

City Council Regular Meeting

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



Monday, November 17, 2025

Meeting Minutes

Immediately following the Community Facilities District Meeting that began at 5:00 p.m.

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:10 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

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER BECKLES

COMMUNICATIONS

1. PROCLAMATION RECOGNIZING NOVEMBER AS AMERICAN DIABETES MONTH

Mayor Pizzillo presented a proclamation to Edyth Haro and volunteers, recognizing November as American Diabetes Month.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Lisa Oster, Goodyear resident, provided an update on concerns regarding unauthorized assisted living homes and thanked staff for their work to address these issues.

Myra Curtis, owner of Roman's Oasis, expressed gratitude to staff for their assistance in relocating the water tower.

Jill Burnham, Chana Zatelikofsley, Janet and Richard Kirshbaum, Sharon Drossos, Dimetri Drossos, Malki Drossos expressed concerns regarding the placement of the menorah at Goodyear Civic Square park. In response, Wynette Reed, City Manager, noted that a meeting is scheduled at the park to review the placement of the menorah and invited residents to attend.

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 October 27, 2025 Regular Meeting and the November 03, 2025, October 21, 2025, October 06, 2025 and June 16, 2025 Special Meeting draft minutes. (Jasmine Pernicano, City Clerk)

3. 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)

4. ANNEXATION OF WEST ROOSEVELT STREET FOR I-10 CITRUS GATEWAY

RECOMMENDATION

ADOPT ORDINANCE NO. 2025-1640, APPROVING THE TRANSFER OF APPROXIMATELY 1.501 ACRES OF RIGHT-OF-WAY, GENERALLY LOCATED WITHIN THE NORTH HALF OF THE WEST ROOSEVELT STREET ALIGNMENT WEST OF NORTH CITRUS ROAD, APPROVING THE TRANSFER OF SUCH RIGHT-OF-WAY, AND EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GOODYEAR. (Kyle Abbott, Senior Planner)

5. RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH CROWN CASTLE FIBER LLC TO INSTALL A FIBER OPTIC NETWORK WITHIN THE CITY'S RIGHTS-OF-WAY

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2942 AUTHORIZING THE CITY MANAGER AND OR THEIR DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH CROWN CASTLE FIBER LLC, A NEW YORK LIMITED LIABILITY COMPANY AND TO ENTER INTO SEPARATE AGREEMENTS FOR IN-KIND EXCHANGES WHICH MAY INCLUDE FIBER AND OR CONDUIT FOR THE CITY'S EXCLUSIVE USE. (Philip Cochran, Assistant City Attorney)

In response to Council inquiry, Phillip Cochran, Assistant City Attorney, clarified that this was a license renewal. Katie Wilken, Development Services Director, noted that a holiday traffic moratorium is in place to avoid disruptions during the holiday season.

6. **RESOLUTION AUTHORIZING THE AMENDED AND RESTATED FOREIGN TRADE ZONE (FTZ) AGREEMENT FOR SUB-ZERO GROUP, INC.**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2943 AUTHORIZING AND SUPPORTING SUB-ZERO GROUP, INC.'S APPLICATION FOR THE CREATION OF A USER DRIVEN SUBZONE ENCOMPASSING BOTH SUB-ZERO'S COTTON LANE AND CAMELBACK LOCATIONS WITHIN THE GREATER MARICOPA FOREIGN TRADE ZONE (GMFTZ); AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AMENDED AND RESTATED FOREIGN TRADE ZONE AGREEMENT (PAYMENT IN LIEU OF TAX FEE) AND ALL RELATED DOCUMENTS NECESSARY FOR THE ESTABLISHMENT AND ACTIVATION OF THE SUBZONE UNDER APPLICABLE FEDERAL AND STATE LAWS, SUBJECT TO CONDITIONS. (Darah Mann, Deputy Director of Economic Development)

PUBLIC HEARINGS

7. **USE PERMIT FOR A CONVENIENCE USE (CONVENIENCE STORE WITH A GAS STATION) WEST OF THE NORTHWEST CORNER OF WEST ROOSEVELT STREET AND NORTH ESTRELLA PARKWAY**

Mayor Pizzillo opened the public hearing at 5:41 p.m.

Kyle Abbott, Senior Planner, presented a request for a use permit for a convenience store with a gas station west of the northwest corner of W. Roosevelt Street and N. Estrella Parkway on 1.48-acre property zoned C-2 General Commercial. He reviewed the proposal, which includes a 1,556-square-foot convenience store with ten gasoline fueling pumps in the Walmart parking lot. He discussed access to the site, compatibility with pedestrian traffic, parking spaces and conformance with zoning requirements. He also outlined the public participation process and noted no resident concerns. Mr. Abbott noted that a new traffic light would need to be installed at the main entrance on W. Roosevelt Street.

Eric Oster, Goodyear resident, expressed opposition to the gas station.

Janet Kirshbaum, Goodyear resident, expressed concerns about the current configuration of the Walmart parking lot.

Jeff Levy, completed a comment card in support of the use permit, but did not wish to speak.

There being no other speakers present, Mayor Pizzillo closed the public hearing at 5:51 p.m.

Council discussed the circulation of the parking lot and expressed support for the traffic signal. In response to Council inquiry, Mr. Abbott described the ingress and egress for the gas station through the parking lot and confirmed that the traffic signal is included as part of the development. Ryan Alvarez, Associate with Kimley-Horn, provided additional details regarding traffic flow and queuing at the proposed traffic signal at Roosevelt Street. Council expressed support for the gas station.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Trey Terry to APPROVE the Use Permit for a Convenience Use (convenience store with a gas station) on an approximately 1.48-acre property zoned C-2 General Commercial located west of the northwest corner of W. Roosevelt Street and N. Estrella Parkway. 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. RESOLUTION ESTABLISHING A SPECIAL PUBLIC IMPROVEMENT PROJECT AREA AND AUTHORIZING COST RECOVERY FOR CIP PROJECT #42038 CAMELBACK ROAD WIDENING

Mayor Pizzillo opened the public hearing at 6:00 p.m.

Steve Scinto, Engineering Director, gave a presentation requesting authorization for approval for a cost recovery area for the Camelback Road widening project. Mr. Scinto provided background on cost recovery projects and future projects. He then introduced Allan Smolko, Senior Project Manager, to present on the current request.

Mr. Smolko presented details on the Camelback Road widening project scope, including construction limits and impacted properties. He continued to outline the steps required prior to the permit being issued and reviewed the collaboration taken with property owners and the allocated costs.

Dimetri Drossos, Goodyear resident, expressed concerns about traffic efficiency and public transportation.

There being no other speakers present, Mayor Pizzillo closed the public hearing at 6:11 p.m.

Jasmine Pernicano, City Clerk, read Resolution No. 2025-2494 by title only.

In response to Council inquiry, Mr. Scinto provided details on the number of lanes to be constructed, the transition to the west side of the 303 and confirmed the project scope is only the south side of Camelback Road. He continued to explain the coordination with bordering agencies on road improvements.

Mayor Pizzillo and Council discussed the history of the project area and expressed support.

MOTION BY Councilwoman Vicki Gillis, SECONDED BY Councilmember Benita Beckles to ADOPT RESOLUTION NO. 2025-2494 APPROVING AND ESTABLISHING A “SPECIAL PUBLIC IMPROVEMENT PROJECT AREA” THAT INCLUDES PROPERTIES RECEIVING SPECIAL BENEFITS FROM IMPROVEMENTS WIDENING CAMELBACK ROAD AND AUTHORIZING THE CITY TO RECOVER AN ALLOCATED SHARE OF THE COSTS OF THE SPECIAL PUBLIC IMPROVEMENTS FROM THE OWNERS OF THE BENEFITED PROPERTIES. 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

BUSINESS

9. **RESOLUTION ADOPTING THE CITY STRATEGIC PLAN FOR FISCAL YEAR (FY) 2026-2029**

Jenna Goad, Strategic Planning & Organizational Performance Manager, gave a presentation on the update to the FY2026 - FY2029 Strategic Plan. Ms. Goad reviewed the focus areas and provided the history and details of the strategic plan. She continued with the FY25 successes, and the status of FY26 action items. Ms. Goad reviewed the annual process and concluded with the updates made to the Strategic Plan following Council direction during the October 21, 2025, Council Retreat.

Jasmine Pernicano, City Clerk, read Resolution No. 2025-2495 by title only.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Trey Terry to ADOPT RESOLUTION NO. 2025-2495 ADOPTING THE CITY OF GOODYEAR FY2026-2029 STRATEGIC PLAN. 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

10. **GOODYEAR PROPOSED UTILITY RATE INCREASES**

Kini Knudson, Deputy City Manager, introduced the proposed utility rate increase presentation and highlighted the need for the increases. He then introduced Ryan Bittle, Finance Manager.

Mr. Bittle presented on the service areas in the city, the rate-setting process, stakeholders, proposed rate increases, as well as the public notification that was done. He continued to review the current water, wastewater, solid waste, and stormwater services.

Greg Brown, former Chair and Robert Shirey, Chair of the Citizen Water Advisory Committee spoke about the committee's recommendation and the growth of Goodyear and how it relates to fees.

Mr. Bittle continued reviewing the involvement with Council at a Work Session and Council Retreat. He recapped the major cost drivers impacting rates and presented fixed cost versus controllable costs. He reiterated the city's philosophy of growth paying for growth, confirmed the use of impact fees and developer contributions to mitigate the impact of rate increase on customers, and shared the strategy of investing in city infrastructure. He restated that staff was given direction to remove the proposed stormwater fees at the Council Retreat.

Council inquired about the financial impact of using the General Fund to offset the utility rate increase in the first calendar year. Mayor Pizzillo specifically asked about the impact of a 1% reduction in consolidated water, wastewater, and solid waste rates. Council discussed the difficulty of increasing rates, while emphasizing the importance of investing in water infrastructure to ensure water services meet community needs and deliver safe water.

Council also discussed the proposed Liberty Utilities rate increase for ratepayers in that service area and noted that no subsidy would be provided for those ratepayers.

In response to a Council inquiry, Mr. Bittle explained enterprise funds and the city's financial policies. Barbara Chappell, Water Services Director, explained the city's water treatment processes based on the city's geography and groundwater resources. She added that the anticipated staff resources outlined in the presentation are planned over the next four years and will be determined by workloads and performance metrics, and considered as part of the annual budget process. Mr. Knudson reviewed current and anticipated future development within the city.

City Manager Wynette Reed requested clarification from Council regarding next steps on staff's recommendation. Council directed staff to proceed with the public hearing as recommended.

No formal action was required.

11. **APPROVE LETTER OF INTENT FOR GSQ PUBLIC PARKING GARAGE**

Roric Massey, City Attorney, presented on the Letter of Intent with RG Land Partners, LLC, for the proposed GSQ public parking garage. Mr. Massey reviewed the map of the proposed site and gave a brief overview of the agreement for the parking facility.

In response to a Council inquiry, Mr. Massey explained that additional surface parking lots would be required if the parking garage were not constructed to accommodate the planned development in the area.

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Laura Kaino to APPROVE the Letter of Intent with RG Land Partners, LLC. for the GSQ public parking garage to facilitate the acquisition and construction of the GSQ public parking garage. 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

Council provided updates on the Veterans Day events in the city.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

December 8, 2025

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:45 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 November 17, 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