

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



Monday, December 16, 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 Present: City Manager Wynette Reed; City Attorney Roric Massey; Deputy City Clerk Jasmine Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER STIPP

RECOGNITION OF SERVICE FOR COUNCILMEMBER SHERI LAURITANO AND COUNCILMEMBER BILL STIPP

Mayor Pizzillo acknowledged Councilmember Lauritano and Councilmember Stipp for their years of service as Councilmembers to the City of Goodyear. A video featuring Councilmembers and community members expressing gratitude for their contributions and dedication to public service was shown, and each was presented with a plaque.

Councilmember Lauritano and Councilmember Stipp reflected on their journeys, expressing gratitude for the support of their family, friends, colleagues and the community. They highlighted the accomplishments achieved during their tenure, emphasizing their pride in contributing to the city's growth.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Jason Martinez, Goodyear resident, expressed concerns about red light running and traffic safety at the intersection of Yuma Road and Goodyear Boulevard.

Solomon Jedidi, Goodyear resident, suggested increasing police and code compliance staffing to address growth and raised concerns about the availability of animal control services.

CONSENT

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Vice Mayor Laura Kaino to APPROVE Consent Agenda items 1 through 4. 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

RECOMMENDATION

Approve the December 9, 2024 Regular Meeting draft minutes. (Darcie McCracken, City Clerk)

2. APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR HIGH TIDE

RECOMMENDATION

Recommend approval of Application No. 317058 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 High Tide, which will be located at 1845 N Globe Dr. Building 2, Goodyear, Arizona 85395. (Darcie McCracken, City Clerk)

3. AUTHORIZATION OF EXPENDITURE OF FUNDS WITHIN THE SELF-INSURED HEALTHCARE TRUST FUND

RECOMMENDATION

Authorize the expenditure of funds within the Self-Insured Healthcare Trust up to \$1,200,000 for the purposes of operating the Goodyear Wellness Center. (Lyman Locket, Human Resources Director)

4. LOT 8A PROPERTY ACQUISITION FOR CIVIC SQUARE

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2439 APPROVING THE PROPERTY ACQUISITION OF LOT 8A OF GOODYEAR CIVIC SQUARE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AGREEMENT, THE DEVELOPMENT AGREEMENT, THE SIXTH AMENDMENT TO THE DEVELOPMENT AGREEMENT, AND OTHER SUCH DOCUMENTS NECESSARY TO EFFECTUATE THE PURCHASE OF THE PARCEL AND AUTHORIZING THE EXPENDITURE OF FUNDS AND ALL ASSOCIATED BUDGET TRANSFERS NECESSARY FOR THE ACQUISITION . (Roric Massey, City Attorney)

PUBLIC HEARINGS

5. MAJOR GENERAL PLAN AMENDMENT FOR I-10 CITRUS GATEWAY

Mayor Pizzillo opened the public hearing at 5:50 p.m.

Principal Planner Guadalupe Ortiz Cortez presented a request for a Major General Plan Amendment to change the land use designation from Neighborhoods to Business and Commerce for approximately 267 acres at the southwest corner of N. Citrus Road and W. Roosevelt Street. Ms. Ortiz Cortez explained that the applicant also submitted a rezone application to change the zoning from the Las Palmas Planned Area Development (PAD) to Business Park District with a PAD overlay, permitting General Commercial and Light Industrial uses in specific areas. She noted that staff will bring the rezone application to the Planning & Zoning Commission, followed by City Council for future consideration if the general plan amendment is approved. She added that the applicant plans to create a frontage street for residents north of Roosevelt Street, which will be evaluated in the rezone application, and explained that the property is in close proximity to other industrial uses. She reviewed the general plan amendment process, highlighting concerns raised during the public meetings such as traffic safety, noise, and building height, and noted that 14 individuals opposed the project, while one person expressed support.

Alma Olivares expressed concerns about Roosevelt Street being used for semi-trucks. Mayra Martinez expressed similar concerns regarding traffic safety on Roosevelt Street.

Jeff Levy submitted a speaker card in support but did not wish to speak.

Teresa Martinez and Janeth Roman submitted speakers cards in opposition but did not wish to speak.

Wendy Riddell, representing Berry and Riddell LLC and the applicant, provided an overview of the surrounding area uses and explained that as part of the rezoning application, the applicant plans to address the semi-truck concern by creating a frontage road for the neighborhood to the north and fully constructing Roosevelt Street.

Mayor Pizzillo closed the public hearing at 6:09 p.m.

Deputy City Clerk Jasmine Pernicano read Resolution No. 2024-2438 by title only.

Council discussed the proposed general plan amendment, highlighting development challenges such as water restrictions and the Luke overlay, and emphasized the importance of reviewing the rezoning application for traffic, lighting, and design standards.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Bill Stipp to ADOPT RESOLUTION NO. 2024-2438 APPROVING A MAJOR AMENDMENT TO THE GOODYEAR 2035 GENERAL PLAN TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 267 ACRES LOCATED AT THE SOUTHWEST CORNER OF NORTH CITRUS ROAD AND WEST ROOSEVELT STREET FROM NEIGHBORHOODS TO BUSINESS & COMMERCE, REQUIRING AMENDMENT TO EXHIBIT 3.3 LAND USE PLAN AND TRANSPORTATION PLAN OF THE GOODYEAR 2035 GENERAL PLAN; PROVIDING 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

6. **AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO ACCESSORY DWELLING UNITS**

Mayor Pizzillo opened the public hearing at 6:27 p.m.

Planning Manager Christian Williams presented the zoning ordinance amendment to align city standards with recent changes to the Arizona Revised Statutes under House Bill 2720 regarding accessory dwelling units (ADUs). Mr. Williams explained that the proposed amendment would allow property owners in single-family zoning districts to construct one attached and one detached ADU, with exceptions for properties within the state-defined vicinity box for Luke Air Force Base, where ADUs would not be permitted. He added that while the city would be required to allow ADUs, Homeowners Associations (HOAs) may have the authority to permit or restrict them.

There being no speakers, Mayor Pizzillo closed the public hearing at 6:34 p.m.

Deputy City Clerk Jasmine Pernicano read Ordinance No. 2024-1616 by title only.

Council discussed building and parking requirements, as well as the affordability considerations for additional dwelling units (ADUs).

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Wally Campbell to ADOPT ORDINANCE NO. 2024-1616, AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 2-2 (DEFINITIONS), AMENDING SECTION 8-2 (DETACHED ACCESSORY BUILDINGS, GUEST HOUSES, VENTILATION COURTS, AND PORTABLE STORAGE CONTAINERS), TO INCLUDE PROVISIONS FOR ACCESSORY DWELLING UNITS AND RESTRICTED-AFFORDABLE DWELLING UNITS AND MINOR SCRIVENER'S ERROR; 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

INFORMATION ITEMS

Council expressed appreciation for community efforts, including events like Shop With A Cop, Holidays on the Square, and Fill A Need, as well as the generous donations.

City Manager Wynette Reed reported on the second week of Holidays on the Square, which drew approximately 3,000 attendees, and the Shop With A Cop event, which hosted 12 children.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

January 06, 2025

Council Induction

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:44 p.m.

Jasmine Pernicano, Acting 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 December 16, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2025.

SEAL:

Jasmine Pernicano, Acting City Clerk