

City Council Regular Meeting

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



Monday, January 29, 2024

5:00 p.m.

Meeting Minutes

CALL TO ORDER

The Mayor called the Regular 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 VICE MAYOR KAINO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Ken Hubbell, Goodyear resident, expressed safety concerns with the construction along Indian School Road near Citrus Road.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Bill Stipp to APPROVE Consent Agenda Items 1 through 9. 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

Approve the January 8, 2024 Regular Meeting draft minutes. (Darcie McCracken, City Clerk)

2. **APPROVAL OF NEW SERIES 6 (BAR) LIQUOR LICENSE FOR PALM VALLEY GOLF CLUB**

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 272305, a request by Ryan Witner Anderson, agent of Palm Valley Golf Club, for a new series 6 liquor license. Palm Valley Golf Club is located at 2211 N. Litchfield Road, Goodyear, AZ 85395. (Darcie McCracken, City Clerk)

3. **CALL OF 2024 ELECTIONS**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2385 PROVIDING NOTICE OF A PRIMARY ELECTION ON AUGUST 6, 2024 AND A GENERAL ELECTION NOVEMBER 5, 2024, IF NECESSARY; DESIGNATING THE PLACE TO OBTAIN CANDIDATE PACKETS; DESIGNATING THE DATES FOR CANDIDATES TO FILE NOMINATION PAPERS; DESIGNATING THE DATES THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; AND ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION. (Darcie McCracken, City Clerk)

4. **CITY COUNCIL SUBCOMMITTEE APPOINTMENTS**

RECOMMENDATION

Recognize the 2024 City Council Subcommittee appointments. (Rosalva Zimmerman, Assistant to the Mayor)

5. **APPROVE BUDGET AMENDMENTS**

RECOMMENDATION

Approve budget amendments and related expenditure authority. (Ryan Bittle, Finance Manager)

6. **FY2024 DESIGNATION OF CHIEF FISCAL OFFICER FOR EXPENDITURE LIMIT REPORTING**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2383 DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2024 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL. (Jared Askelson, Interim Finance Director)

7. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR CIP PROJECT #42027 ESTRELLA PARKWAY/PEBBLE CREEK & I10 INTERCHANGE**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2384 APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA ACTING BY AND THROUGH THE ARIZONA DEPARTMENT OF TRANSPORTATION. (Troy Tobiasson, Senior Project Manager)

8. **AERIAL UTILITY EASEMENT TO APS OVER CITY PROPERTY**

RECOMMENDATION

Approve an Aerial Utility Easement over the City Parcel located at 11 N 145th Ave., Goodyear AZ 85338. (Kimberly Romero SR/WA, Real Estate Coordinator)

9. **TRAFFIC MANAGEMENT CENTER SECURITY WALL AND GATES**

RECOMMENDATION

Approve the Declaration of Wall and Reciprocal Easement Agreement with the adjacent owners (Thompson & Watten Investments, LLC) to the north of the Traffic Management Center. (Kimberly Romero, Real Estate Coordinator)

PUBLIC HEARINGS

10. **REZONE APPROXIMATELY 51 ACRES FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

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

Interim Planning Manager Christian Williams presented the rezone and gave an overview of the site location and history of the property. He highlighted that the rezone could potentially facilitate the development of a convenience use mini-storage and light industrial use east of 145th Avenue. Stipulations for the property would require enhanced design standards such as enhanced screening elements, visual aesthetics and eliminate any cross-docks in connection with a warehouse. In addition, Mr. Williams explained that the applicant would implement a 50-foot wide enhanced streetscape improvement along the east side of Bullard Avenue as part of the project.

There being no speakers, Mayor Pizzillo closed the public hearing at 5:10 p.m.

Council discussed the surrounding area and stipulations for the rezone of the property and expressed appreciation for the enhancements along Bullard Avenue.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Sheri Lauritano ADOPT ORDINANCE NO. 2024-1597 CONDITIONALLY REZONING APPROXIMATELY 51 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BULLARD AVENUE AND VAN BUREN STREET TO BE KNOWN AS NEC OF BULLARD AND VAN BUREN, FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF I-1 (LIGHT INDUSTRIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY; 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. 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

11. **REZONE APPROXIMATELY 71.48 ACRES FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

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

Interim Planning Manager Christian Williams presented the rezone request which would allow for light industrial uses and a 50,000 square foot retail user with gas station that is not a truck stop. Mr. Williams highlighted additional uses such as hotel, restaurants, office space, retail that would be permitted across the subject property. He explained that the site would require additional design guideline enhancements along the interstate and public roadways and that any request for freeway pylon signage will be considered as part of the comprehensive sign package process.

Wendy Riddell, representing EJM Development, stated that they anticipate Buc-ee's will be built as part of the rezoning plans for this site.

Tom Schoff, spoke to request a stipulation to relocate the existing traffic signal at Roosevelt Street and Bullard Avenue.

Mayor Pizzillo closed the public hearing at 5:27 p.m.

Council expressed support for the project and thanked staff and EJM Development for bringing this to fruition. Council concurred that staff should work with Mr. Schoff on the potential relocation of the traffic signal, however, they did not amend the stipulations to include this as a provision.

In response to Council inquiry, Wendy Riddell, clarified that neither semitrucks nor tractor trailers will not be permitted by Buc-ee's.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2024-1595 CONDITIONALLY REZONING APPROXIMATELY 71.48 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BULLARD AVENUE AND INTERSTATE-10 (PAPAGO FREEWAY) TO BE KNOWN AS SEC OF BULLARD AND I-10, FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF I-1 (LIGHT INDUSTRIAL) AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY; 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. 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

BUSINESS

12. **DEVELOPMENT AGREEMENT FOR REIMBURSEMENT OF ROAD IMPROVEMENTS**

Deputy City Manager Kini Knudson explained that the development agreement was related to Item 11 on the agenda. Mr. Knudson gave an overview of the Development Agreement which included the delivery of a large retail user, reservation for commercial use and reimbursement for construction of public street improvements.

Council expressed support for the agreement and thanked staff for their efforts in the project. Council discussed the positive impacts of having a Buc-ee's as an entertainment destination and the increase in sales tax revenue it would bring.

In response to Council inquiry, Wendy Riddell, shared that Buc-ee's generates \$25 million in annual gross taxable sales, not including fuel, and receives over 100,000 visitors inside the store weekly.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to ADOPT RESOLUTION NO. 2024-2387 APPROVING THE FORM OF A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF INTERSTATE 10 AND BULLARD AVENUE, CONDITIONALLY AUTHORIZING ITS EXECUTION, PROVIDING DIRECTION AND AUTHORIZATION, PROVIDING FOR THE TERMINATION OF THE APPROVALS AND AUTHORIZATIONS PROVIDED IN THE RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. 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

INFORMATION ITEMS

Councilmember Stipp requested an update on Indian School Road and Citrus Road construction. He also explained that the "no pants ride" was not sanctioned by Valley Metro or the City of Phoenix.

Parks and Recreation Director Nathan Torres reported on the Arizona Balloon Classic event which took place on January 26 through the 28 and attracted over 17,300 visitors.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 12, 2024

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 5:56 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 January 29, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2024.

SEAL:

Darcie McCracken, City Clerk