

General Plan Committee

Goodyear City Hall - Room 118 & 119
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, February 8, 2023

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chair Don McBrayer called the meeting to order at 6:00 pm.

ROLL CALL

Present: Jennifer Barber, Boardmember; Keith Drunasky, Boardmember; Gregory Brown, Vice Chair; Michael Fulton, Boardmember; Kimberly Hill, Boardmember; Lynette Keating, Boardmember; Patricia Kingsbury, Boardmember; Gregory Lehmann, Boardmember; Kristin Mercado, Boardmember; Don McBrayer, Chair; Jeremy Sawyer, Boardmember; Carlos Santos, Boardmember; Javier Vega, Boardmember; Elena Ross, First Alternate; Daniel Grimwood, Boardmember; Jeremiah Smith, Boardmember

Absent: Mark James, Ex-Officio

APPROVE MINUTES

1. Approve the draft minutes of the General Plan Committee meeting on December 7, 2022.

MOTION BY Boardmember Keith Drunasky, **SECONDED BY** Boardmember Daniel Grimwood to approve the draft minutes of the General Plan Committee meeting held on December 7, 2022. Motion carried by the following vote:

AYE: Boardmember Jennifer Barber, Boardmember Keith Drunasky, Boardmember Michael Fulton, Boardmember Kimberly Hill, Boardmember Lynette Keating, Boardmember Patricia Kingsbury, Boardmember Gregory Lehmann, Boardmember Kristin Mercado, Chair Don McBrayer, Boardmember Jeremy Sawyer, Boardmember Carlos Santos, Boardmember Javier Vega, Boardmember Daniel Grimwood, Boardmember Jeremiah Smith, First Alternate Elena Ross

Passed - Unanimously

PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the General Plan Committee on any non-agenda item within the jurisdiction of the Goodyear General Plan Committee. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Committee will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

A speaker card was received by Roger Rutschman. He spoke about the change from a fossil fuel economy to an electric economy and the need to add a strategy to our 2035 plan. He gave three reasons why we need to transition to an electric economy. First, a transition must be made for Maricopa County to continue to grow economically. Second, electric power is more efficient. Third, electrification is creating millions of jobs. Mr. Rutschmann believes that if our vision is a sustainable future, then electrification is how it is achieved. He suggested a simple strategy statement that will give city staff and consultants all the instruction they need, "The City of Goodyear will facilitate the electrification of our economy."

OLD BUSINESS

2. GPC Meeting #4 Recap

- a. Vision and Fundamental Strategies Update
- b. Land Use & Growth Areas
- c. Transportation

Matthew Klyszeiko, a representative from Michael Baker, had a brief discussion recapping the December General Plan Committee meeting. To allow as much time as possible for the presenters of tonight's meeting regarding Water Resources and Economic Development a printout packet was handed out recapping the proposed vision statement, Fundamental Strategies, Structure, Land Use, Growth Area, and Transportation. In addition, the printout provides summarized feedback they received from discussions and the survey conducted in December. Mr. Klyszeiko asked the committee to review the printout packet and forward any additional comments they may want to share to Steve Careccia and the chair.

NEW BUSINESS

3. Element Presentation: Water Resources

Boardmember Gregory Brown arrived at 6:15 pm.

Andrew Pirrone, Water Conservation Coordinator for the City of Goodyear, gave a presentation on the water resources within the City. He explained that we have limited impact on decision-making due to private water utility companies north of the I-10. South of the I-10 is the City of Goodyear water utility. Because of that, the General Plan can have influence. Mr. Pirrone showed a map of the water service area in Goodyear that listed all the water providers. He told the committee the presentation would focus on the City of Goodyear water. Mr. Pirrone suggested that if anyone was interested in knowing about the other water companies' resources, they should reach out to their representatives.

Mr. Pirrone showed three graphs:

- The first graph shows Goodyear's current water resources: the Central Arizona Project, Effluent, and Groundwater. The graph showed that the City would need to find additional water resources in ten years, which is good information to have because it takes about ten years to bring a water resource online.
- The second graph shows the need for additional water resources due to the reduction of available water from the Colorado River (CAP). According to the graph, the City of Goodyear will need a new water source in 2036. However, he explained that projections are pretty

uncertain at the moment and the committee should not get to hung up on the dates and numbers because their department looks at the numbers every week and coordinates with the state.

- The last graph showed the reduction of CAP water starting in 2024 and the introduction of new water sources beginning in 2034, which are desalination and, the Verde River in 2040.

Mr. Pirrone showed a pie chart explaining water consumption and water demand usage by sector. The chart shows that most of the demand comes from single-family outdoor use, and the least is from industrial use.

Next, Mr. Pirrone discussed the 100-year state-issued designation of assured water supply. Goodyear has a 100-year supply designation. The state designates assured water supply.

- Goodyear must re-certify every 10 -12 years to get our designation renewed
- Reassesses water source reliability for accuracy
- Reassesses water use trends for accuracy
- Existing development in progress already accounted for
- Future uncommitted development may be impacted (General Plan can have influence)

Some of the decisions the City can make today to ensure water sources are reliable and consistent for the future, and our economic goals include:

- Flattening the water use line
- Acquiring new water sources
- A combination of both efficiency and new water sources

4. Group Discussion

Andrew Pirrone, Water Conservation Coordinator for the City of Goodyear, engaged in a discussion with the Committee regarding tiered rates based on use, the possibility of Code Compliance staff issuing citations for water waste from landscaping, and issues with Scottsdale cutting off water to non-residents. There was a suggestion from the Committee that the City should start having constant reminders from both the Mayor and the media to citizens about the need to be diligent with water.

As part of the discussion, it was suggested that the committee read the 2018 Water Conservation Plan to familiarize themselves with the City of Goodyear's plan for water conservation.

Matthew Klyszeiko, Representative from Michael Baker, suggested that the committee think about the tone that the General Plan can set for water conservation and set precedence for other municipalities to practice better conservation.

The Committee asked how the City uses the 2025 General Plan regarding water. Mr. Klyszeiko explained that the plan could help justify funding with examples that have been ratified by the voters, such as a water treatment plant.

The Committee asked Harry Paxton, Economic Development Project Manager, why the city is still growing despite water issues. Mr. Paxton explained that the city is very conscious about our water and the city makes decisions about users coming to the city based on their water consumption. The most significant adjustment for water conservation would need to be made by single-family outdoor use.

5. Element Presentation: Economic Development

Matthew Klyszeiko, Representative from Michael Baker, introduced Harry Paxton, Economic Development Project Manager. Mr. Paxton spoke about the City of Goodyear's growth in five years between 2018 and 2022. There has been \$4.28 billion in capital investments, 12,000 jobs created, and 13 million square foot of development. The city's major focus industries are:

- Aerospace & Aviation
- Information Technology
- Class A Office
- Higher Education
- Industrial & Advanced Manufacturing
- Healthcare & Medical
- Retail

Mr. Paxton spoke about strategies to help make undeveloped land shovel ready with water, sewer, power, and natural gas. The City worked on creating opportunities through zoning amendments, redevelopment area/central business district incentives, Foreign Trade Zone, and the Military Reuse Zone. Mr. Paxton showed the difference between the Loop 303 in 2014, where there were two companies and 550 jobs, versus in 2022, where there are now 21 companies and over 6,000 jobs. This development has benefited the community not only with jobs but also from a property tax standpoint.

Mr. Paxton discussed the state land site along the 303, which is zoned industrial and is attractive to manufacturing and technology. The benefit of the state land ownership is the ability to collaborate with Goodyear to ensure that the business is beneficial for the city before auctioning off the property. Economic Development is trying to attract manufacturing and technology by capitalizing on past successes to attract highly-skilled and high-wage manufacturers. Some of the strategic targets for businesses are semiconductors, electric vehicles, and other high-tech industries. The City looks for balance in benefit to the community compared to the proportion of water use.

Mr. Paxton spoke about the following industries:

- Bullard Tech corridor where there are hi-tech operations likes Amazon robotics, Compass and Vantage Data Centers, and the City of Hope/Cancer Treatment Centers of America. Due to the data centers it has increased the power and fiber in this area. The corridor is close to the freeway and airport.
- Phoenix-Goodyear Airport's major uses are pilot training, corporate aviation and major repair and overhaul on airplanes.
- Medical and healthcare/life sciences and the city's vision to become a widely recognized, thriving life sciences ecosystem leveraging existing assets, opportunities, and highly skilled talent.
- Class A offices
- Innovation Hub - A thriving and diverse small business community providing innovative and supportive educational opportunities to small business owners and entrepreneurs. Over 400 students have gone through this class. 50 students have started businesses, which follows along with the city to grow businesses.
- Retail and entertainment hot spots - Goodyear Civic Square, Pebble Creek Marketplace, Northwest Corner of 1-10, and Pebble Creek Parkway, Goodyear Ballpark Village, Canyon Trails Towne Center and Cotton Lane Corridor, and the Estrella planned retail development.

6. Group Discussion

Harry Paxton, Economic Development Project Manager, took questions from the committee and discussed whether the City of Goodyear solicits big tilt-up businesses. The Committee discussed development as a natural progression for communities, industrial growth and whether it spurs other industries, such as restaurants and retail. The Committee also discussed what effect the General Plan has on development in certain areas of the city and whether there is a tipping point for industrial buildings. Other topics discussed were Class A office space due to hybrid working conditions in the workforce and if the General Plan should include information regarding the airport.

Matthew Klyszeiko, Representative from Michael Baker, stated the General Plan can either address

development or put restrictions on development to help guide the City.

The committee expressed appreciation for Mr. Paxton's presentation.

7. Next Steps

- a. Next Meeting - GPC Meeting #6
 - i. Parks/Open Space, Neighborhood Services, Arts & Culture

Matthew Klyszeiko, Representative from Michael Baker, let the committee know that the next meeting on April 5th will be from 6:00 pm to 8:00 pm and Open Space/Arts and Culture and Neighborhood Services will be discussed.

NEXT MEETING

The next meeting of the General Plan Committee will be April 5, 2023, at 6:00 PM at the Goodyear City Hall, located on 1900 North Civic Square, Goodyear, AZ 85395.

ADJOURNMENT

There being no further business to discuss, Chairman Don McBrayer adjourned the meeting at 8:07 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Don McBrayer, Chairman

Date: _____