

City Council Regular Meeting

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



Monday, July 10, 2023

**Immediately following the
CFD Meeting**

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:04 p.m.

ROLL CALL

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

Absent: **Councilmember Bill Stipp**

Staff City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie
Present: McCracken

**MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember
Vicki Gillis to EXCUSE Councilmember Stipp. The motion carried as follows:**

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

Passed - Unanimously

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. **IMAGINE THIS PLACE PUBLIC ART UNVEILING**
(Layne Ruiz, Arts & Culture Coordinator)

Arts and Culture Coordinator Layne Ruiz provided an overview and played a video explaining the new art installed along Bullard Wash. Council thanked everyone involved in the endeavor.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Loisteen Walker, a Goodyear resident, complimented the city on a beautiful building. She then spoke about traffic lights along Estrella Parkway in Estrella Mountain Ranch. She specifically asked if there could be speed bumps on Hillside.

Cristina Junge, a Goodyear resident, spoke about selling out to big companies for money. She added that the money used for the new building could have been used for the veterans.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Laura Kaino to APPROVE Consent Agenda Items 2 through 8. The motion carried as follows:

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

Passed - Unanimously

2. **APPROVAL OF MINUTES**

Approve the draft minutes from the June 26, 2023 Regular and Special Meetings. (Darcie McCracken, City Clerk)

3. **FEDERAL ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2328 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT FUNDS TO THE FEDERAL DEPARTMENT OF ENERGY, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT (IF GRANT FUNDS ARE AWARDED), AND AUTHORIZING THE CITY MANAGER TO APPROVE THE REQUIRED BUDGET AMENDMENT (IF GRANT FUNDS ARE AWARDED). (Sumeet Mohan, Director of Public Works)

4. **WATER INFRASTRUCTURE FINANCE AUTHORITY (WIFA) WATER CONSERVATION FUND GRANT (WCFG) APPLICATION**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2327 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2023-2024 WATER CONSERVATION GRANT FUND (WCFG) TO WATER INFRASTRUCTURE FINANCE AUTHORITY (WIFA) AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT (IF GRANT FUNDS ARE AWARDED), AND AUTHORIZING REQUIRED BUDGET TRANSFER (IF GRANT FUNDS ARE AWARDED). (Barbara Chappell, Water Services Director)

5. **REQUEST FOR 90-DAY EXTENSION FOR APPROVAL OF THE FINAL PLAT FOR LA PRIVADA PARCELS 3 & 7 PHASE 1**

RECOMMENDATION

Approve a 90-day extension of the approval of the Final Plat for La Privada Parcels 3 & 7 Phase 1 approved on January 23, 2023, subject to compliance with the Stipulations set forth in the council action report approving the final plat, which extension shall commence on July 21, 2023, the date of the current approval expiration. (Marty Crossland, Deputy Director of Development Engineering)

6. **DEDICATION OF RIGHT OF WAY FOR TRAFFIC SIGNAL INSTALLATION AT HILLSIDE DRIVE AND ESTRELLA PARKWAY**

RECOMMENDATION

Authorize the acceptance and execution of a Special Warranty Deed from Estrella North LLC conveying right-of-way needed for the installation of a traffic signal at the intersection of Hillside Drive and Estrella Parkway. (Kevin Spicer, Real Estate Specialist)

7. **UNDERGROUND DRAINAGE EASEMENT FOR FLOOD CONTROL PURPOSES TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY**

RECOMMENDATION

Approve and execute the Underground Drainage Easement for Flood Control purposes. (Kimberly Romero, Real Estate Coordinator)

8. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY TO SHARE THE COST OF A WORKFORCE DEVELOPMENT COORDINATOR TO BE LOCATED IN GOODYEAR**

RECOMMENDATION

Authorize the Mayor or designee to enter into an IGA with Maricopa County and approve required budget amendments to share the cost of a Workforce Development Coordinator (WDC) to be located in Goodyear. (Christina Panaitescu, Grants and Neighborhood Services Supervisor)

PUBLIC HEARINGS

9. **USE PERMIT FOR A MINI-STORAGE FACILITY LOCATED AT SOUTHWEST WEST CORNER OF WILLIS ROAD AND RAINBOW VALLEY ROAD
(Mini-storage facility located at the southwest corner of W Willis Road and W Mountain Vista Drive)**

Mayor Pizzillo continued the hearing that was opened on June 26, 2023.

Planner Guadalupe Ortiz Cortez introduced the Use Permit for a storage facility request and provided the history of the zoning and uses permitted within the planned area development (PAD). She included details of the location of the facility in reference to the residential neighborhood and confirmed the neighborhood participation requirements were met. She added that the Planning and Zoning Commission recommended Council approval with staff-suggested stipulations to address concerns discussed during the neighborhood meeting.

Steve Johnston, a Goodyear resident, opposed the proposal, stating concern with the process used to calculate noise projections.

Mike Durda, a Goodyear resident, supported the proposal, recognizing the architectural design and the 50% reduction in the height of the building, as well as the reduced traffic expected with a storage facility.

Jeff Redman, a Goodyear resident, opposed the proposal, stating concern with the communication process outside 500', the potential for crime, and illegal activity.

Ryan Gustafson, a Goodyear resident, read a statement on behalf of Neal Wilson opposing the proposal, stating concern with a lack of safety and environmental risk.

The clerk noted three additional cards opposing the proposal.

Mayor Pizzillo closed the public hearing at 5:54 p.m.

Councilmembers noted support for the type of development in the area and the applicants' willingness to address the neighborhood concerns by reducing the height of the building, reducing the lumens for the lighting, and increasing landscaping while noting disappointment with the lack of recreational vehicle storage and design of the structure.

EAPC Architects Michelle Bach, representing the applicant, presented information showing landscaping plans to buffer sound and visual esthetics, security cameras and key card gate and unit accesses, and how on and off-site noise analysis was completed.

Council inquired about safety precautions and noise analysis.

In response to Council questions regarding fire concerns, Fire Chief Luizzi gave an overview of the annual inspections, the fire suppression system requirements, and the capability of the fire department to handle any issues with the facility. Additionally, Police Chief Rodriguez stated he had no concern about an increase in crime due to the facility and the capability of the police department to handle any criminal activity.

Council inquired if the zoning had been changed in 2022, to which Development Services Director Katie Wilken confirmed the zoning for commercial use has not had any changes since 2008.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Sheri Lauritano to APPROVE a Use Permit request for a storage facility on approximately 9.12 acres located within portions of Lots 9.32, 9.37 and 9.38 of the Montecito Land Use Map, within the 2022 Regulatory Standards Booklet adopted by Ordinance No. 2022-1544 as reflected in the Preliminary Site Plan (the "Property") subject to stipulations. The motion carried as follows:

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

NAY: Councilmember Sheri Lauritano

Passed

10. **USE PERMIT FOR A CONVENIENCE USE (QUIKTRIP AT YUMA AND 173RD)
(Use permit for a convenience use – QuikTrip Convenience Store with a Gas Station)**

Mayor Pizzillo continued the public hearing that was opened on June 26, 2023.

Planner Guadalupe Ortiz Cortez presented the Use Permit request for a Convenience Use QuikTrip convenience store and gas station near 173rd Avenue and Yuma Road. The presentation included a zoning history, development size, accesses, and the amenities within the neighborhood and confirmation that all neighborhood participation requirements were met. She also reported that the Planning and Zoning Commission and staff recommended approval with stipulations.

Daniel Chambers, a representative of QuikTrip Corporation, thanked the staff for working so well with the corporation throughout the process.

Having no additional speakers, Mayor Pizzillo closed the public hearing at 6:40 p.m.

Councilmembers spoke in favor of the design and proposal, noting the need for this type of business in the area.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Brannon Hampton to APPRVOVE a use permit request for a convenience use (QuikTrip convenience store with a gas station) on an approximately 3-acre property zoned Planned Area Development with C-2 General Commercial designation located at southeast corner of 173rd Avenue and Yuma Road legally described in the Preliminary Site Plan for QuikTrip Store #0403 (the "Property") subject to stipulations. The motion carried as follows:

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

Passed - Unanimously

11. USE PERMIT FOR A HOSPITAL (ABRAZO LITCHFIELD MEDICAL BUILDING)

Mayor Pizzillo opened the public hearing at 6:45. p.m.

Planner Guadalupe Ortiz Cortez presented the Use Permit request for a hospital facility with overnight care. The presentation included a zoning history, development size, accesses, and the amenities within the neighborhood. She included the Planning and Zoning Commission and staff recommendations for approval with stipulations.

PMB Executive Vice-President Jake Dinnen introduced himself and explained the design for this type of facility is better to serve the needs of the community and medical professionals, keeping care local.

There being no speakers, Mayor Pizzillo closed the public hearing at 6:52 p.m.

Councilmembers spoke in favor of the facility and requested clarification regarding increased foot traffic between the medical facilities and the type of services offered.

Mr. Dinnen confirmed the new parking structures are for staff and loading and will not affect patients or other pedestrians and that the facility is a rehabilitation facility. He also confirmed the plan to add another footpath between the hospital and the facility.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Wally Campbell to APPROVE a Use Permit request for the development of an approximate 46,300 square-foot hospital facility on an approximately 2.75-acre parcel, zoned PAD (Planned Area Development) with C-2 (General Commercial) underlying zoning and located at 1375 North Litchfield Road (the "Property") subject to stipulations. The motion carried as follows:

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

Passed - Unanimously

12. SPECIAL USE PERMIT FOR A MINI-STORAGE FACILITY (ABERNATHEY HOLDINGS MINI-STORAGE)

Mayor Pizzillo opened the public hearing at 7:03 p.m.

Planner Guadalupe Ortiz Cortez introduced the request for a Use Permit for a storage facility and provided the history of the zoning and uses permitted within the planned area development (PAD). She included details of the location of the facility in reference to the residential and commercial neighborhood and confirmed the neighborhood participation requirements were met. The Planning and Zoning Commission recommends Council approval with stipulations.

There being no speakers, Mayor Pizzillo closed the public hearing at 7:12 p.m.

Councilmembers spoke in favor of the project.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Vicki Gillis to APPROVE a Special Use Permit request for a mini-storage facility on Lot 8 of the Final Plat of Palm Valley Phase II Commerce Park recorded on February 13, 2007 in the official records of Maricopa County at Book 900 of Maps Page 33 (Instrument 2007-0178682) ("the Property") subject to stipulations. The motion carried as follows:

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

Passed - Unanimously

13. REZONE PROPERTY SOUTH OF THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND LOWER BUCKEYE ROAD TO PAD OVERLAY FOR STREAM DATA CENTER CAMPUS

Mayor Pizzillo opened the public hearing at 7:18 p.m.

Planning Manager Steve Careccia presented a request to rezone the property for stream data centers and provided a history of the zoning, location, and neighborhood. He included the applicant's request for an increase above the 50' maximum height requirement. All notice procedures were followed, and the Planning and Zoning

Commission and staff recommended approval.

Attorney Andrew Yancey with Bergin, Frakes, Smalley & Oberholtzer, PLLC, was present representing the applicant. He reiterated the request is very limited, asking to have additional screening for the rooftop cooling system and a minor increase in the height of the building.

There being no speakers, Mayor Pizzillo closed the public hearing at 7:27 p.m.

Councilmembers spoke in favor of the request.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Vicki Gillis to ADOPT RESOLUTION NO. 2023-2219 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1574 RELATED TO THE REZONING CASE FOR STREAM DATA CENTERS. The motion carried as follows:

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

Passed - Unanimously

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2023-1574 CONDITIONALLY REZONING APPROXIMATELY 104 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND LOWER BUCKEYE ROAD FROM I-1 (LIGHT INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; 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. The motion carried as follows:

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

Passed - Unanimously

14. PUBLIC HEARING TO ANNEX HALF-STREET OF CITRUS ROAD FROM VAN BUREN STREET TO HARRISON STREET

Mayor Pizzillo opened the public hearing at 7:30 p.m.

Principal Planner Christian Williams introduced the request to initiate the annexation of a portion of city-owned property along Citrus Road between Van Buren and Harrison Streets, noting the use is for a Citrus Road extension and access to the fire station in the area.

There being no speakers, Mayor Pizzillo closed the public hearing at 7:32 p.m.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2023-2321 AUTHORIZING EXECUTION OF ANNEXATION PETITION REQUESTING ANNEXATION OF CITY OWNED PROPERTY WITHIN CITRUS ROAD ALIGNMENT WITHIN CITY LIMITS OF THE CITY OF GOODYEAR AND PROVIDING EFFECTIVE DATE. The motion carried as follows:

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

Passed - Unanimously

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 the possible development agreement regarding King Ranch.

MOTION BY Councilmember Wally Campbell, 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 Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

Council moved into Executive Session at 7:34 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 7:58 p.m.

RECONVENE THE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 7:58 p.m.

CONTINUATION OF BUSINESS

16. **DEVELOPMENT AGREEMENT FOR KING RANCH**

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Wally Campbell to TABLE this item. The motion carried as follows:

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

Passed - Unanimously

INFORMATION ITEMS

There were no information items.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

August 28, 2023

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:59 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 July 10, 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