



City Council Work Session
City Hall - Canyon Trails Room 1 & 2
1900 N. Civic Square
Goodyear, AZ 85395
Monday, February 9, 2026
5:00 PM

Physical access to the meeting location will be available 30 minutes prior to the meeting.

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

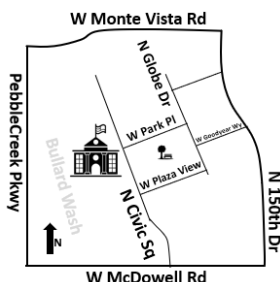
Councilmember
Wally Campbell

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2025-2441.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER**ROLL CALL****AGENDA ITEMS FOR DISCUSSION**

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

1. FY2026 STRATEGIC PLAN UPDATE FOR COMMON VISIONING**Summary**

Council will receive an update regarding the Fiscal Year (FY) 2026 strategic plan item for Common Visioning. (Katie Wilken, Development Services Director; Christian Williams, Planning Manager)

2. FY2027-2030 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) PLANNING UPDATE**Summary**

Council will receive an update on the CDBG Fiscal Year (FY) 2027-2030 Consolidated Plan and FY2027 Action Plan and have an opportunity to provide feedback on investment priorities and activity recommendations. (Christina Panaitescu, Community Partnerships Program Manager)

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 23, 2026

Council Meeting

5:00 p.m

ADJOURNMENT**POSTING VERIFICATION**

This agenda was posted on 2/4/2026 at 2:46 p.m. by ag.

ITEM #: 1.
DATE: 02/09/2026
AI #:3103



CITY COUNCIL ACTION REPORT

SUBJECT: FY2026 STRATEGIC PLAN UPDATE FOR COMMON VISIONING

STAFF PRESENTER(S): Katie Wilken, Development Services Director;
Christian Williams, Planning Manager

Summary

Council will receive an update regarding the Fiscal Year (FY) 2026 strategic plan item for Common Visioning. (Katie Wilken, Development Services Director; Christian Williams, Planning Manager)

FISCAL IMPACT

There is no direct fiscal impact related to this item.

BACKGROUND AND PREVIOUS ACTIONS

On November 8, 2023, City Council adopted the FY2025-2027 Strategic Plan, which included the Action Item Common Visioning in the Economic Vitality focus area. The goal of the Common Visioning project was to improve Council and staff alignment on the future vision for development in the city, and for the project to be completed in FY2026. This Action Item has been included in the subsequent updates of the Strategic Plan, including the current FY2026-2029 Strategic Plan adopted by Council on November 17, 2025.

STAFF ANALYSIS

There has been significant progress on alignment between Council and city staff on the future vision for development within Goodyear. Much of this progress has occurred through the adoption of the City's General Plan, multiple master plans, and updates to development-related City Codes and Ordinances. A summary of these documents is included below:

- Goodyear General Plan 2035: The updated General Plan was ratified by voters on May 21, 2024, with 76% of voters in favor of the Plan.
- Parks and Recreation Master Plan: The city's Parks and Recreation Master Plan was updated and adopted by Council on November 13, 2023.
- Transportation Master Plan: The city's Transportation Master Plan was updated and adopted by Council on December 1, 2023.
- Design Guidelines Manual: Goodyear's Design Guidelines Manual was updated and adopted by Council on November 18, 2024.
- Integrated Water Master Plan: The city's updated Integrated Water Master Plan was

adopted by Council on April 28, 2025.

- Engineering Design Standards and Policies Manual: Goodyear's Engineering Design Standards and Policies Manual was updated and adopted by Council on September 8, 2025.
- International Codes - Building and Fire Codes: Updates to the 2024 International Codes, including the Building Code and Fire Code, are currently underway and anticipated to be brought to Council for consideration and approval later this fiscal year.
- Zoning Ordinance: Updates and a rewrite of the City's Zoning Ordinance is currently underway and anticipated to be brought to Council for consideration and approval later this fiscal year.

If the upcoming updates to the International Codes and Zoning Ordinance are adopted as currently anticipated, Goodyear's primary plans and codes that guide development within the city will all be less than three years old. Each of these updates to the city's plans and codes have included or will include consultation with Council to prioritize and achieve the desired alignment on the vision for future development within the city.

As part of the FY2026 Strategic Plan project update, staff will also outline planned enhancements to the development-related information already shared with Council. Beginning this Fall, staff will present an annual General Plan and Development Trends report, which will provide Council with updates on development trends in Goodyear, as well as a progress report on the city's implementation of the General Plan 2035.

Staff will also seek input from Council on any additional opportunities for better alignment on the vision for Goodyear's development.

Attachments

Staff Presentation



Strategic Plan Common Vision for Development



Strategic Plan

Council/staff
alignment on
future vision for
development
(FY26)

November 8, 2023



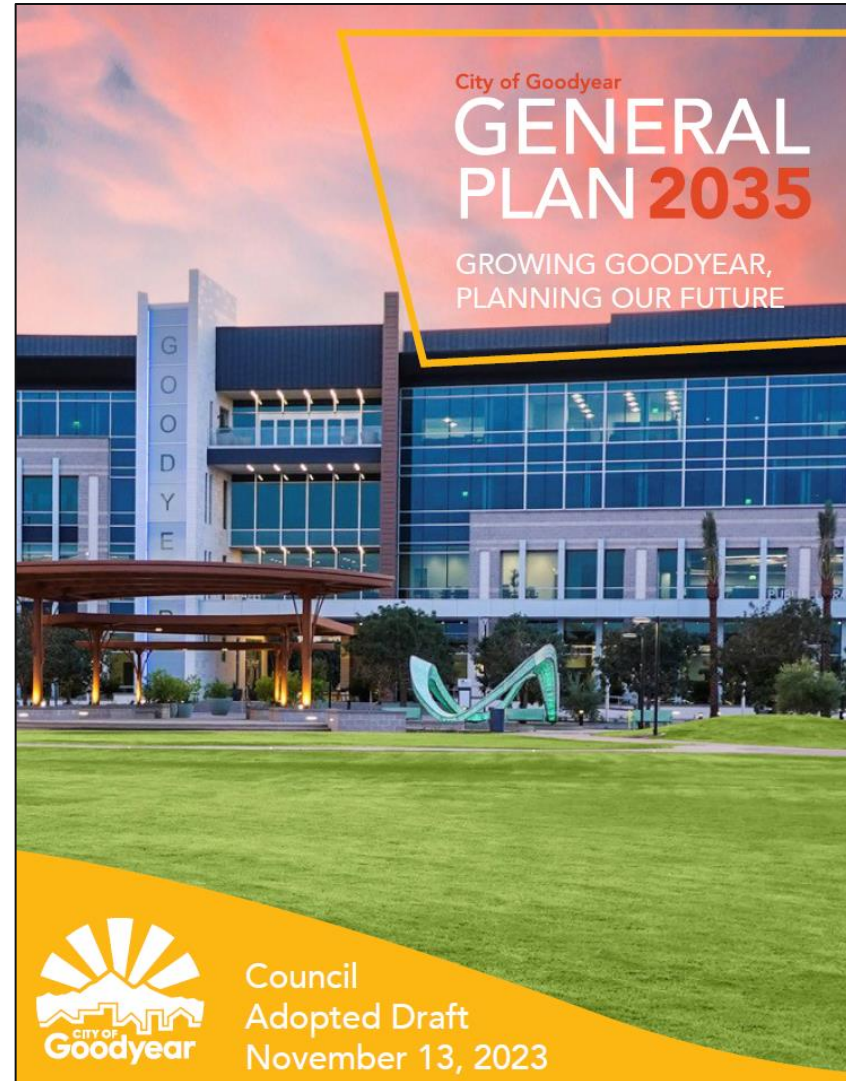


Common Visioning for Development

- Development Review
- Development Trends & Emerging Issues
- Community Planning and Strategy



Citizen Ratification
May 21, 2024
76% in favor



April 18, 2022

General Plan Committee
formed
Outreach &
Communication Plan
adopted

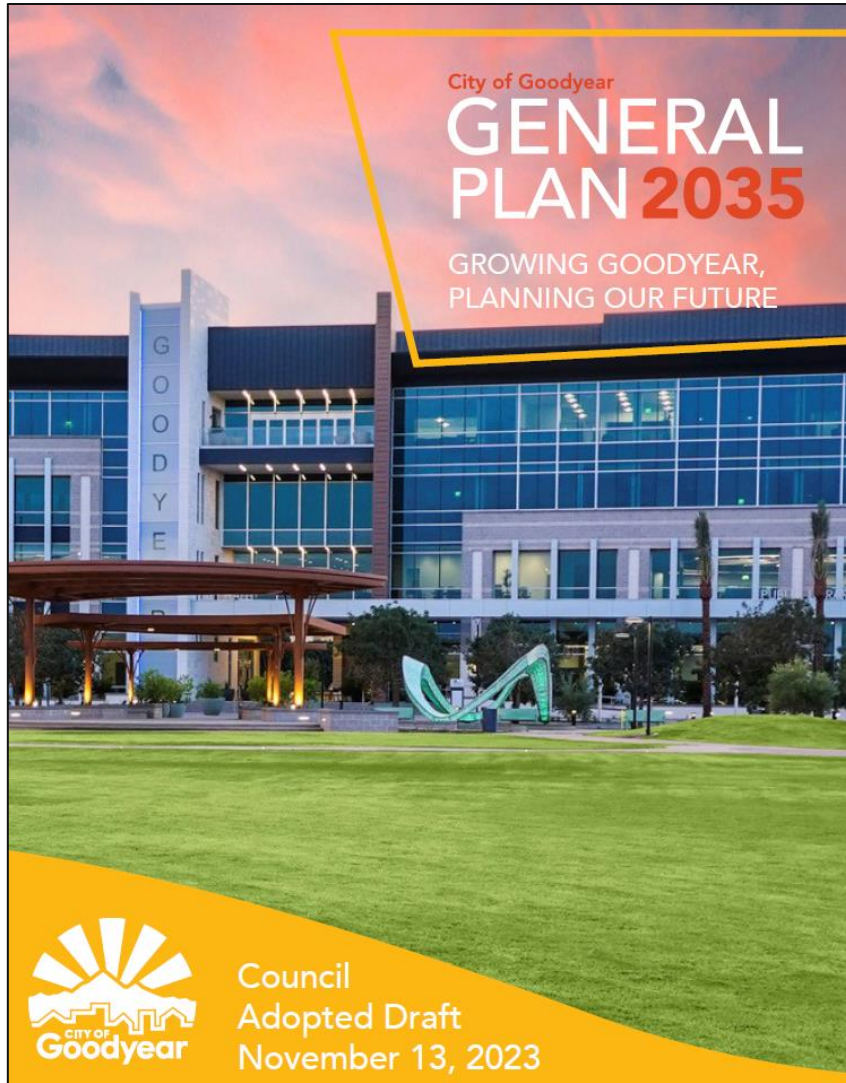
1:1 meetings, surveys

September 11, 2023

Work Session – Review
draft and public
comments

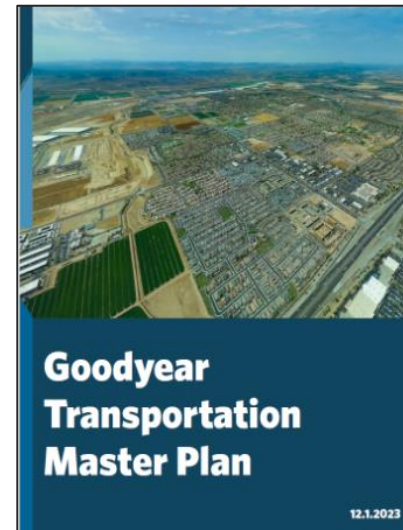
November 13, 2023

Council Adoption



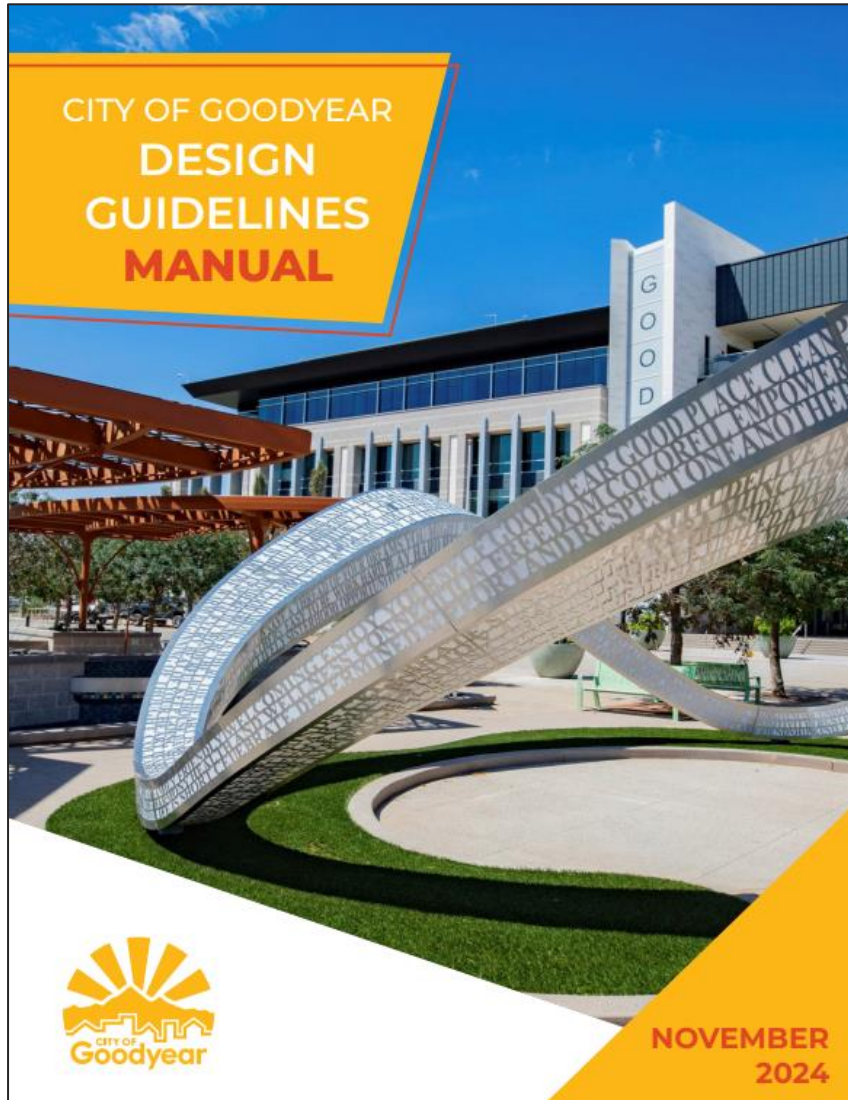
February 6, 2023
Parks Master Plan
Work Session

June 5, 2023
Transportation Master Plan
Work Session



November 13, 2023
Council Adoption of Parks
Plan

December 1, 2023
Council Adoption of
Transportation Master Plan



October 21, 2024
Design Guidelines Work
Session

November 18, 2024
Design Guidelines
Adoption



June 21, 2023

Establish Citizen Water Committee

October, 16, 2023

Work Session – Water Service Providers

March 3, 2025

Work Session – Integrated Water Master Plan

April 7, 2025

Work Session – Water Resource Allocation Policy

April 28, 2025

Adopt Integrated Water Master Plan

May 19, 2025

Adopt Water Resource Allocation Policy

**Land Use Assumptions,
Infrastructure Improvements Plan,
and Development Fee Report**

Prepared for:
Goodyear, Arizona

January 8, 2024



4701 Sangamore Road
Suite S240
Bethesda, MD 20816
301.320.6900
www.TischlerBise.com

March 20, 2023

Notice of Update to Impact Fees

September 11, 2023

Work Session – Land Use Assumptions and
Infrastructure Plan

October 16, 2023

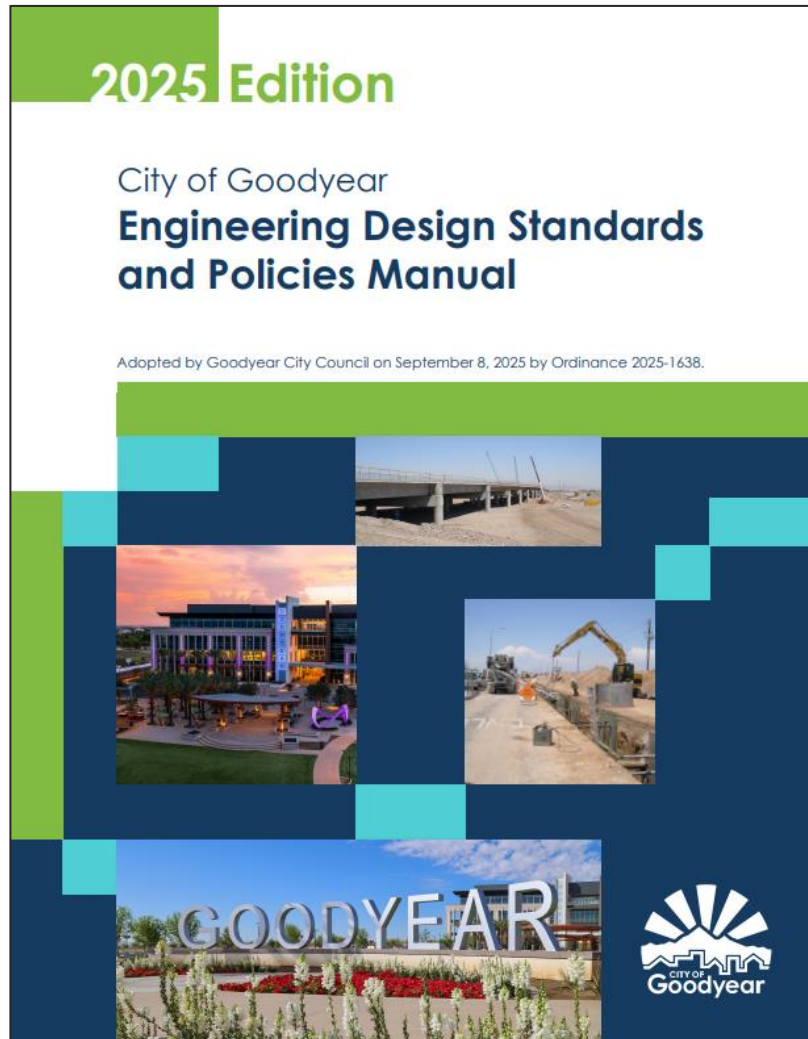
Adopt Land Use Assumptions and
Infrastructure Plan

November 27, 2023

Proposed Development Impact Fees

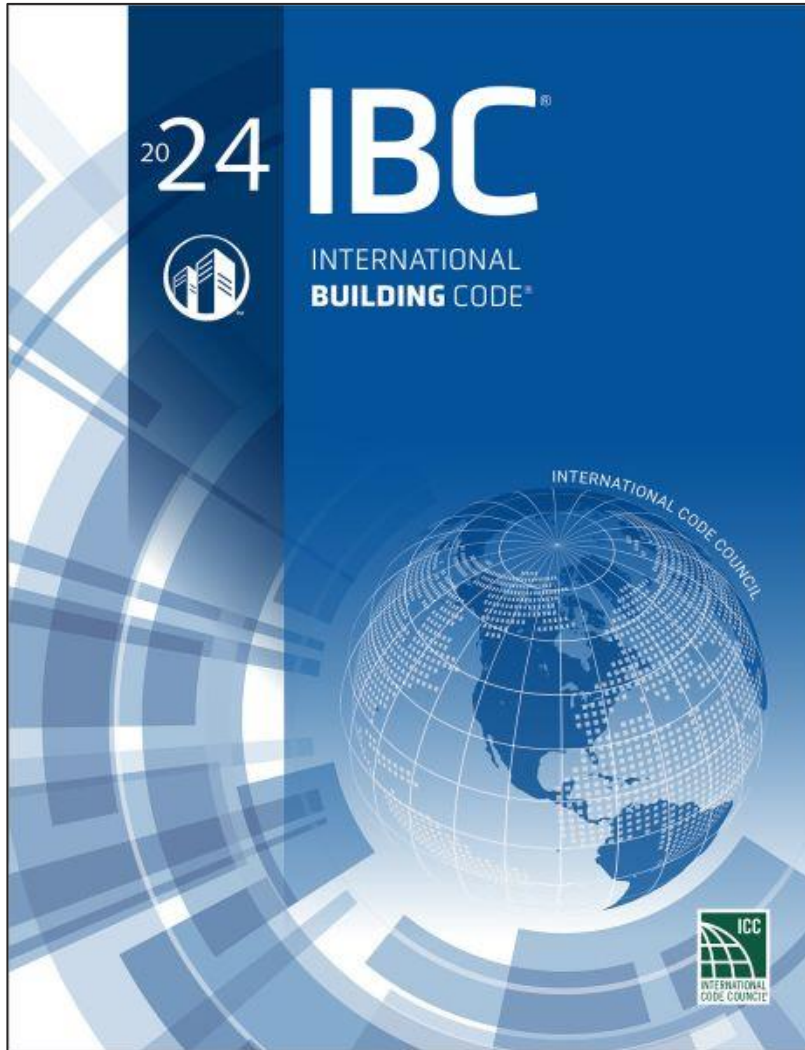
January 8, 2024

Adopt Development Impact Fee Study
and Development Impact Fees



July 7, 2025
Work Session

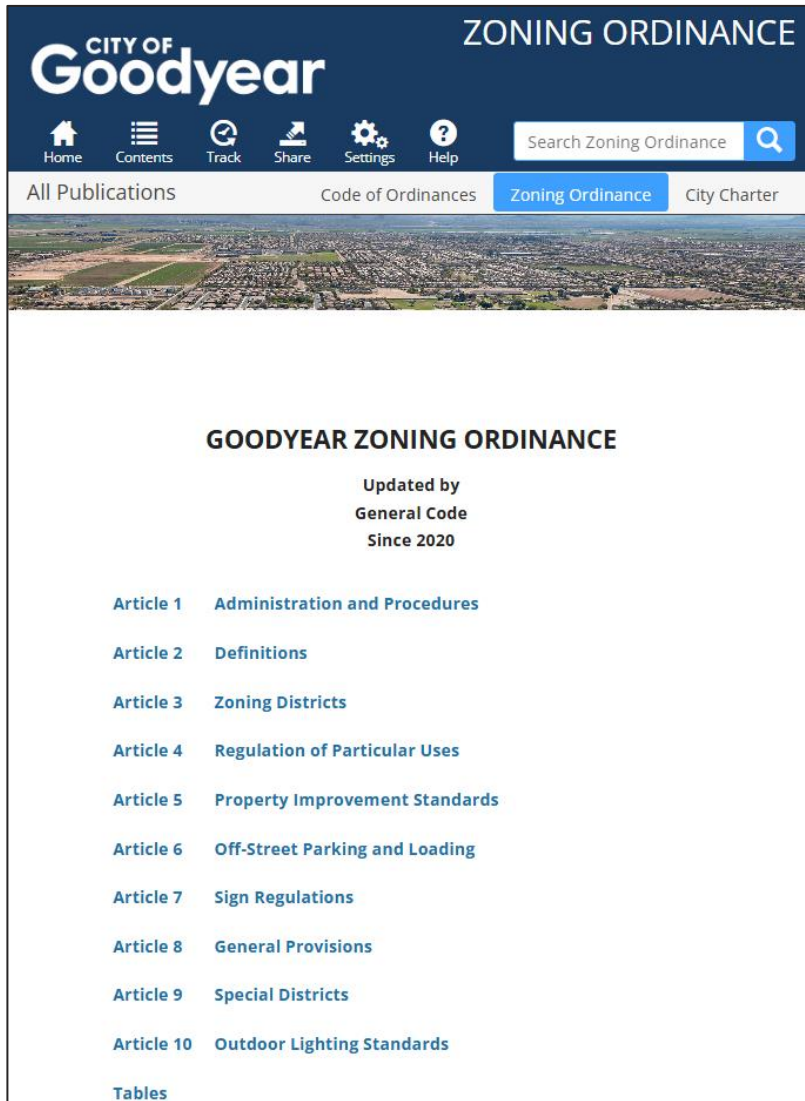
September 8, 2025
Adopt Engineering Design Standards and
Policy Manual



February 2026

Adopt International Codes:

- Building Code
- Fire Code
- Property Maintenance Code



1:1 Meetings - 2025

October 15, 2025
Work Session

March 9, 2026
Work Session

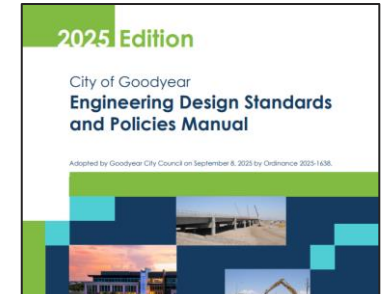
May 11, 2026
Work Session

June 2026
Adoption of the Goodyear Zoning Ordinance

General Plan

Master Plans

Codes & Ordinances



All Development-Related Master Plans,
Ordinances, and Codes
Less than 3-Years Old





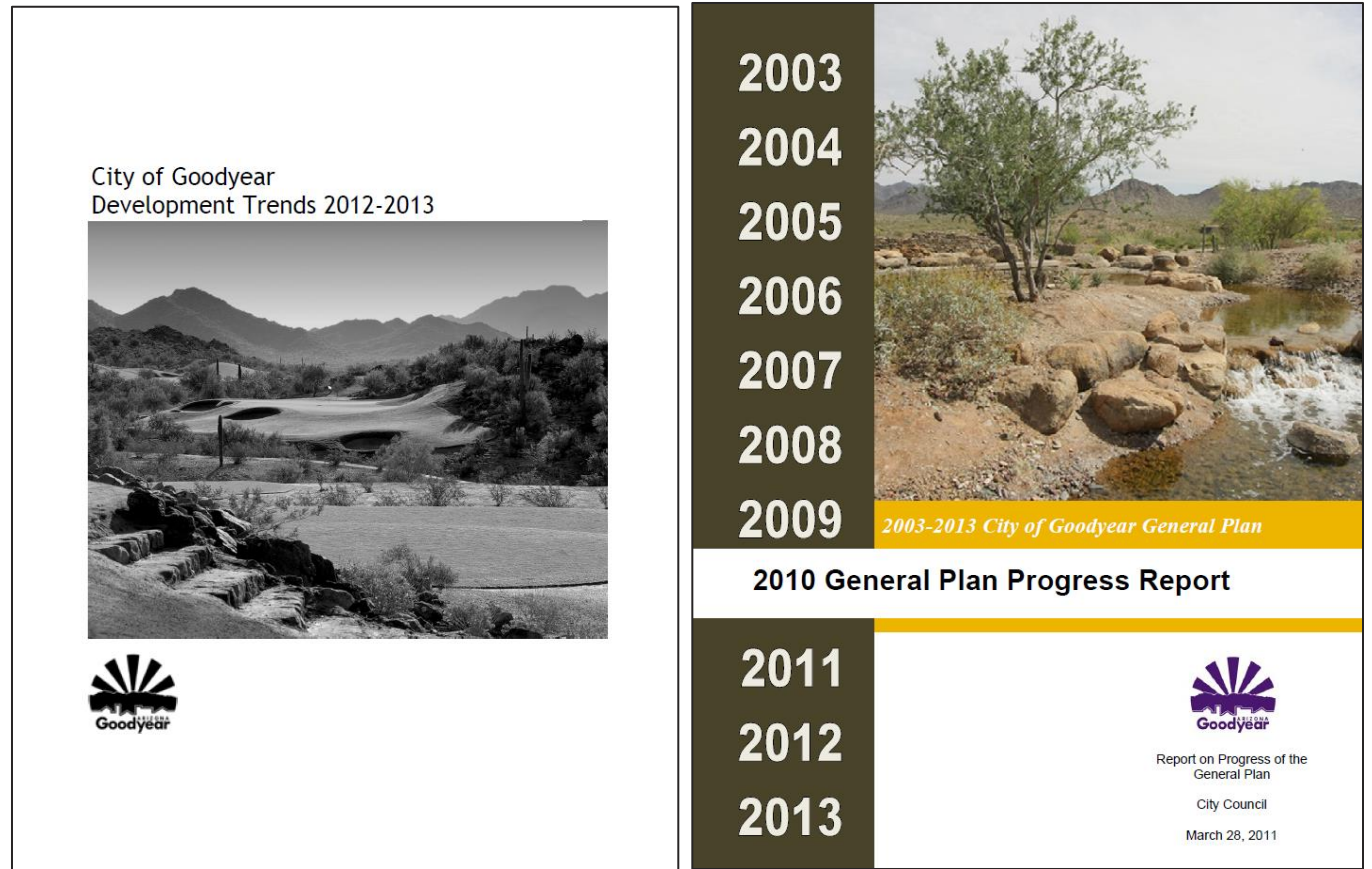
Common Visioning for Development

Development Trends and Emerging Issues



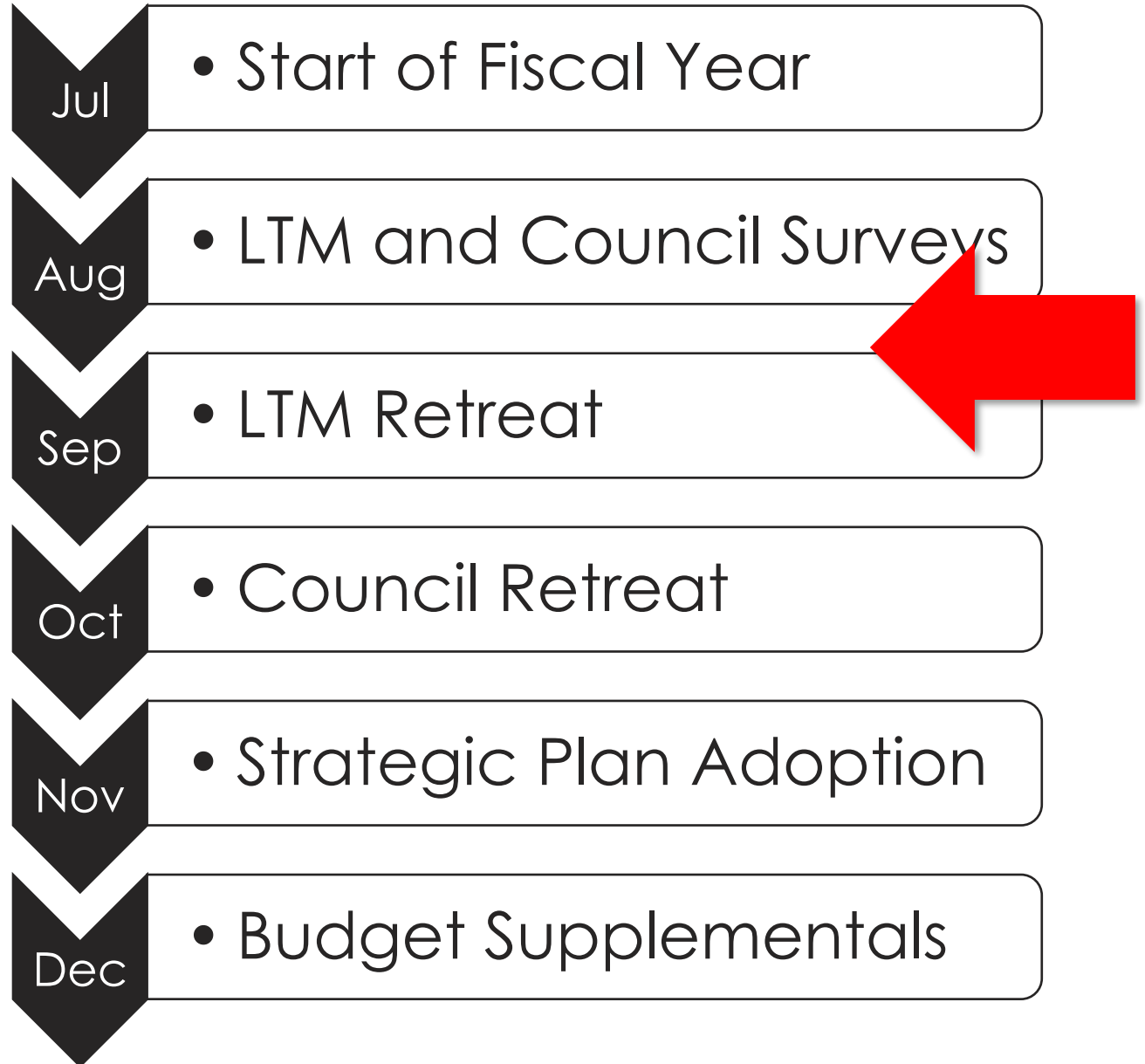
Development Trends Annual Report

- General Plan Progress
- Development Trends
- Emerging Issues



Development Trends Annual Report

- Inform Strategic Plan and Budget





Common Visioning for Development

Community Planning and Strategy



Strategic Plan Projects – Common Visioning

- Zoning Ordinance Update (FY26)
- Real Estate Strategy (FY27)
- Housing Diversity (FY27)
- Quality Neighborhoods (FY28)
- Long-Range Amenities Master Plan (FY28)





**Any additional
Common Visioning
projects or initiatives?**

ITEM #: 2.
DATE: 02/09/2026
AI #:2949



CITY COUNCIL ACTION REPORT

SUBJECT: FY2027-2030 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) PLANNING UPDATE

STAFF PRESENTER(S): Christina Panaitescu, Community Partnerships Program Manager

Summary

Council will receive an update on the CDBG Fiscal Year (FY) 2027-2030 Consolidated Plan and FY2027 Action Plan and have an opportunity to provide feedback on investment priorities and activity recommendations. (Christina Panaitescu, Community Partnerships Program Manager)

FISCAL IMPACT

The amount of CDBG funding received by the city will vary from year-to-year based on the federal budget for the Department of Housing and Urban Development (HUD), which administers the CDBG and HOME program funding. The city expects to receive approximately \$415,122 annually during each of the next four years. There is no direct impact to the city's budget since the program does not require a match from the city.

BACKGROUND AND PREVIOUS ACTIONS

The CDBG program was created under the Housing and Community Development Act of 1974, and is one of the longest continuously-run programs at HUD. The CDBG program provides annual grants to states and over 1,200 units of local government nationally.

CDBG funds may be used for a variety of activities that meet the needs of low- and moderate-income (LMI) residents and neighborhoods, and vulnerable populations as defined by HUD. Eligible activities fall into four broad categories:

1. Community Facilities and Infrastructure
2. Community Services and Programs
3. Economic Development
4. Quality Affordable Housing

Activities must also address Congress' primary CDBG objective to improve communities, principally for LMI residents by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

In May 2020, Council directed staff to accept HUD's invitation to become a CDBG Entitlement Community (direct recipient) and initiate the planning process in order to begin receiving funds in FY 2022. The Public Participation Plan and a Five-Year Consolidated Plan established the framework and priority categories for the use of CDBG funding received for the five-year period covering CDBG program years (PY) 2021-2025, which is equivalent to city's FY 2022-2026.

On December 15, 2025, Council passed Resolution No. 2025-2497, accepting an invitation to join the Maricopa County HOME Consortium, opening the door to additional federal funding under HUD's HOME Investment Partnership Program.

STAFF ANALYSIS

The Four-Year Consolidated Plan will establish the framework and priority categories for the use of HUD Community Planning & Development (CPD) Funds for PY 2026-2029, which is equivalent to city's FY 2027-2030. This planning document is required by HUD and is expected to be updated every three to five years beginning in 2030.

The plan describes needs, resources, goals, strategies, and objectives to assist Goodyear's LMI population, households, and neighborhoods as defined by HUD. The majority of the plan is a HUD-required analysis of the existing conditions impacting LMI residents in the city. Data in the plan are generated by HUD through its Comprehensive Housing Affordability Strategy (CHAS) data system and from the US Census Bureau American Community Survey. This analysis informs the development of priority categories and proposed activities to use the city's allocation in alignment with HUD funding requirements.

In developing the Consolidated Plan, the city must establish long-term goals related to the use of CDBG and HOME funds and strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development.

To remain open to investing CDBG funds in activities that directly benefit LMI households, neighborhoods, and people with special needs throughout the city, staff recommend not restricting activities to one specific target area.

Based on the data analysis and input from residents and stakeholders, the following proposed four-year priority areas and strategies are presented for Council discussion and ultimate inclusion in the FY 2027-2030 Consolidated Plan and FY 2027 Annual Action Plan:

High-Priority Activities

(likely to be funded with CDBG or HOME resources during the next four years)

1. Community Facilities and Improvements
2. Public Services
3. Program Administration
4. Attainable and Sustainable Housing

Low-Priority Activities

(may be funded as opportunities arise)

1. Economic Development

FY 2027 Annual Action Plan

The amount of CDBG funding received by the city will vary from year-to-year based on the federal budget. The city expects to receive approximately \$415,122 annually during each of the next four years. The Annual Action Plan must describe specific activities that the city will fund with its CDBG allocation in the upcoming fiscal year and must correlate with at least one priority activity area indicated in the Four-Year Consolidated Plan.

Public Outreach and Feedback

The following priority areas were identified during the public outreach and feedback gathering process, including public meetings, hearings, and interviews with residents and stakeholders:

- Harrison Street Improvements
- Housing Rehabilitation
- Loma Linda Community Center Improvements
- Sidewalk Improvements or Traffic Calming
- West Valley Low Barrier Shelter
- Boys & Girls Club*
- Senior & Youth Programs at Loma Linda*
- Tenant-Landlord Mediation*

**A maximum of 15% (estimated: \$62,268) of the total allocation may be expended on public services.*

FY 2027 Recommended Activities

For FY 2027, based on stakeholder input and the success of the city's COVID-response pilot program, staff recommend focusing on owner-occupied home rehab program, and eviction prevention services such as tenant-landlord education and mediation to prevent eviction filings (utilizing up to 15% of the total FY 2027 annual entitlement), and CDBG program administration (utilizing 20% of the total FY 2027 annual entitlement). For future planning, the Four-Year Consolidated Plan identifies activities in other priority areas to be considered in future years.

Next Steps

Following Council's discussion, the city will begin a 30-day public comment period for both draft plans, which will be made available on the city's website at www.goodyearaz.gov/cdbg from April 1-30, 2026. On April 27, 2026, the city will hold a Public Hearing to collect any further public comments. At the May 11, 2026 Council Meeting, once the public comment period is completed and feedback has been compiled, Council will consider adoption of the final Four-Year Consolidated Plan and FY 2027 Annual Action Plan in order to meet HUD submission deadlines.

Attachments

Staff Presentation



FY 2027-2030

Community Development Block Grant (CDBG)





Meeting Purpose **Agenda**

Information

HUD 4-year Consolidated Plan

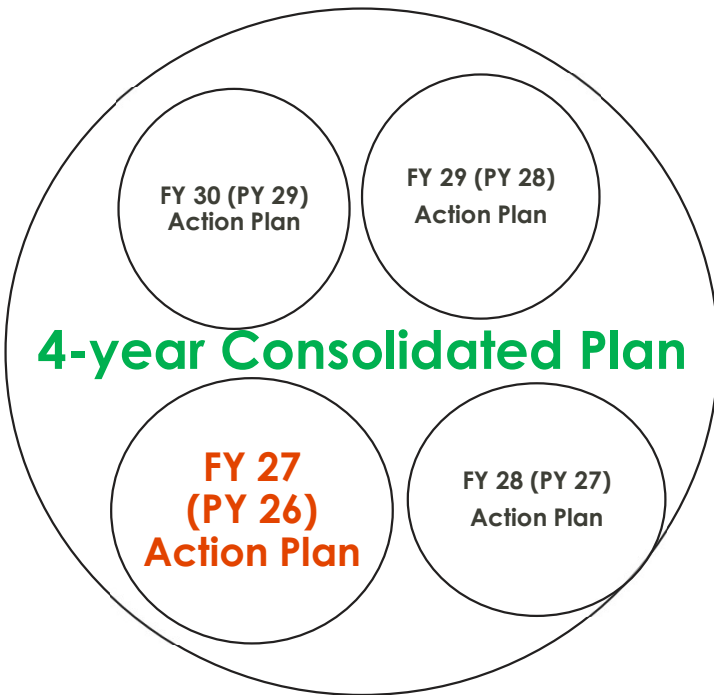
FY2027 Annual Action Plan

**Activity
Recommendation**

Next Steps



Consolidated Plan and Annual Action Plan Information



Consolidated Plan framework for use of HUD Community Planning & Development Funds

Annual Action Plan identifies specific projects to be funded and implements priorities from Consolidated Plan



Consolidated Plan and Annual Action Plan Process

Outreach

Data

Plan



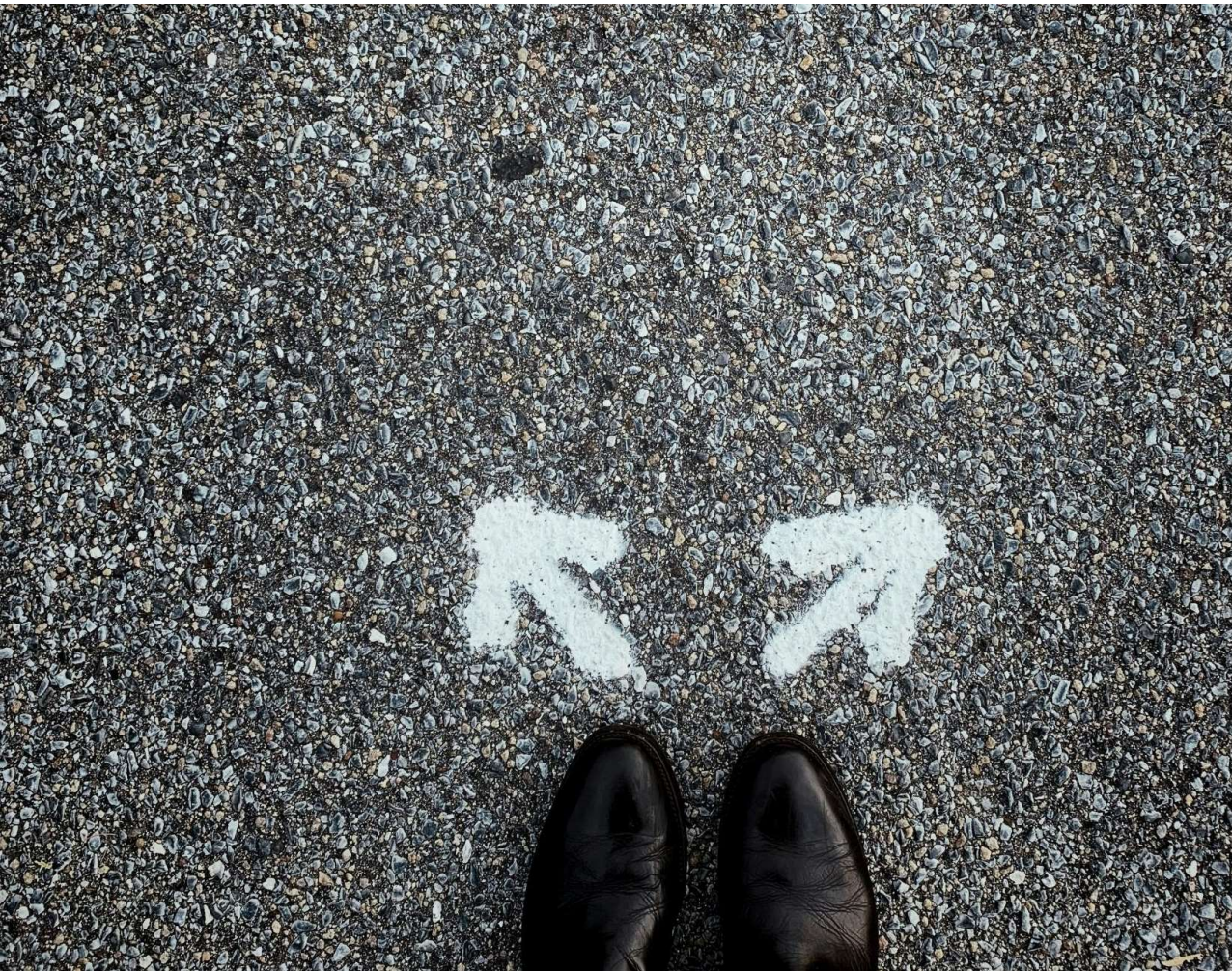
4-year Consolidated Plan Recommended Priorities and Goals

High Priority

- Attainable & Sustainable Housing
- Community Facilities & Improvements
- Public Services
- Program Administration

Lower Priority

- Economic Development



FY2026-2027 CDBG Entitlement

± \$415,122

Allocation Constraints:

20% Program Admin – \$83,024

Capital Investment – \$332,098*

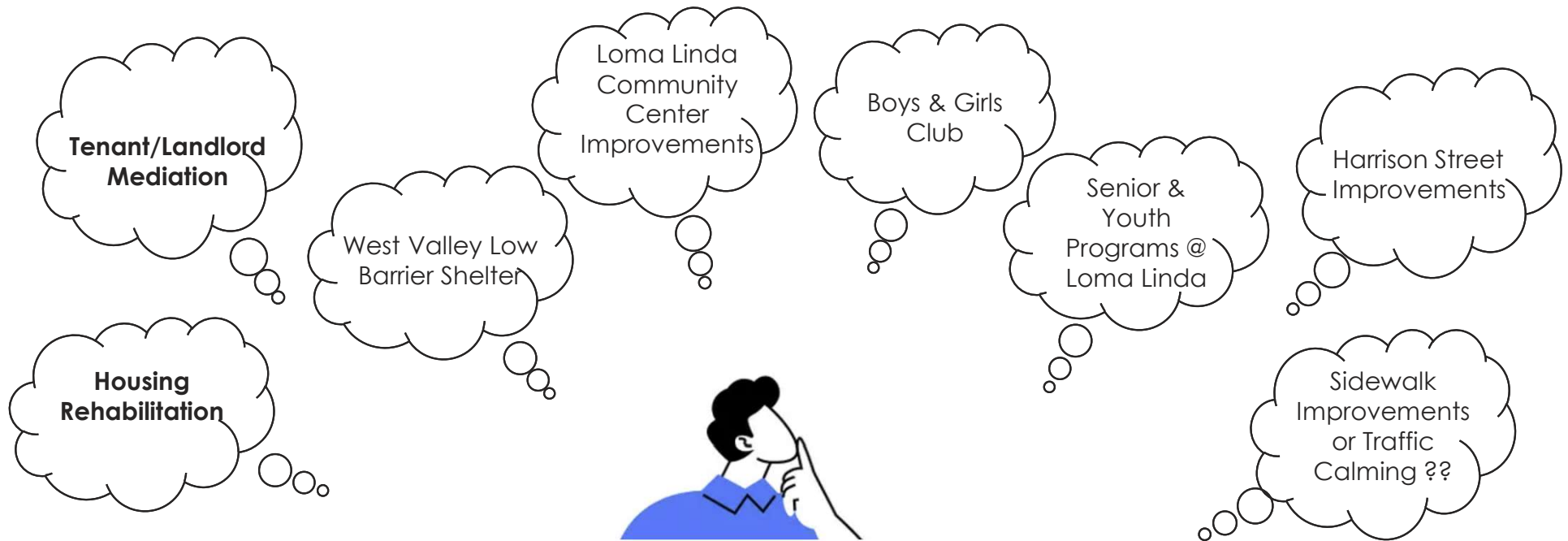
Public Services – \$62,268 max

*unless reduced by public services



FY 2027 (PY 2026) Annual Action Plan

CDBG Activity Recommendations





Council Direction Recommended Activities

± \$415,122 Allocation

- 20% Program Administration: ± \$83,024
- Up to 15% Public Services: Gervonni Cares ± \$62,268
- Goodyear Owner-Occupied Home Rehab: ± \$269,830



Next Steps

Stay up-to-date at: goodyearaz.gov

April 1 – 30: Public Comment Period

April 27: Public Hearing @ Council Meeting

May 11: Council Meeting to Authorize Submission

Submit Plans to HUD by Deadline

HUD Approves Plan and Funds Available After July 1