

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



Monday, August 25, 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; Councilwoman Vicki Gillis; Councilmember Benita Beckles; Councilmember Trey Terry**

Staff Present: City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Jasmine Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. COMMEMORATING GOODYEAR HISTORY AND CELEBRATING THE OPENING OF THE NEW GOODYEAR HIGH SCHOOL

Tammy Vo, Digital Communications Director, introduced the item and presented a video. She then introduced Principal Jason Linn, who expressed his appreciation to the City for its support for the new Goodyear High School campus.

Council expressed gratitude and acknowledged the integration of Goodyear's history into their new campus.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Lisa Oster, Goodyear resident, spoke regarding zoning for assisted living homes.

Eric Oster, Goodyear resident, requested an adjustment to the timing of the pickleball court lighting at the Goodyear Community Park.

Tom Blackman, Goodyear resident, expressed concerns about traffic light patterns.

Teresa Christensen, non-resident, spoke about early childhood development needs and opportunities.

CONSENT

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Laura Kaino to APPROVE Consent Agenda items 2 through 16. The motion carried as follows:

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

Passed - Unanimously

2. APPROVAL OF MINUTES

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

3. APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR CHIPOTLE MEXICAN GRILL #5637

RECOMMENDATION

Recommend approval of Application No. 351353 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Chipotle Mexican Grill #5637 located at 15600 W. McDowell Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

4. APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY

RECOMMENDATION

Approve budget amendments, related expenditure authority, and the administrative award authority for expenditures exceeding \$500,000. (Ryan Bittle, Finance Manager)

5. STATE 9-1-1 SERVICES ADMINISTRATION GRANT

RECOMMENDATION

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

6. THREE INTERGOVERNMENTAL AGREEMENTS (IGAs) WITH AGUA FRIA UNION HIGH SCHOOL DISTRICT NO. 216 FOR SCHOOL RESOURCE OFFICER (SRO) SERVICES

RECOMMENDATION

Approve the IGAs with Agua Fria Union High School District No. 216 for SRO services at Goodyear High School, Millenium High School and Desert Edge High School, and authorize the City Manager or designee to execute the documents necessary to allow the Goodyear Police Department to participate in the SRO program. (Brian Issitt, Chief of Police)

7. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR HOMELESS OUTREACH SERVICES FY2026**

RECOMMENDATION

Approve the IGA with Maricopa County, and providing authorization and direction to take actions and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

8. **LEASE AGREEMENT EXTENSION FOR OPERATION OF BMX TRACK AND CONCESSIONS**

RECOMMENDATION

Approve the Second Amendment of the Agreement for the operation of the BMX Track and Concessions, and provide authorization and direction to the City Manager or designee to take actions and execute the necessary documents to carry out the intent of the Agreement. (Colton Blyle, Real Estate Specialist; David Seid, Interim Parks & Recreation Director)

9. **SECOND AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE (CSP) FOR GOODYEAR MUNICIPAL COMPLEX**

RECOMMENDATION

Approve the Goodyear Municipal Complex CSP Amendment 2 dated July 2025, subject to stipulations. (Jimmy Carreon, Assistant Planner)

10. **SECOND AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE (CSP) FOR SHOPS AT SERAFINA**

RECOMMENDATION

Approve the Shops at Serafina CSP Amendment 2 dated July 2025, subject to stipulations. (Jimmy Carreon, Assistant Planner)

11. **ADOPTION OF RESOLUTION APPROVING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR FULTON HOMES AT BALLPARK VILLAGE**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2483 APPROVING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR FULTON HOMES AT BALLPARK VILLAGE. (Kini Knudson, Deputy City Manager)

12. **ADOPTION OF RESOLUTION AUTHORIZING THE EXCHANGE OF REAL PROPERTY AND LAND EXCHANGE AGREEMENT WITH GSA SEDELLA L.L.C.**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2484 APPROVING THE EXCHANGE OF REAL PROPERTY FOR A FIRE STATION AND THE LAND EXCHANGE AGREEMENT FOR THE EXCHANGE. (Kimberly Romero, Real Estate Supervisor)

13. **ADOPTION OF RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH SUMMIT INFRASTRUCTURE GROUP, LLC AND RELATED AGREEMENTS**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2485 AUTHORIZING THE CITY MANAGER AND OR THEIR DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH SUMMIT INFRASTRUCTURE GROUP LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND TO ENTER INTO SEPARATE AGREEMENTS FOR IN-KIND EXCHANGES WHICH MAY INCLUDE FIBER AND CONDUIT FOR THE CITY'S EXCLUSIVE USE. (Philip Cochran, Assistant City Attorney)

14. **ADOPTION OF RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH MCIMETRO ACCESS TRANSMISSION SERVICES LLC, DOING BUSINESS AS VERIZON ACCESS TRANSMISSION SERVICES, FOR THE INSTALLATION OF A FIBER OPTIC NETWORK WITHIN THE CITY'S RIGHTS-OF-WAY**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2486 AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH MCIMETRO ACCESS TRANSMISSION SERVICES LLC, DBA VERIZON ACCESS TRANSMISSION SERVICES, AND TO ENTER INTO SEPARATE AGREEMENTS FOR IN-KIND EXCHANGES WHICH MAY INCLUDE FIBER AND CONDUIT FOR THE CITY'S EXCLUSIVE USE. (Philip Cochran, Assistant City Attorney)

15. **ADOPTION OF RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH COGENT FIBER LLC FOR THE INSTALLATION OF A FIBER OPTIC NETWORK WITHIN THE CITY'S RIGHTS-OF-WAY**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2487 AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH COGENT FIBER LLC, A DELAWARE LIMITED LIABILITY COMPANY (FKA SPRINT COMMUNICATIONS COMPANY L.P.), AND TO ENTER INTO SEPARATE AGREEMENTS FOR IN-KIND EXCHANGES WHICH MAY INCLUDE FIBER AND CONDUIT FOR THE CITY'S EXCLUSIVE USE. (Philip Cochran, Assistant City Attorney)

In response to a Council inquiry, Phillip Cochran, Assistant City Attorney clarified that the license agreements for items 14 and 15 are renewals with existing companies.

16. **AGREEMENT WITH SALT RIVER VALLEY WATER USERS' ASSOCIATION FOR WATER EXCHANGE BETWEEN CITY OF GOODYEAR AND CITY OF GLENDALE**

RECOMMENDATION

Approve the Water Exchange Agreement between the city of Glendale, the city of Goodyear, and the Salt River Valley Water Users' Association and authorize the City Manager or designee and providing authorization and direction to take action and execute documents necessary to carry out the intent of the agreement. (Barbara Chappell, Water Services Director)

PUBLIC HEARINGS

17. **ANNEXATION OF SOUTH PERRYVILLE ROAD ADJACENT TO LA PRIVADA PARCEL 5**

Mayor Pizzillo opened the Public Hearing at 5:37 p.m.

Kyle Abbott, Senior Planner, gave a presentation on a request to annex approximately 0.978 acres of privately owned property located along the east half of South Perryville Road, south of the West Lilac Street alignment, and adjacent to La Privada Parcel 5. He explained that the annexation area consisted of two parcels intended to allow half-street improvements to be constructed to city standards.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 5:39 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2025-1636 by title only.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Trey Terry to ADOPT ORDINANCE NO. 2025-1636 EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR, MARICOPA COUNTY, STATE OF ARIZONA BY ANNEXING APPROXIMATELY 0.978 ACRES OF PROPERTY GENERALLY LOCATED ALONG THE EAST HALF OF SOUTH PERRYVILLE ROAD AND SOUTH OF THE WEST LILAC STREET ALIGNMENT. The motion carried as follows:

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

Passed - Unanimously

18. **REZONE OF APPROXIMATELY 17.55 ACRES LOCATED AT THE NORTHWEST CORNER OF PEBBLECREEK PARKWAY AND MONTE VISTA ROAD, WITHIN THE PALM VALLEY PHASE VIII PLANNED AREA DEVELOPMENT (PAD), FROM PAD TO PAD WITH AN UNDERLYING ZONING OF MULTI-FAMILY (MF-24) WITH A PAD OVERLAY.**

Mayor Pizzillo opened the Public Hearing at 5:40 p.m.

Ann Dolmage, Principal Planner, presented a request to rezone approximately 17.55 acres, generally located on the northwest corner of PebbleCreek Parkway and Monte Vista Road, within the Palm Valley phase VIII Planned Area (PAD). Ms. Dolmage explained that this request from the applicant is to remove the subject property from the Palm Valley VIII PAD and rezone it to PAD with an underlying zoning of Multi-Family (MF-24) with a PAD Overlay, to permit a multi-family development of up to 24 units per acre. She also stated that the conceptual site plan proposes to construct 383 units on the property, which will result in an actual density of 21.8 units per acre, and talked about the conceptual site plan that has been submitted, including amenities. Ms. Dolmage also shared the public participation notifications for this project, and the concerns expressed by residents. She concluded that the concerns were considered as

part of the PAD overlay proposal.

Taylor Earl, attorney with Earl & Curley, P.C. spoke on behalf of the applicant. Mr. Earl confirmed that the site is already zoned for multi-family development and that the current request is to add 68 units over what the current zoning allows in exchange for site upgrades such as enhanced landscaping and amenities. He also outlined the history of the project, and recent meetings held with adjacent property owners to keep them informed and address potential concerns.

Rob Buswell, Goodyear resident and Portales community member, expressed concerns regarding the proposed rezoning, stating it may negatively impact property values.

Jeff Levy, Goodyear resident, submitted a speaker card in opposition to the rezoning but did not wish to speak.

Eric Oster, Goodyear resident, voiced his opposition to the rezoning and requested that the developer have an additional meeting with residents before Council makes a decision.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:05 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2025-1637 by title only.

Council discussed the zoning and history of the property and surrounding area, emphasizing its designation for multi-family use. In response, Ms. Dolmage clarified the type of development permitted under MF-18 zoning and explained the restrictions associated with the MF-24 zoning overlay. Council expressed appreciation to the developer for the investment in the additional enhancements and amenities, noted the collaboration with the residents regarding their concerns, and expressed support for the rezone.

In response to Council inquiry, staff confirmed that no residents along the western boundary had submitted complaints. Mr. Earl further confirmed that the property was originally zoned in 2005 as multi-family and has consistently carried that designation. He added that he has met with residents to remain accessible and maintain open communication.

Katie Wilken, Development Services Director, explained that the city has the authority to enforce conformance to the site plan. She also noted that staff will follow up with case history on the project and provide the information to Council. In response to further Council inquiry, Mr. Earl clarified that there is no set timeline for groundbreaking, as the developer is ensuring market conditions are appropriate before proceeding.

MOTION BY Councilmember Benita Beckles, SECONDED BY Councilmember Trey Terry

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

Passed - Unanimously

19. **USE PERMIT FOR A CONVENIENCE USE (CONVENIENCE STORE WITH A GAS STATION) ON A 1.29-ACRE PROPERTY ZONED C-2 (GENERAL COMMERCIAL)**

Mayor Pizzillo opened the Public Hearing at 6:33 p.m.

Kyle Abbott, Senior Planner, presented a request for a use permit for a convenience store with a gas station at the southeast corner of W. Virginia Avenue and N. PebbleCreek Parkway. He reviewed the proposal, which includes a 5,200-square-foot convenience store with four gasoline fueling pumps. He discussed access to the site, compatibility with the PebbleCreek Plaza and conformance with zoning requirements.. He also outlined the public participation process and summarized resident concerns. Mr. Abbott noted that traffic approvals will be required as part of site plan approval and that all outdoor lighting must comply with Article 10 of the Zoning Ordinance.

Jeff Levy, Goodyear resident, submitted a speaker card in support of this item, but did not wish to speak.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:38 p.m.

In response to Council inquiry, Katie Wilken, Development Services Director, confirmed that the project is smaller in scale compared to The Groves project adjacent to the property. Mr. Abbott also clarified that signage and lighting would be addressed through the building permit process and must comply with City regulations, including shielding requirements.

In response to Council inquiry, Brett Griffin, Development Manager for Terrible's, stated that the company, based in Las Vegas, would be opening its third Arizona location if approved, with the first store currently under construction. He emphasized the company's commitment to community engagement. Council requested that staff consider the resident's concerns with traffic as the site plan is being reviewed.

Council also inquired about the site's zoning. Mr. Abbott confirmed that the property had been zoned C-2 since 2006, which permits uses such as restaurants, office, and retail. He further clarified details regarding the site's elevation along PebbleCreek Parkway.

Jeff Koski, Principal, Archicon Architecture & Interiors, L.C., clarified that deliveries to the store would occur through the front entrance and would consist of small product shipments.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Benita Beckles to APPROVE the Use Permit request for a Convenience Use (Convenience Store with a Gas Station) proposed on an approximately 1.29-acre property zoned C-2 General Commercial located at the southeast corner of W. Virginia Avenue and N. PebbleCreek Parkway (the "Property") subject to stipulations. The motion carried as follows:

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

Passed - Unanimously

20. **USE PERMIT FOR CONVENIENCE USE CAR WASH ON APPROXIMATELY 1.26 ACRES**

Mayor Pizzillo opened the Public Hearing at 6:50 p.m.

Kyle Abbott, Senior Planner, presented a request for a use permit for a Convenience Use Car Wash generally located south of W. Indian School Road and east of 166th Avenue within PV 303 East II Phase 1. Mr. Abbott discussed the Use Permit request to facilitate the development of a Super Star Car Wash on the subject property. He explained that the conceptual site plan includes an approximately 4,000 square-foot car wash facility which includes three (3) point-of-sale pay stations and 17 self-serve vacuum stations. He added that the property will be accessible from W. Indian School Road and via an internal drive accessible from N. 166th Avenue and on-site parking will be provided in conformance with the approved Master Site Plan for the Triangle at PV 303 and all applicable city standards. He reviewed the public participation process and said that no opposition was received for the project.

Jeff Levy, Goodyear resident, submitted a speaker card in support of this item, but did not wish to speak.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:55 p.m.

In response to Council inquiry, Katie Wilken, Development Services Director, stated that two restaurant pads are planned for the area. Madison Leake, Zoning Attorney with Burch & Cracchiolo, P.A., representing the applicant, outlined the company's water conservation efforts and clarified that the site has been designated in the City's General Plan since 1998 for commercial or industrial uses, noting the designation is tied to noise contours and Luke Air Force Base operations, as the parcel lies within the boundary area.

Council acknowledged the applicant's efforts to place the vacuums away from the street to improve visual appeal, and noted that the project had received positive feedback and support from neighboring residents. Council expressed support for the project.

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilwoman Vicki Gillis to APPROVE the Use Permit request for a Convenience Use Car Wash proposed on an approximately 1.26-acre property zoned Planned Area Development (PAD) with an underlying zoning of C-2 General Commercial for parcel 501-02-954 generally located south of W. Indian School Road and east of 166th Avenue within PV 303 East II Phase 1 (the "Property") subject to stipulations. The motion carried as follows:

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

Passed - Unanimously

INFORMATION ITEMS

Mayor and Vice Mayor expressed appreciation to staff for their efforts in preparing the League conference booth and showcasing the City. Vice Mayor Campbell requested a Work Session to discuss an ordinance addressing electric bikes and scooters. Mayor Pizzillo commended Vice Mayor Campbell and Councilmember Kaino for being selected to participate in the Civic Craft Leadership Program, launched by the Arizona League of Cities and Towns.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

September 8, 2025

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:13 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 August 25, 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