

City Council Regular Meeting

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



Monday, April 29, 2024

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo 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

Councilmember Stipp joined the meeting at 5:07 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR KAINO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Linda Davis Watters, Goodyear resident, inquired about the city's economic development strategic plan and suggested holding biannual community meetings to share the city's strategic plan.

CONSENT

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Brannon Hampton to APPROVE Consent Agenda Items 1 through 10. 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 draft minutes from a Regular Meeting held on April 15, 2024. (Darcie McCracken, City Clerk)

2. **APPOINT MEMBERS TO THE AD-HOC CHARTER REVIEW COMMITTEE**

RECOMMENDATION

Appoint members to the Ad-Hoc Charter Review Committee. (Darcie McCracken, City Clerk)

3. **APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR POPO'S FIESTA DEL SOL**

RECOMMENDATION

Recommend approval of Application No. 287965 to the Arizona Department of Liquor Licenses and Control (DLLC). Agent Theresa June Morse has submitted this application for a New Series 12 liquor license for Popo's Fiesta Del Sol located at 15375 West McDowell Road, Goodyear, Arizona 85395. (Darcie McCracken, City Clerk)

4. **APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR MACAYO'S MEXICAN FOOD**

RECOMMENDATION

Recommend approval of Application No. 286706 to the Arizona Department of Liquor Licenses and Control (DLLC). Agent Andrea Dahlman Lewkowitz has submitted this application for a New Series 12 liquor license for Macayo's Mexican Food located at 1474 N Litchfield Road, Goodyear, Arizona 85338. (Darcie McCracken, City Clerk)

5. **APPROVAL OF NEW SERIES 7 (BEER AND WINE BAR) LIQUOR LICENSE FOR BACCHUS WINE BAR**

RECOMMENDATION

Recommend approval of Application No. 283070 to the Arizona Department of Liquor Licenses and Control (DLLC). Agent Anthony John Vozar has submitted this application for a New Series 7 liquor license for Bacchus Wine Bar, which will be located at 1971 N. Globe Dr, Goodyear, Arizona 85395. (Darcie McCracken, City Clerk)

6. **APPROVE EXPENDITURE UP TO \$2,400,000 FOR THE REPLACEMENT OF SEWER LINES LOCATED WITHIN THE CORGETT WASH**

RECOMMENDATION

Approve expenditure of funds up to \$2,400,000 for the replacement of sewer lines located in the Corgett Wash (Project 61002). (Barbara Chappell, Water Services Director)

7. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF GLENDALE FOR FIRE AND MEDICAL SERVICE STAFFING FOR SPECIAL EVENTS**

RECOMMENDATION

Approve the intergovernmental agreement (IGA) with city of Glendale for fire and medical service staffing for special events. (Paul Luizzi, Fire Chief)

8. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH STATE OF ARIZONA THROUGH DEPARTMENT OF CHILD SAFETY TO PROVIDE INTEGRATED SERVICES AT THE SOUTHWEST FAMILY ADVOCACY CENTER**

RECOMMENDATION

Approve the Intergovernmental Agreement (IGA) with State of Arizona Department of Child Safety (DCS) and City of Goodyear. (Art Miller, Interim Chief of Police)

9. **THRIVE AT AVISION GOODYEAR FINAL PLAT**

RECOMMENDATION

Conditionally approve the Final Plat for Thrive at Avison Goodyear, subdividing 4.61 acres into 47 lots and 3 tracts at the North East Corner of the West Van Buren Street and North Central Avenue. (Marty Crossland, Deputy Director of Development Engineering)

10. **DESIGNATE AN AUTHORIZED REPRESENTATIVE FOR THE CITY OF GOODYEAR TO ACCEPT FEDERAL AND/OR STATE FUNDING**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2402 APPROVING THE DESIGNATION OF APPLICANT'S AUTHORIZED REPRESENTATIVE FORM TO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS, WHICH DESIGNATES FINANCE DIRECTOR JARED ASKELSON, AS THE CITY'S AUTHORIZED REPRESENTATIVE FOR APPLYING FOR CERTAIN PUBLIC ASSISTANCE; AND AUTHORIZING THE APPLICANT'S AUTHORIZED REPRESENTATIVE TO EXECUTE AND DELIVER SAID APPLICATION ON BEHALF OF THE CITY OF GOODYEAR. (Jared Askelson, Finance Director)

PUBLIC HEARINGS

11. **AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO R1-A (SINGLE-FAMILY ATTACHED)**

Mayor Pizzillo opened the public hearing at 5:08 p.m.

Planning Manager Christian Williams presented the city-initiated request to amend the zoning ordinance to create Single-Family Townhomes in the R1-A zoning districts. He highlighted that the amendment would allow a townhome lot to be reduced in width to 20 feet and require the developer to provide two amenity elements and two streetscape elements to the project.

There were no speakers.

Mayor Pizzillo closed the public hearing at 5:13 p.m.

Council expressed support for additional housing options for the community.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Vicki Gillis to ADOPT ORDINANCE NO. 2024-1607, AMENDING ARTICLE 2-2 (DEFINITIONS) TO ADD THE DEFINITION OF “ALLEY-LOADED”; AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 3-2 (RESIDENTIAL DISTRICTS) BY REVISING TABLE 3-2-3-A (DEVELOPMENT STANDARDS – SINGLE FAMILY DISTRICTS) AND FOOTNOTES TO ENABLE THE CREATION OF REDUCED R1-A DEVELOPMENT STANDARDS, MODIFYING 3-3-3-D (DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS (R1-6, R1-4, R1-A, R1-C)) AND MODIFYING TABLE 3-2-3-E (LOT SIZE AND MINIMUM NUMBER OF REQUIRED DESIGN ELEMENTS FOR REDUCED LOT WIDTH AND SIDE YARD SETBACK REDUCTION REQUESTS), CREATING FOOTNOTES TO ENABLE THE CREATION OF REDUCED R1-A DEVELOPMENT STANDARDS AND CLARIFYING MINIMUM LOT AREA; AND AMENDING ARTICLE 6-2 (GENERAL PARKING REGULATIONS) BY CLARIFYING DRIVEWAY LENGTHS WITHIN 6-2-2 (RESIDENTIAL VEHICULAR ACCESS); PROVIDING FOR CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE, 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

12. USE PERMIT FOR A CONVENIENCE USE AT THE NORTHWEST CORNER OF MCDOWELL ROAD AND 150TH DRIVE, WITHIN GOODYEAR CIVIC SQUARE

Mayor Pizzillo opened the public hearing at 5:17 p.m.

Planner Justin Gabrielson presented the request for a use permit for a drive-through restaurant as required by the Goodyear Civic Square at Estrella Falls PAD. Mr. Gabrielson discussed the project proposal which will consist of a single-story restaurant and outdoor patio with two drive-through lanes. He highlighted that the site plan exceeds the city's queuing and stacking requirements for the drive-through lanes.

Kevin Arnold, Goodyear resident, inquired about traffic plans for McDowell Road.

Mayor Pizzillo closed the public hearing at 5:25 p.m.

Council discussed the drive-through stacking and queuing plan along with traffic and connectivity between the garage and future sites.

In response to Council inquiry, Planning Manager Christian Williams clarified that the design allows for drive-through stacking within the site and that traffic would not stack along McDowell Road.

Council expressed support for Shake Shack and the future businesses coming to GSQ.

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Brannon Hampton to APPROVE the request for a Use Permit for a convenience use for a drive-through restaurant on an approximately 1.46-acre identified in the Goodyear Civic Square at Estrella Falls PAD and located at the northwest corner of McDowell Road and 150th Drive, subject to stipulations 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

13. **FY2024-2025 ACTION PLAN FOR HOUSING & URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

Mayor Pizzillo opened the public hearing at 5:39 p.m.

Community Partnerships Program Manager Christina Panaitescu presented the report and gave an overview of the city's five-year consolidated plan. She discussed the proposed plan for FY2025 which included the design, purchase and installation of up to 17 streetlights along Litchfield Road in front of the Historic Goodyear Neighborhood.

There were no speakers.

Mayor Pizzillo closed the public hearing at 5:44 p.m.

Council expressed support for the city's CDBG program. No action was taken.

14. **AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO GROUP HOMES**

Mayor Pizzillo opened the public hearing at 5:47 p.m.

Contract Planner David Williams presented the zoning ordinance amendment related to group homes. He explained that the amendment updates definitions for group homes, licensing requirements and fire and building inspections. He further explained that the amendment will require 1/4 mile buffer between group homes. Mr. Williams concluded that the amendment would be implemented on July 1, 2024 allowing 60 days for staff to notify group homes of the change and assist with bringing them into compliance.

John Rudy, Goodyear resident, inquired about the impact of spreading group homes out in the community.

In response to resident inquiry, Mr. Williams explained that a buffer will help create a traditional family residential setting for the neighborhood so there is not an aggregate of group homes in one area.

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

Council discussed compliance, enforcement and fees and how the city's process compares to other cities in the valley. Council expressed support for bringing group homes into legal compliance.

Mr. Williams confirmed that group homes that are currently operating legally will continue to operate.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to ADOPT ORDINANCE NO. 2024-1604, AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 2 SECTION 2-2 (DEFINITIONS), AMENDING SECTIONS 3-2-2 (PERMITTED USES) and 3-2-4 (SINGLE FAMILY – ADDITIONAL USE DEFINITIONS AND REGULATIONS) OF ARTICLE 3, RELATED TO DEFINITIONS, MINIMUM SEPARATION OF GROUP HOMES, AND ZONING CLEARANCE APPROVALS; PROVIDING FOR CORRECTIONS, SEVERABILITY, AND AN EFFECTIVE DATE, 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

15. AMEND ARTICLE 8-7 BUSINESS REGISTRATION PERMITS

City Attorney Roric Massey presented the report to convert business registrations to business licenses. He discussed the new process which would require any business within the city to obtain a business license and provides for enforcement and penalties for non-compliance.

John Rudy, Goodyear resident, expressed concerns for small businesses' ability to come into compliance.

In response to Council inquiry, Director of Development Services Katie Wilken explained that the city will not be asking current businesses to make physical modifications to their building in order to obtain a business license.

Council discussed the fees and penalties, home-based business requirements for licensing and not enforcing license requirements on youth lemonade stands or girl scout cookie sales.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Sheri Lauritano to ADOPT ORDINANCE NO. 2024-1608 AMENDING ARTICLE 8-7 BUSINESS REGISTRATION PERMITS, PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTIES, AND AN EFFECTIVE DATE.

A motion to table was then made during Council discussion.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to table the item until staff can carve out criteria for home based businesses. 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 congratulated Economic Development and Digital Communications Department for recently receiving awards and being recognized by their respective professions.

City Manager Wynette Reed highlighted the Goodyear Night Market that took place on April 28, 2024, which had over 2,000 attendees who enjoyed live music and local vendors.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

May 6, 2024

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

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

16. Pursuant to A.R.S. §38-431.03(A) (3) (4): Discussion and consultation with the City Attorney and City Manager 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 intergovernmental agreements for joint use projects.

MOTION BY Councilmember Sheri Lauritano, 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 Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

Council moved into Executive Session at 7:00 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned Executive Session at 7:29 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 7:29 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:29 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 April 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