consistent with the intent of the stipulations being modified and are not inconsistent with the terms of any other document adopted by the Goodyear City Council related to the development of the La Privada Property. (Christian M. Williams, Principal Planner)

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

RECOMMENDATION

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

8. **APPROVE EXPENDITURE OF FUNDS UP TO \$650,000.00 FOR GOODYEAR MUNICIPAL COMPLEX SUITES C TENANT IMPROVEMENTS – CONSTRUCTION SERVICES**

RECOMMENDATION

Approve expenditure of funds up to \$650,000.00 for construction and Furniture, Fixtures & Equipment (FF&E) services for the Goodyear Municipal Complex Tenant Improvement Capital Improvement Program project #60105. (Tony Mena, Deputy Public Works Director)

9. **AUTHORIZE BUDGET AMENDMENTS AND EXPENDITURES FOR CIP PROJECT #60109**

RECOMMENDATION

Approve budget amendments of \$4,000,000 and authorize expenditure of funds up to \$5,000,000 to increase the rated capacity of the Goodyear Water Reclamation Facility (WRF) from 6.0 to 7.5 million gallons per day (mgd), for CIP Project # 60109. (Barbara Chappell, Water Services Director; Lisa Melton, Senior Project Manager)

10. **IN-KIND DONATIONS FOR PUBLIC SAFETY SERVICES FOR THE SKY KIDS EVENT ON MARCH 25, 2023**

RECOMMENDATION

Approve request to provide in-kind Fire and Police public safety services during the Tenth Annual Sky Kids Day event located at the Goodyear Municipal Airport on March 25, 2023. (Paul Luizzi, Fire Chief)

11. **APPROVE THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GOODYEAR FIRE DEPARTMENT AND LUKE AIR FORCE BASE FOR MUTUAL AID EMERGENCY SERVICES**

RECOMMENDATION

Approve and authorize the City Manager or designee to enter into a new Intergovernmental Agreement ("IGA") between the City of Goodyear and Luke Air Force Base to provide and receive mutual aid services for fires, medical emergencies, and other types of emergency incidents. (Paul Luizzi, Fire Chief)

12. **APPROVE THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GOODYEAR FIRE DEPARTMENT AND MARICOPA COUNTY REGIONAL EMERGENCY OPERATIONS MANAGEMENT AND DISASTERS SERVICES**

RECOMMENDATION

Approve and authorize the City Manager or designee to enter a new IGA between the City of Goodyear and Maricopa County Department of Emergency Management which provides emergency planning and other services. (Paul Luizzi, Fire Chief)

13. **FY2024 – FY2025 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2301 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND THE UNITED GOODYEAR FIREFIGHTERS LOCAL 4005 COMMENCING ON JULY 1, 2023 THROUGH JUNE 30, 2025. (Vicki Lackey, Deputy Human Resources Director and Andy Granger, Deputy City Manager)

14. **FY2024 – FY2025 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND GOODYEAR POLICE OFFICERS ASSOCIATION**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2300 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND THE GOODYEAR POLICE OFFICERS ASSOCIATION COMMENCING ON JULY 1, 2023 THROUGH JUNE 30, 2025. (Vicki Lackey, Deputy Human Resources Director and Andy Granger, Deputy City Manager)

PUBLIC HEARINGS

15. **SPECIAL USE PERMIT FOR A STORAGE FACILITY (LUXE LOCKER LUXURY CONDOMINIUM STORAGE FACILITY)**

Mayor Pizzillo opened the public hearing at 5:05 p.m.

Planner Guadalupe Ortiz Cortez presented information on the request for a Special Use Permit for a storage facility on an 8.17-acre parcel located at West El Sol and South Bullard Avenue within the Airport Commercenter Planned Area Development (PAD) District.

She provided information on the stipulations negotiated with the developer and the history of the property site zoning.

Adam Baugh, Whitney Morris PLC thanked the Council for their time, described the ownership aspect of the storage facility and offered to answer any questions.

There being no additional speakers, Mayor Pizzillo closed the public hearing at 5:11 p.m.

Council provided support for the project and directed staff to include discussion of a simpler process for this type of development in the upcoming review of the city codes.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to APPROVE a Special Use Permit for a storage facility to be developed on Lot 15 of the final plat of Airport Commercenter Subdivision No. 3 Amended recorded on August 20, 1985 in the official records of Maricopa County at Book 287 of Maps Page 1 (Instrument 1985 392366) (the “Property”) with stipulations. Motion carried as follows:

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

Passed - Unanimously

16. ANNEXATION OF TWO PROPERTIES NEAR THE SOUTHEAST CORNER OF SARIVAL AVENUE AND THE BROADWAY ROAD ALIGNMENTS

Mayor Pizzillo opened the public hearing at 5:18 p.m.

Principal Planner Christian Williams provided a brief recap and presented updated information on the annexation process of 1.81 acres along the Broadway Road Alignment near Sarival Avenue and Maricopa County 85.

There being no additional speakers, Mayor Pizzillo closed the public hearing at 5:20 p.m.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Brannon Hampton to ADOPT ORDINANCE NO. 2023-2290 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 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, 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 Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to ADOPT ORDINANCE NO. 2023-2291 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 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, WHICH IS CONTIGUOUS TO AND SURROUNDED BY THE EXISTING CITY LIMITS 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 Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

17. FY2023-2024 ACTION PLAN FOR HOUSING & URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Mayor Pizzillo opened the public hearing at 5:23 p.m.

Christina Panaitescu, Grants & Neighborhood Services Supervisor presented information on the submittal of the action plan for use of the Housing & Urban Development (HUD) Community Development Block Grant (CDBG). She added the consolidated plan is updated every five years and is implemented annually following Council approval of the action plan.

Ms. Panaitescu included information regarding the National and City priorities that are required to be met when using the CDBG funds. She continued to explain that the projected amount reflects a \$30,000 decrease in estimated entitlement, still to be received and in consideration of the decrease staff recommends maintaining focus on Capital Community Improvement projects including Palmetteer Park playground enhancement.

There being no additional speakers Mayor Pizzillo closed the public hearing at 5:31 p.m.

No action was necessary and no further discussion occurred.

BUSINESS

18. DEVELOPMENT IMPACT FEE UPDATE

Deputy Finance Director Jared Askelson provided an overview of the City of Goodyear development impact fees which are guided by updated Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) every five years.

Mr. Askelson included information on the use of impact fees to help pay for growth related infrastructure.

He added that the draft updated LUA and IIP are out for public review and the public hearing is scheduled for May 22, 2023, to be followed by the public hearing for fee adoption.

No action was necessary and no further discussion occurred.

19. CIP PROJECT #42053 - COTTON LANE AND YUMA ROAD LANE ADDITION

Transportation Planning Manager Christopher Bridges introduced and provided information on project #42053, the Cotton Lane & Yuma Road Lane Addition. Mr. Bridges added the change will modify the scope of work to include a longer section of Cotton Lane, increasing the budget for the additional section, and will move the project from fiscal year 2024 to fiscal year 2023. He provided additional information regarding the increase in development and traffic, which at times is over capacity for the current design, as the guiding necessity for the road improvement.

Council praised staff for finding a way to move this project into the current fiscal year budget and supports the effort and acceleration of the project.

Council also asked for confirmation that developers will still be responsible for their infrastructure obligations in the proposed area.

Mr Bridges confirmed the modified plan will not negate developer responsibility.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Brannon Hampton to APPROVE advancing project #42053 - Cotton Lane & Yuma Road Lane Addition from FY2024 to FY2023, modifying scope and authorizing necessary budget amendments and all expenditures to the full budgeted amount, up to \$3,035,500. Motion carried as follows:

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

Passed - Unanimously

20. **COMPREHENSIVE SIGN PACKAGE FOR 10 GOODYEAR COMMERCE PARK**

Principal Planner Karen Craver provided an overview of the comprehensive sign package (CSP) for the 5-building 10 Goodyear Commerce Park at the southwest corner of the I-10 and the Loop 303. Ms. Craver provided information regarding the unique aspects of the development and need for larger signage for the semi-trucks that will be driving in the area.

She concluded by stating staff and the planning commission recommended approval of the project with stipulations.

Council congratulated staff for their forward-thinking regarding this type of development which does not exist within the City, noted visibility in the proposed area is low and will benefit from larger signage, and directed staff to include it in the future discussions regarding updating the City's ordinances.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to APPROVE a comprehensive sign package for the 10 Goodyear Commerce Park. The motion carried as follows:

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

Passed - Unanimously

INFORMATION ITEMS

City Manager Wynette Reed provided information on the Tour de Cure ride, in partnership with American Diabetes Association, had a 12% increase in participation over the previous year and is expected to raise over \$800,000 to go toward the fight against diabetes. Ms. Reed thanked everyone involved including Mayor Pizzillo for opening each race, Councilmember Gillis for her support and attendance, and the police department and city staff for working to keep everyone safe.

The third Farmers Market took place with over 2,000 people in attendance and an increase in local farms participation.

Council supports the market as an excellent event and requested staff work on parking accessibility for the library during the event.

Councilmember Gillis requested a work session to discuss drug use and homelessness and had the support of two other Councilmembers. Ms. Reed said this would be scheduled for the future.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

April 10, 2023

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:04 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 March 20, 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