

City Council Regular Meeting

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



Monday, April 28, 2025

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 Wally Campbell; Councilmember Brannon Hampton; Councilmember Laura Kaino; Councilmember Benita Beckles; Councilmember Trey Terry**

Absent: **Councilwoman Vicki Gillis**

Staff City Manager Wynette Reed; Deputy City Attorney Sarah Chilton; City Clerk Jasmine
Present: Pernicano

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Benita Beckles to EXCUSE Councilwoman Gillis. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. **RECOGNITION OF MILLENNIUM HIGH SCHOOL GIRLS BASKETBALL TEAM**

Mayor Pizzillo recognized the 2024-2025 Millennium High School Girls Basketball Team for their win in the Open State Championship Title. Rosalva Zimmerman, Chief of Staff, read the proclamation.

2. **PROCLAMATION RECOGNIZING WEEK OF THE YOUNG CHILD**

Mayor Pizzillo recognized the First Things First organization. Rosalva Zimmerman, Chief of Staff, read the proclamation recognizing Week of the Young Child.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Kim Baker, Goodyear resident, expressed concerns regarding a dispute with his property manager and provided related records to the Council for review.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Vice Mayor Wally Campbell to APPROVE Consent Agenda items 3 through 7. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

3. APPROVAL OF MINUTES

Approve the April 7, 2025 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

4. APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY

RECOMMENDATION

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

5. MEMORANDUM OF UNDERSTAND (MOU) WITH GOVERNOR'S OFFICE OF HIGHWAY SAFETY (GOHS) TO FORMALIZE DRUG RECOGNITION EXPERTS (DREs) OFFICER SUPPORT

RECOMMENDATION

Approve the MOU and provide authorization and direction to take action and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

6. 2024 INTEGRATED WATER MASTER PLAN ADOPTION

RECOMMENDATION

Adopt the 2024 Integrated Water Master Plan (IWMP). (Barbara Chappell, Water Services Director)

7. VACATE AND ABANDON CERTAIN RIGHT OF WAY LOCATED NORTH OF INDIAN SCHOOL ROAD AND EAST OF SOUTH CITRUS ROAD

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2461 VACATING AND ABANDONING A PORTION OF RIGHT-OF-WAY LOCATED ALONG THE MID SECTION LINE WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST. (Colton Blyle, Real Estate Specialist)

8. AMENDMENT TO ARTICLES 3-4, 3-5, AND 3-6 OF GOODYEAR CITY CODE RELATED TO PROCUREMENT PROVISIONS

Council asked that this item be removed from the Consent Agenda and be heard separately.

Jared Askelson, Finance Director, presented an overview of the proposed updates to the procurement code. He explained that the key changes include administrative updates, expenditure authority and increasing procurement thresholds. He noted that threshold changes does not override the budget.

Councilmember Kaino and Councilmember Beckles expressed concern regarding the increase in the job order contract threshold from \$1 million to \$5 million.

In response to Council inquiry, Mr. Askelson explained that the \$5 million threshold aligns with other cities, facilitating the ability to utilize leverage contracts, noting that the contract cannot exceed the budgeted amount.

MOTION BY Councilmember Trey Terry, SECONDED BY Vice Mayor Wally Campbell to ADOPT Ordinance No. 2025-1630 AMENDING ARTICLES 3-4, 3-5, AND 3-6, OF GOODYEAR CITY CODE RELATED TO PROCUREMENT PROVISIONS. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Trey Terry

NAY: Councilmember Laura Kaino, Councilmember Benita Beckles

Passed

PUBLIC HEARINGS

9. REZONE APPROXIMATELY 267 ACRES FROM THE LAS PALMAS PLANNED AREA DEVELOPMENT (PAD) TO I-10 CITRUS GATEWAY PAD

Mayor Pizzillo opened the public hearing at 5:20 p.m.

Guadalupe Ortiz Cortez, Principal Planner, presented a request to rezone approximately 267 acres located at the southwest corner of N. Citrus Road and W. Roosevelt Street from the Las Palmas Planned Area Development (PAD) to I-10 Citrus Gateway PAD. Ms. Ortiz Cortez outlined the proposed changes to the PAD and provided an overview of the request, which includes the option to develop a mix of Business Park District, Light Industrial Park and General Commercial District land uses. She explained building height and setback requirements, noting that, for example, a building height of 56 feet adjacent to single-family residential would be required to provide a minimum setback of 180 feet, including a 50-foot landscape setback. She also noted that the applicant proposes to develop a frontage road along W Roosevelt Street, the addition of Wireless Communication Facilities as an additional use, an increase in building heights up to 70-feet and allowing 100-feet with a use permit for certain areas within the property, and a 10-foot wide trail along the northern, eastern, and southern borders of the property. Ms. Ortiz Cortez provided an overview of the public participation process, which included a neighborhood meeting and Planning and Zoning Commission Meeting, during which four speaker cards were submitted in support.

There being no speakers, Mayor Pizillo closed the public hearing at 5:30 p.m.

City Clerk Pernicano read Ordinance No. 2025-1631 by title only.

Council commented on the applicant's responsiveness to resident concerns, discussed the property's previous zoning history, expressed concerns with ingress and egress on Roosevelt and Citrus roads, as well as the zoning of adjacent properties to the west located within the City of Buckeye. Council expressed support for the rezone.

Wendy Riddell, representing the applicant, provided a conceptual overview of the Roosevelt Street improvements and noted that the intersection at Perryville Road is signalized.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Benita Beckles to ADOPT ORDINANCE NO. 2025-1631 CONDITIONALLY REZONING APPROXIMATELY 267 ACRES LOCATED AT THE SOUTHWEST CORNER OF N. CITRUS ROAD AND W. ROOSEVELT STREET, TO BE KNOWN AS I-10 CITRUS GATEWAY, FROM THE LAS PALMAS PLANNED AREA DEVELOPMENT (PAD) TO THE I-10 CITRUS GATEWAY PAD. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

10. **PENSKE TRUCK LEASING ANNEXATION**

Mayor Pizzillo opened the public hearing at 5:40 p.m.

Katie Wilken, Director of Development Services, introduced the item and gave an overview of the annexation process. She introduced Justin Gabrielson, Senior Planner, to present.

Mr. Gabrielson presented a request to annex approximately 4.92 acres along W. McDowell Road, just west of the 183rd Drive alignment. He explained that the annexation would bring the property into the city's jurisdiction, allowing it to be developed in accordance with city standards. He added that Penske anticipates developing the site as a parking lot to support its truck leasing operations currently under development.

There being no speakers, Mayor Pizzillo closed the public hearing at 5:42 p.m.

City Clerk Pernicano read Ordinance No. 2025-1632 by title only.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Brannon Hampton to ADOPT ORDINANCE NO. 2025-1632 EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA BY ANNEXING APPROXIMATELY 4.92 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF WEST MCDOWELL ROAD, JUST WEST OF THE 183RD DRIVE ALIGNMENT. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

BUSINESS

11. ADOPTION OF RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE ANNEXATION AND PROVISION OF CITY SERVICES TO LIBERTY ELEMENTARY SCHOOL DISTRICT NO. 25 PROPERTY

Kini Knudson, Deputy City Manager, presented the item and provided background on the project. He explained that Liberty Elementary School District (LESD) anticipates annexing the property into the city. The site is located adjacent to W. Lower Buckeye Road, between S. Citrus Road and S. Perryville Road, and is currently within Maricopa County. He added that the school district is developing an elementary school campus at the location. Mr. Knudson outlined the responsibilities of the city and LESD, including LESD's obligation to construct half-street improvements along Lower Buckeye Road, provide two points of access, install a traffic signal, and construct all water and wastewater infrastructure. He noted that next steps would include executing the IGA and bringing the annexation forward for Council approval.

City Clerk read Resolution No. 2025-2462 by title only.

Council discussed city services, the construction timeline to be able to open in August 2025, and expressed support for bringing the school into the city.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Benita Beckles to ADOPT RESOLUTION NO. 2025-2462 APPROVING THE INTERGOVERNMENTAL AGREEMENT FOR THE ANNEXATION AND PROVISION OF CITY SERVICES TO LIBERTY ELEMENTARY SCHOOL DISTRICT NO. 25 PROPERTY. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

12. ANNEXATION NEAR PERRYVILLE AND YUMA ROADS

Katie Wilken, Director of Development Services, introduced the annexation process and explained that this case is in the initial step, which involves authorizing staff to proceed with continued evaluation. She clarified that this action does not obligate Council to annex the property, as formal consideration will occur at a future date. Ms. Wilken then introduced Guadalupe Ortiz Cortez, Principal Planner, to present the case.

Ms. Ortiz Cortez gave an overview of the property, located near the northeast corner of S. Perryville Road and W. Yuma Road, totaling approximately 31.4 acres. She highlighted surrounding properties and zoning in the area and explained the next steps in the annexation process, along with the criteria used to evaluate annexations.

She noted that if the property is annexed into the city, it would be designated with the city-equivalent zoning of Agricultural Urban (AU). She further explained that, following

annexation approval, the applicant may return to Council with a request to rezone the property for a multifamily residential community. Ms. Ortiz Cortez clarified that the annexation proposal does not include the corner of S. Perryville Road and W. Yuma Road, and noted that the applicant has proposed water solutions to serve the property, which would be addressed through a pre-annexation development agreement.

Council discussed the city's planning area and clarified that the action being considered would allow staff to proceed with discussions with the applicant. Council also discussed reviewing the corner property as part of the annexation.

In response to a Council inquiry, Ms. Ortiz Cortez explained that any property annexed into the city would be grandfathered in under its existing condition. She also noted that the city does not currently have the water resources available to serve the property, but would be addressed through further evaluation as part of the annexation process.

In response to Council inquiry, Susan Demmitt with Gammage & Burnham, representing the applicant, provided an overview of the preliminary design concept, which would include two-story duplex units featuring private backyards and two-car enclosed garages. Ms. Demmitt added that the property under consideration for annexation is currently under contract and explained that the owners of the corner lot are also the sellers of the 31.4 acres being acquired by Dominion.

Council expressed support for moving forward with the evaluation.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Laura Kaino to AUTHORIZE staff to initiate the annexation of approximately 31.4 acres of property, generally located 650-feet east of the northeast corner of South Perryville Road and West Yuma Road. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

13. SOUTH PERRYVILLE ROAD ANNEXATION, ADJACENT TO LA PRIVADA PARCEL 5

Guadalupe Ortiz Cortez, Principal Planner, presented a request to annex approximately 0.978 acres along S. Perryville Road adjacent to the La Privada subdivision. She explained that staff supports proceeding with the annexation to allow the developer to construct half-street improvements in accordance with city standards.

Council discussed future plans for annexing the remainder of S. Perryville Road and future street improvements.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Brannon Hampton to AUTHORIZE staff to initiate the annexation of approximately 0.978 acres of property along South Perryville Road, adjacent to La Privada Parcel 5. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Wally Campbell, Councilmember Brannon Hampton, Councilmember Laura Kaino, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

INFORMATION ITEMS

Council highlighted various events that took place including the Hop & Hops event, the celebration of fencing and turf installation at Mobile Elementary School, and the grand opening of the Solid Rock Teen Center.

City Manager Wynette Reed reported on recent events, noting that the Solid Rock Teen Center grand opening attracted nearly 2,000 attendees and the Goodyear Night Market drew nearly 1,500 participants. She thanked staff for their efforts in organizing and executing these community events.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

May 5, 2025

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:34 p.m.

Jasmine Pernicano, 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 28, 2025. 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, City Clerk