

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



Monday, December 15, 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

[Councilwoman Gillis participated by telephone.]

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Stephen Lauritano, Goodyear Resident, spoke regarding increased bicycle safety in the city.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Laura Kaino to APPROVE Consent Agenda items 1 through 8. 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

1. **APPROVAL OF SERIES 9 (LOCATION TRANSFER WITH SAMPLING) LIQUOR LICENSE FOR SAFEWAY #1511**

RECOMMENDATION

Recommend approval of Application No. 366307 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 9 (Location Transfer with Sampling) liquor license for Safeway #1511 located at 14175 W. Indian School Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

2. **APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR BAG O' CRAB**

RECOMMENDATION

Recommend approval of Application No. 367069 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Bag O' Crab located at 1363 N. Litchfield Rd., Goodyear, AZ 85395. (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. **CITY COUNCIL SUBCOMMITTEE APPOINTMENTS**

RECOMMENDATION

Recognize the 2026 City Council Subcommittee appointments, to serve until successors are appointed in 2027. (Janet Hidalgo, Assistant to the Mayor)

5. **INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR GOODYEAR POLICE DEPARTMENT (GYPD) RECRUIT TRAINING**

RECOMMENDATION

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

6. **RESOLUTION TO JOIN THE MARICOPA COUNTY HOME CONSORTIUM**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2497 AUTHORIZING AND DIRECTING THE CITY MANAGER TO COMMUNICATE THE CITY'S DESIRE TO PARTICIPATE IN THE MARICOPA COUNTY HOME CONSORTIUM AND RECEIVE FEDERAL FUNDING UNDER THE HOME INVESTMENT PARTNERSHIP PROGRAM. (Christina Panaitescu, Community Partnerships Program Manager)

7. **RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH LEVEL 3 COMMUNICATIONS LLC TO INSTALL A FIBER OPTIC NETWORK WITHIN THE CITY'S RIGHTS-OF-WAY**

RECOMMENDATION

ADOPT RESOLUTION NO. 2025-2498 AUTHORIZING THE CITY MANAGER AND OR

THEIR DESIGNEE TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF GOODYEAR AND LEVEL 3 COMMUNICATIONS LLC, A DELAWARE 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).

8. **AWARD OF CONTRACT WITH WBCP, INC. FOR EXECUTIVE RECRUITMENT FIRM**

RECOMMENDATION

Approval of contract for executive recruitment services to WBCP, Inc. to conduct the recruitment for City Manager. (Lyman Locket, Human Resources Director)

PUBLIC HEARINGS

9. **RESOLUTION ADOPTING A FOUR-YEAR WATER, WASTEWATER, AND SOLID WASTE RATE PLAN**

Mayor Pizzillo opened the public hearing at 5:07 p.m.

Kini Knudson, Deputy City Manager, introduced the item and provided background on the proposed four-year utility rate plan and turned the presentation over to Ryan Bittle, Finance Manager.

Mr. Bittle, presented on the four-year proposal for the Goodyear utility rates for water, wastewater and solid waste. He reviewed the utility service areas and rate setting process, including the involvement and recommendation of the Citizen Water Advisory Commission. He continued explaining cost drivers, including CAP water, treatment of ground water, geography, capital costs, staffing and operational costs. He continued to review the proposed four-year annual rate increases and the effect on customer monthly bills, and concluded by reviewing the public outreach and next steps.

Jeff Redmon, Goodyear resident, expressed concerns about the rate study and data center water usage. At the Mayor's request, Barbara Chappell, Water Services Director, explained that land use assumptions were used to make the projection of future use and noted only one data center is water cooled and the rate paid is higher than residential.

Tim Hillmer, Goodyear resident, inquired about the water rate increase in the Litchfield Liberty Water services area. In response, Mayor Pizzillo explained that is a separate utility company.

Jose Salazar, Goodyear resident, expressed concerns about wastewater and solid waste fees for septic and self disposal of solid waste.

There being no other speakers present, Mayor Pizzillo closed the public hearing at 5:32 p.m.

Jasmine Pernicano, City Clerk, read Resolution No. 2025-2499 by title only.

In response to Council inquiry, Ms. Chappell confirmed the rate increase is based on the cost of service to provide safe, reliable drinking water and sewage services, and explained the increased costs of material and fuel to accomplish those. She continued briefing residential, commercial and industrial demand, and how development impact fees

are used.

Mr. Bittle responded to Council inquiry regarding the stormwater fees being funded by the general fund. He explained the incremental rate increase of water services over the next four years, but is projected for ten years. Mayor Pizzillo noted that if the General Fund is used to cover the water services budget, this will decrease the amount available for operational funds.

Ms. Chappell, in response to Council inquiry, explained efficiencies being done and reviewed the water supply and storage for future needs.

In response to Council inquiry, Mr. Bittle explained the pricing tier on the rates and noted that new homes are being built more efficiently.

Council discussed the proposed water rate increases and expressed concerns regarding the potential impact on residents. Council emphasized the importance of proactively maintaining and modernizing the city's water infrastructure, noting that municipalities around the nation that deferred infrastructure investment experienced significantly larger rate increases and that addressing infrastructure needs now may help avoid more substantial increases in the future.

Councilwoman Gillis and Councilmember Hampton discussed concerns with the proposal as presented, indicating a preference for smaller increases implemented over time and emphasizing the importance of the city evaluating internal costs and efficiencies before passing additional costs on to residents.

Council thanked the Citizen Water Advisory Committee and city staff and discussed residential water usage options, long-term water planning, and the city's responsibility to provide safe and reliable water services.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Laura Kaino to ADOPT RESOLUTION NO. 2025-2499 ADOPTING THE PROPOSED FOUR-YEAR WATER, WASTEWATER AND SOLID WASTE RATE STRUCTURES AND PROVIDING FOR EFFECTIVE DATES. The motion carried as follows:

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

NAY: Councilmember Brannon Hampton, Councilwoman Vicki Gillis

Passed

10. **AMENDMENT TO THE ZONING ORDINANCE RELATED TO OBJECTIVE STANDARDS, DEFINITIONS, ACCESSORY DWELLING UNITS AND MIDDLE HOUSING**

Mayor Pizillo opened the public hearing at 6:16 p.m.

Christian Williams, Planning Manager, presented on the Zoning Ordinance Text Amendment to address state legislature passed in 2025 for middle housing, accessory dwelling units (ADU), and objective standards. Mr. Williams explained that with the passage of House Bill (HB) 2721, staff created a middle housing overlay district, which includes duplexes, triplexes, fourplexes and townhomes on any single family residential lot located within one mile of GSQ, but not in the vicinity of Luke Air Force

Base, and encourages new developments to include middle housing. He then moved to HB 2928, which permits ADUs, but not within the vicinity of Luke Air Force Base or a public airport (Phoenix Goodyear airport). The amendment will allow ADUs in the vicinity of a public airport as long as they are not inside the 65-decibel contour lines, but does not affect those in the vicinity of Luke Air Force Base. Mr. Williams continued with HB 2447, requiring municipalities to provide objective design guidelines. The text amendment allows the zoning administrator to publish addendums to the city's design guidelines to provide clarification and ensure compliance with the law.

He concluded with staff recommendation to approve the Zoning Ordinance Text Amendment, which will go into effect immediately to remain in compliance with state law.

There being no speakers, Mayor Pizzillo closed the public hearing at 6:19 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2025-1642 by title only.

In response to Council inquiry, Mr. Williams confirmed this text amendment is amending local ordinances to remain in compliance with the state.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Benita Beckles to ADOPT ORDINANCE NO. 2025-1642, AMENDING THE GOODYEAR ZONING ORDINANCE SECTIONS 1-2-2 AND 1-4-2 OF ARTICLE 1 (ADMINISTRATION OF MANUAL); AMENDING SECTION 2-2 (DEFINITIONS); AMENDING SECTION 8-2 (C) (ACCESSORY DWELLING UNIT); AMENDING ARTICLE 9 (SPECIAL DISTRICTS) BY ADDING SECTION 9-3 (MIDDLE HOUSING OVERLAY DISTRICT). 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

11. REZONE APPROXIMATELY 1.940 ACRES FROM KING RANCH PAD TO RIO 1900 PAD

Mayor Pizzillo opened the public hearing at 6:21 p.m.

Christian Williams, Planning Manager, requested this item be continued to January 26, 2026.

There being no speakers, Mayor Pizzillo continued the item to January 26, 2026.

No action was taken on this item.

12. RIO 1900 MINOR GENERAL PLAN AMENDMENT

Mayor Pizzillo opened the public hearing at 6:21 p.m.

Christian Williams, Planning Manager, requested this item be continued to January 26, 2026.

There being no speakers, Mayor Pizzillo continued the item to January 26, 2026.

No action was taken on this item.

13. **REZONE APPROXIMATELY 66.6 ACRES LOCATED NORTHWEST OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD, KNOWN AS CELEBRATION PLAZA, FROM PLANNED AREA DEVELOPMENT TO CELEBRATION PLAZA 1st AMENDED PLANNED AREA DEVELOPMENT**

Mayor Pizzillo opened the public hearing at 6:22 p.m.

Christian Williams, Planning Manager, requested this item be continued to January 26, 2026.

There being no speakers, Mayor Pizzillo continued the item to January 26, 2026.

No action was taken on this item.

BUSINESS

14. **APPOINTMENT OF VICE MAYOR**

MOTION BY Vice Mayor Wally Campbell, SECONDED BY Councilmember Trey Terry to APPOINT Brandon Hampton to fill the position of Vice Mayor starting January 1 to December 31, 2026, at which time a new Vice Mayor will be selected for 2027 . 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 thanked the residents who participated in city events in 2025 and for attending the Council meetings.

Wynette Reed, City Manager, gave an update on the Holidays on the Square on December 12, which attracted 1,600 attendees and 1,058 skaters at the RinQ over the weekend, along with the lighting of the first candle on the community menorah.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

January 5, 2026

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:26 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 December 15, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2026.

SEAL:

Jasmine Pernicano, City Clerk