

City Council Regular Meeting

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



Monday, August 26, 2024

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:01 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 Present: City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie McCracken

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER LAURITANO

COMMUNICATIONS

1. **SWEARING IN OF POLICE CHIEF BRIAN ISSITT**

City Clerk Darcie McCracken administered the Oath of Office and Oath of Honor to Chief of Police Brian Issitt.

Council welcomed Chief Issitt to the Goodyear team.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

William Knepple, Goodyear resident, expressed concerns about fireworks and traffic on Cotton Lane and Yuma Road.

Cristina Junge, Goodyear resident, expressed concerns about growth, traffic and water.

CONSENT

Council removed Consent Agenda Item 16 for discussion.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Bill Stipp to APPROVE Consent Agenda Items 2 through 15. 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

2. APPROVAL OF MINUTES

Approve the draft minutes from a Regular Meeting held on July 8, 2024 and a Special Meeting held on August 12, 2024. (Darcie McCracken, City Clerk)

3. APPROVAL OF NEW SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE FOR QUIKTRIP #403

RECOMMENDATION

Recommend approval of Application No. 296991 to the Arizona Department of Liquor Licenses and Control (DLLC). Agent Perry Charles Huellmantel, has submitted this application for a New Series 10 liquor license for Quiktrip #403, which will be located at 17260 W Yuma Road, Goodyear, AZ 85338, generally located on the northwest corner of Yuma Road and N Cotton Lane. (Darcie McCracken, City Clerk)

4. APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR BUBBA'S 33

RECOMMENDATION

Recommend approval of Application No. 299995 to the Arizona Department of Liquor Licenses and Control (DLLC). Agent Lauren Kay Merrett has submitted this application for a New Series 12 liquor license for Bubba's 33, which will be located at 1460 N Bullard Ave, Goodyear, Arizona 85395. (Darcie McCracken, City Clerk)

5. APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR THE STILLERY

RECOMMENDATION

Recommend approval of Application No. 300081 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 The Stillery, which will be located at 1971 N Globe Drive, Bldg #03A, Goodyear, Arizona 85395. (Darcie McCracken, City Clerk)

6. FINAL PLAT FOR ARROYO RANCH

RECOMMENDATION

Approve the Final Plat for Arroyo Ranch, subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

7. **FINAL PLAT FOR PROLOGIS 303 BUSINESS PARK**

RECOMMENDATION

Approve the Final Plat for Prologis 303 Business Park, subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

8. **MAP OF DEDICATION (MOD) OF WEST HADLEY STREET**

RECOMMENDATION

Conditionally approve the Map of Dedication of W. Hadley Street, of approximately 0.058 acres of right-of-way, subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

9. **INTERGOVERNMENTAL AGREEMENT (IGA) TO PARTICIPATE IN THE ARIZONA INTERNET CRIMES AGAINST CHILDREN TASK FORCE**

RECOMMENDATION

Authorize the City Manager or designee to execute the (IGA) between City of Phoenix Police Department and City of Goodyear to participate in the Arizona Internet Crimes Against Children Task Force. (Brian Issitt, Chief of Police)

10. **APPROVAL OF THE DRUG ENFORCEMENT AGENCY (DEA) EQUITABLE SHARING AGREEMENT AND ANNUAL CERTIFICATION AFFIDAVIT**

RECOMMENDATION

Approve the DEA Task Force Agreement and Annual Certification Affidavit. (Brian Issitt, Chief of Police)

11. **STATE 9-1-1 SERVICES ADMINISTRATION GRANT**

RECOMMENDATION

Approve the City of Goodyear Arizona Department of Administration (ADOA) grant for 9-1-1 services and associated budget amendments. (Brian Issitt, Chief of Police)

12. **AUTHORIZATION FOR EXPENDITURE OF FUNDS UP TO THE AMOUNT OF \$1,364,600 FOR GOODYEAR BALLPARK FIELD LIGHTING**

RECOMMENDATION

Authorization for expenditure of funds up to the amount of \$1,364,600 for LED field lighting. (Bruce Kessman, Deputy Director Parks and Recreation)

13. **AUTHORIZATION OF THE EXPENDITURE OF CONSTRUCTION FUNDS FOR APPROVED CIP PROJECT #42072 – SAN GABRIEL-ELLIOT INTERCONNECT**

RECOMMENDATION

Authorize the expenditure of construction funds up to \$1,432,990 for Capital Improvement Program (CIP) Project #42072 – San Gabriel-Elliot Interconnect. (Steve Scinto, Director of Engineering)

14. **ESTABLISHMENT OF PUBLIC RIGHT-OF-WAY FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF SOUTH COTTON LANE AND WEST ELWOOD STREET**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2422 ESTABLISHING PUBLIC RIGHT-OF-WAY REQUIRED FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF SOUTH COTTON LANE AND WEST ELWOOD STREET; PROVIDING FOR AN EFFECTIVE DATE AND RECORDATION. (Kimberly Romero, Real Estate Coordinator)

15. **AMEND FIRST AMENDED AND RESTATED PARKING RIGHTS AGREEMENT AND PARTIAL RELEASE FOR GSQ**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2420 APPROVING THE AMENDMENT TO THE FIRST AMENDED AND RESTATED PARKING RIGHTS AGREEMENT AND PARTIAL RELEASE, PROVIDING AUTHORIZATION AND DIRECTION FOR EXECUTION AND PROVIDING AN EFFECTIVE DATE. (Roric Massey, City Attorney)

16. **AERIAL CROSSING LICENSE OVER SARIVAL AVENUE**

Deputy City Attorney Sarah Chilton gave a presentation on the agreement for an overhead electrical line for a battery energy storage facility. Ms. Chilton highlighted the terms and conditions negotiated by staff for the safety and protection of Goodyear residents and employees.

Council discussed safety concerns related to the poles, the need for a special use permit and the review process for hazardous materials.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Bill Stipp to APPROVE the License Agreement for Sarival Avenue Crossing between the City of Goodyear and Pluto Energy Storage, LLC. 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

PUBLIC HEARINGS

17. **EL CIDRO 9TH RESTATED PAD (WILLOW AT EL CIDRO)**

Mayor Pizzillo opened the public hearing at 5:46 p.m.

Planning Manager Christian Williams presented a request to rezone approximately 583.33 acres at the southwest corner of Lower Buckeye Road and the 169th Avenue alignment. Mr. Williams explained that the proposal largely amends a 42-acre portion of the area from Low Density Residential 1 (LDR1) to new designations: Low Density Residential 5 (LDR5), Medium Density Residential Attached (MDRA), and Multi-Family Residential (MFR). He further explained that the 9th Amended El Cidro Planned Area

Development (PAD), also clarifies underlying land use districts for all of El Cidro, clarifies uses for city-owned property within the PAD, and clarifies other minor items within the PAD. He added that the amendment would increase the density of Parcel 4, allowing for a mix of single-family detached, single-family attached, and multi-family housing products. He further added that the applicant requested deviations from standard development requirements, in the form of reduced setbacks and smaller lot sizes, offset by added amenity elements, connectivity elements, streetscape elements, and increased open space, including buffers for nearby county residences. Mr. Williams stated that minimum park sizes and trail connectivity have also been established in the PAD.

Mr. Williams stated that a neighborhood meeting was held on January 16, 2024 with approximately ten residents in attendance. He explained that concerns were raised about water usage, school capacity, the desire for more businesses, increased traffic, trail connections, and the irrigation ditch on the east side of the project. He noted that the ditch would remain untouched by this development and if modifications are needed, they would be required to work with neighboring owners. Mr. Williams concluded that stipulations regarding height and design elements for the multi-family residential product were included as part of the recommendations of approval from the Planning and Zoning Commission.

There being no speakers, Mayor Pizzillo closed the public hearing at 5:58 p.m.

Council discussed the location and the project's proximity to the Loop 303 and expressed support for the diverse housing options, amenities such as open space and trails, and the stipulations included by staff in the proposal.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Vicki Gillis to ADOPT ORDINANCE NO. 2024-1601, CONDITIONALLY REZONING APPROXIMATELY 583.33 GROSS ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LOWER BUCKEYE ROAD AND THE 169TH AVENUE ALIGNMENT (S. CANYON TRAILS BLVD.) TO THE EL CIDRO 9TH AMENDED PLANNED AREA DEVELOPMENT (MAY 2024); 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 Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

NAY: Councilmember Wally Campbell

Passed

BUSINESS

- 18. INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF GLENDALE FOR A SERIES OF ANNUAL WATER EXCHANGES**

Water Services Director Barbara Chappell presented the request to enter into an agreement with the City of Glendale for an equal exchange of water resources. She explained that this agreement allows Glendale to receive Goodyear's Central Arizona Project (CAP) water at its Pyramid Peak water treatment facility in exchange for water from Glendale's Salt River Project (SRP) system supplies to enhance water resource management for both municipalities. She added that the City of Glendale would pay the exchange fees for the water.

Council thanked staff for bringing this item forward.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Brannon Hampton to APPROVE the Intergovernmental Agreement (IGA) between the cities of Glendale and Goodyear, providing for water exchanges, and authorizing the City Manager to execute the CAWCD Exchange Implementation Agreement. 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

19. SUPPORT FOR INCLUSION OF NEW SUB-ZERO FACILITY AS A FOREIGN TRADE ZONE USER DRIVEN SITE

Economic Development Director Wendy Bridges introduced Deputy Economic Development Director Darah Mann. Ms. Mann gave a presentation on the history and economic impact of Sub-Zero, a family-owned manufacturing facility in Goodyear. She explained that Sub-Zero is expanding its manufacturing and distribution operations to a second facility, and is seeking Council's support for Foreign Trade Zone status at its new location.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Brannon Hampton to ADOPT RESOLUTION NO. 2024-2421 COMMITTING SUPPORT FOR THE FUTURE APPLICATION FOR THE ACTIVATION AND INCLUSION WITHIN THE BOUNDARIES OF THE FTZ NO. 277 WESTERN MARICOPA COUNTY, OF CERTAIN PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAMELBACK ROAD AND COTTON LANE AS A SINGLE-USER, USER DRIVEN FOREIGN TRADE ZONE SITE FOR THE OPERATION OF A MANUFACTURING FACILITY BY SUB-ZERO GROUP INC. SUBJECT TO CONDITIONS; PROVIDING AUTHORITY AND DIRECTION; AND PROVIDING FOR 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

[Mayor Pizzillo reordered the Agenda and moved Executive Session following Information Items and Future Meetings.]

EXECUTIVE SESSION

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

20. Pursuant to ARS 38-431.03(A)(3) & (4): Discussion and consultation for legal advice with the city's attorney; for discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations related to a development agreement for Estrella Highlands.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Wally Campbell 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

The City Council moved into Executive Session at 6:37 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 7:42 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 7:42 p.m.

INFORMATION ITEMS

Council welcomed Benita Beckles and Trey Terry to the City Council, and inquired about the timing for road closures on Bullard Avenue and Estrella Parkway. Council also inquired about the Urban Camping Ordinance and requested that staff provide feedback to the City of Avondale regarding the traffic signal timing at McDowell Road and Dysart Road.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

September 9, 2024

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:42 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 August 26, 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