

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



Monday, September 22, 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 City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Jasmine
Present: Pernicano

[Councilmember Kaino participated by telephone.]

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER HAMPTON

COMMUNICATIONS

1. PROCLAMATION RECOGNIZING SEPTEMBER AS OVARIAN CANCER AWARENESS MONTH

Mayor Pizzillo presented a proclamation to Rachel Putman, recognizing September as Ovarian Cancer Awareness Month.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

There were no public comments.

CONSENT

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Brannon Hampton to APPROVE Consent Agenda items 2 through 6. 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 September 8, 2025 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

3. **DRUG ENFORCEMENT AGENCY EQUITABLE SHARING AGREEMENT AND CERTIFICATION (ESAC)**

RECOMMENDATION

Approve the ESAC with Department of Justice, and provide authorization and direction to the Mayor, or designee and City Manager or designee, to take actions and execute the necessary documents to carry out the intent of the Agreement. (Brian Issitt, Chief of Police)

4. **RESOLUTION APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR MICROSOFT PROJECT 10-11**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2489 APPROVING THE SIXTH AMENDMENT TO INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PHX 10-11. (Kini Knudson, Deputy City Manager)

5. **RESOLUTION DECLARING CITY PROPERTY AS RIGHT-OF-WAY FOR A SECTION OF W. BROADWAY ROAD**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2490 DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD. (Colton Blyle, Real Estate Specialist; Bobby Ruiz, Civil Engineer)

6. **RESOLUTION AUTHORIZING JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2491 AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A JOB CREATION AGREEMENT WITH SCHNEIDER ELECTRIC IT CORPORATION. (Darah Mann, Economic Development Deputy Director)

PUBLIC HEARINGS

7. **USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY**

Mayor Pizzillo opened the public hearing at 5:09 p.m.

Justin Gabrielson, Senior Planner, presented a request for a use permit for a limited outdoor display and storage located at the northwest corner of North Central Avenue and West Van Buren Street. Mr. Gabrielson reviewed the proposal, which includes a .32 acre fenced-in outdoor display and trailer staging area on a portion of a 6.84-acre parcel, zoned C-2, General Commercial. He discussed the uses of the surrounding areas, the site layout, and elevations and screening of the display and storage areas. He also outlined the alternative citizen review process and summarized the Planning and Zoning Commission's recommendation for approval.

Marcus McFall, owner of McFall Tire and Auto Repair, expressed concerns about the truck route running through his property. Mr. McFall acknowledged he did receive a revised site plan from the site's property manager showing the truck route going around his business. He requested that the proposed site plan be acknowledged to eliminate future issues that may occur. Scott Garety, property manager of the location, confirmed that the truck route was modified to go around McFall Tire and Auto Repair. Mr. Gabrielson advised that the revised site plan can be added as a stipulation of the use permit.

Mayor Pizzillo inquired with Roric Massey, City Attorney, if the stipulation needed to be added at that time. Mr. Roric responded that as long as it's stipulated now, the site plan can be added as an amendment later.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 5:17 p.m.

In response to Council inquiry, Mr. Gabrielson stated that the remaining parking spaces would be sufficient for the other businesses located in the location, but a new traffic and parking study would need to be performed if a new business went in. Christian Williams, Planning Manager, confirmed that the majority of the businesses are under the same ownership.

Council acknowledged that Tractor Supply will be a good addition to the location and the outside storage will enhance the business with outdoor storage of large items.

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Benita Beckles to APPROVE the Use Permit request, as amended, for a limited outdoor display and storage (Tractor Supply Co.) on a 0.32-acre portion of a 6.84-acre parcel (APN 500-03-003M) located at the northwest corner of North Central Avenue and West Van Buren Street (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

8. REZONE APPROXIMATELY 1,505 ACRES FROM ESTRELLA PHASE II PAD TO ESTRELLA 14 PAD

Mayor Pizzillo opened the Public Hearing at 5:24 p.m

Ann Dolmage, Principal Planner, presented a request to rezone approximately 1,505 acres located on the east side of Estrella Parkway south of Estrella Foothills High School, known as Community 14, within the current Estrella Phase II Planned Area Development (PAD). Ms. Dolmage reviewed the rezoning history and current zoning of the site, noting that a majority of the property is designated Neighborhood land use in the 2035 General Plan, with a smaller area designated as Business and Commerce; these designations allow for a mix of residential, commercial, and employment uses, as well as Village Center overlays and Growth Corridors intended to serve neighborhood destinations.

Ms. Dolmage explained that the applicant's proposal to rezone the area to Estrella 14 PAD would retain similar land use permissions but introduce six layered Land Use Groups (LUGs), each with specific zoning districts, and revised development standards. She outlined key elements of the plan, including the number of residential units, open space, commercial, and mixed-use.

Ms. Dolmage reported that the proposed rezoning reduces the total residential units from 8,400 to 6,034, including an 81% decrease in multi-family units (from 4,516 to 864), while also increasing the minimum open space acreage. She reviewed the public participation process and resident concerns received, and concluded by noting that the Planning and Zoning Commission voted 5-1 to recommend approval to the City Council.

Andrew Yancey, attorney with Bergin, Frakes, Smalley and Oberholtzer, spoke on behalf of the applicant. Mr. Yancey presented the history of Estrella and the updates to the General Plan. He reviewed the concept for the multi-family around the commercial corridor and confirmed the proposed number of dwellings, open space, and amenities.

Jeff Redmon, Goodyear resident, voiced his opposition to the rezoning due to traffic impacts on current residents.

Michael Durda, Goodyear resident, expressed his support of the rezoning, stating it will attract small businesses, increase parks and foster a diverse community.

Tom Blackman, Goodyear resident, expressed support for the new housing, but had concerns about the height of the multi-family buildings.

Russell Ferre, Goodyear resident, voiced support of the proposed plan, but had concerns about the reduced setbacks and traffic.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 5:59 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2025-1639 by title only.

In response to Council inquiry, Roric Massey, City Attorney, explained Proposition 207, Private Property Owners Protection Act, passed in 2006, protects the property owner from diminished property values due to a city's required changes.

In response to a Council inquiry, Ms. Dolmage confirmed the boundaries of the proposed area, stating it would not impact existing developed areas of Estrella. She noted that the highest intensity development would occur in the Core LUG near Willis Road and Estrella Parkway. She also noted that the applicant submitted the application for the rezoning before the General Plan 2035 was passed, but that it met the current guidelines.

In response to Council inquiry, Steve Scinto, Director of Engineering, explained that a traffic impact study is performed based on the phases of the development project. He also noted that Maricopa County standards are followed during plan review. He confirmed that the traffic needs will be addressed before the start of the development and referred to the city's transportation master plan in relation to regional improvements and Loop 303 timelines and changes.

In response to Council inquiry, Mr. Yancey explained that land will be provided for a new school, the area is planned as mixed-use, and development will occur in phases in compliance with the city's zoning ordinance. He confirmed maximum heights and reductions in residential types, summarized neighborhood meetings where opposition centered on multi-family, and clarified a portion of the site is currently zoned multi-family, but not all of it. He added that future changes in size or land use groups would require Council review.

Council acknowledged the staff and applicant's efforts and expressed support for the downsizing, commercial options and flexibility. Council expressed support for the rezoning.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Trey Terry ADOPT ORDINANCE NO. 2025-1639 CONDITIONALLY REZONING APPROXIMATELY 1,505 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF ESTRELLA PARKWAY AND SOUTH OF ESTRELLA FOOTHILLS HIGH SCHOOL FROM THE ESTRELLA PHASE II PLANNED AREA DEVELOPMENT (PAD) TO THE ESTRELLA 14 PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

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

BUSINESS

9. NOTICE OF INTENT TO INCREASE UTILITY RATES AND SET THE PUBLIC HEARING DATE

Jared Askelson, Finance Director, presented the Notice of Intent to increase utility rates and set a public hearing date, which is required by State statute. Mr. Askelson confirmed there was no action to be taken on the rates at this time. He continued to explain the public notice process and the Citizen Water Advisory Committee (CWAC) rate recommendation of an overall rate increase of 7.30%. He reviewed the timeline and Council action tasks with a proposed effective date of the utility rate increase in January and February 2026.

Council requested that data is collected for the Council retreat from the West Valley region of benchmark cities on utility rates.

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilwoman Vicki Gillis to ADOPT a notice of intention to increase water, wastewater, solid waste, newly proposed stormwater rates, and set a public hearing date of December 15, 2025. 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

Wynette Reed, City Manager, introduced Brian Issit, Chief of Police, and Ed Paul, Deputy Fire Chief, to share about the involvement in the event held at State Farm Stadium on Sunday, September 21, 2025.

Chief Issit and Deputy Chief Paul reported on Goodyear Police and Fire support at the State Farm Stadium funeral, which was attended by dignitaries and up to 200,000 people. Ms. Reed expressed appreciation for their service in protecting the community and dignitaries.

Council expressed appreciation to the Police and Fire Departments for the work that was done.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

October 6, 2025

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:51 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 September 22, 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