

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



Monday, January 26, 2026

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 Brannon Hampton; Councilmember Wally Campbell; Councilmember Laura Kaino; Councilwoman Vicki Gillis; Councilmember Benita Beckles; Councilmember Trey Terry**

Staff Present: Deputy City Manager Paul Luizzi; City Attorney Roric Massey; City Clerk Jasmine Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. RECOGNITION OF OFFICER MICHAEL GUILBAULT'S 20 YEARS OF SERVICE WITH THE GOODYEAR POLICE DEPARTMENT

This item was pulled from the agenda and will be brought back at a future meeting.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Allen Glazer, representing Faith Law, spoke on behalf of Bonnie Lewis, Successor and Co-trustee of the Vernon F. Lewis Trust, regarding consideration of a new art overlay district.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda items 2 through 10. The motion carried as follows:

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

Passed - Unanimously

2. **APPROVAL OF MINUTES**

Approve the December 8, 2025 and December 15, 2025 Regular Meeting draft minutes.
(Jasmine Pernicano, City Clerk)

3. **APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR KURA REVOLVING SUSHI BAR**

RECOMMENDATION

Recommend approval of Application No. 369178 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Kura Revolving Sushi Bar located at 1670 N. Bullard Ave. #100, Goodyear, AZ 85395.
(Jasmine Pernicano, City Clerk)

4. **APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR CUTTING EDGE AT HOLIDAY INN**

RECOMMENDATION

Recommend approval of Application No. 368696 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Cutting Edge at Holiday Inn located at 1188 N. Dysart Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

5. **APPROVAL OF 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)

6. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR RIGHT-OF-WAY ASSISTANCE FOR ROADWAY IMPROVEMENTS ON SARIVAL AVENUE (CIP PROJECT #42048)**

RECOMMENDATION

Approve the IGA with Maricopa County for right-of-way assistance for roadway improvements on Sarival Avenue (CIP Project #42048), and providing authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Logan Hopp, Deputy Director of Engineering)

7. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN WEST VALLEY AGENCIES FOR USE OF FIRE APPARATUS**

RECOMMENDATION

Approve the IGA between West Valley Agencies, providing authorization and direction to the City Manager, or designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Tim Wayne, Interim Fire Chief)

8. **RESOLUTION ADOPTING A 2026 STATE AND FEDERAL LEGISLATIVE AGENDA**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2500 ADOPTING A 2026 STATE AND FEDERAL LEGISLATIVE AGENDA AND PROVIDING AUTHORIZATION TO THE CITY MANAGER OR DESIGNEE TO TAKE ACTION. (Edwin Hernandez-Vargas, Chief Government Affairs Officer)

9. **RESOLUTION AUTHORIZING THE LICENSE AGREEMENT WITH LIGHT SOURCE COMMUNICATIONS, LLC TO INSTALL A FIBER OPTIC NETWORK WITHIN THE CITY'S RIGHTS-OF-WAY**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2501 AUTHORIZING THE CITY MANAGER AND OR THEIR DESIGNEE TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF GOODYEAR AND LIGHT SOURCE COMMUNICATIONS, LLC, A MICHIGAN 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. (Phillip Cochran, Assistant City Attorney)

10. **RESOLUTION DESIGNATING THE FY2025 CHIEF FISCAL OFFICER FOR EXPENDITURE LIMITATION REPORTING**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2502 DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2025 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL. (Mayette Bailey, Interim Deputy Director of Finance)

PUBLIC HEARINGS

11. **APPROVAL OF NEW CLASS A BINGO LICENSE**

Mayor Pizzillo opened the public hearing at 5:08 p.m

Viviana Monge, Deputy City Clerk, presented a request to recommend approval to the Arizona Department of Revenue for a Class A bingo license for PebbleCreek Tuesday Bingo held at the PebbleCreek Clubhouse Eagles Nest, 3657 Clubhouse Drive, Goodyear, AZ 85395. Ms. Monge provided details of the application, review process and next steps.

There being no speakers, Mayor Pizzillo closed the public hearing at 5:09 p.m.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Benita Beckles to APPROVE the recommendation of approval to the Arizona Department of Revenue for a Class A bingo license, submitted by Coreen Milietto, President of PebbleCreek Tuesday Bingo, for bingo games held at 3657 Clubhouse Drive, Goodyear, AZ 85395. The motion carried as follows:

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

Passed - Unanimously

12. **RESOLUTION APPROVING RIO 1900 MINOR GENERAL PLAN AMENDMENT**

Mayor Pizzillo opened the public hearing at 5:10 p.m.

Ann Dolmage, Principal Planner, stated she would be providing one presentation for items 12 and 13. She presented a request for a Minor General Plan Amendment (GPA) on approximately 31 acres generally located west of Assessor's Parcel Number 400-03-002C and south of Assessor's Parcel Number 502-59-007A, from Open Space to Neighborhoods. In addition, she presented a request to rezone approximately 1,940 acres; extending east to west from Estrella Parkway across Cotton Lane to approximately the alignment of 187th Avenue, and north to south from Gila River to the northern edge of the Estrella community; from King Ranch Planned Area Development (PAD) to Rio 1900 PAD with multiple underlying zoning districts. Ms. Dolmage reviewed the current zoning and land uses of the King Ranch PAD, including residential, commercial and open space areas.

Ms. Dolmage explained the applicant's proposal to rezone the area to Rio 1900 PAD introduces seven layered land use character areas (LUCAs), each with specific zoning districts and revised development standards. She gave a brief description of each LUCA, provided the conceptual land use plan, and summarized the revised development standards for each district.

She continued to review the Minor General Plan Amendment to amend the land use designation for 31 acres within the Rio 1900 PAD from Open Space to Neighborhoods. She reviewed the public participation process and resident concerns received and noted the Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval to the City Council. She concluded by identifying a scrivener's error, in the draft Ordinance that was presented to the Planning & Zoning Commission, in Stipulation numbers one and four had incorrectly referenced the date of the regulatory booklet as November 2025 and should be January 2026, and the water demand threshold of 1,400 acre-feet per year, whereas the intended and consistent allocation cap is 1,900 acre-feet per year.

Loisteen Walker completed a comment card in support of the project, but did not wish to speak.

Jim King, Jr. spoke about the history of King Ranch and surrounding areas and is in support of the rezoning.

Brian Greathouse, Burch & Cracchiolo, spoke on behalf of the applicant. Mr. Greathouse thanked staff and the Planning and Zoning Commission, and presented the details of the trails, parks, open space and community amenities, along with housing and commercial plans.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 5:33 p.m.

Jasmine Pernicano, City Clerk, read Resolution No. 2026-2503 by title only.

In response to Council inquiry, Steve Scinto, Director of Engineering, provided details and an update on the Estrella Parkway bridge project and Cotton Lane expansion.

In response to Council inquiry, Mr. Greathouse explained there are 410 acres designated for estate residential, and a cap of 1,907 units for multi-family with density regulations. Anthony Dudley, Deputy Water Services Director, confirmed the water allocations have been reviewed and Katie Wilken, Director of Development Services, confirmed the developer would pay the water infrastructure fees either themselves or through development impact fees.

In response to Council inquiry, Mr. Greathouse explained that the project will have no negative impacts on flood risks, and confirmed there are LUCAs adjacent to existing homes, but there are regulations and no-build areas built-in.

Council discussed the importance of preserving the history of King Ranch, supporting the resort and executive housing, and maintaining open space with community interest in condominiums to bring balance to Goodyear. Council thanked Harvard Investments for the donation of parks and a fire station site, and expressed appreciation to staff and the applicant for their hard work, and creating the LUCAs, which provide flexibility to respond to changing market demands and customer needs.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilwoman Vicki Gillis to ADOPT RESOLUTION NO. 2026-2503, APPROVING A MINOR AMENDMENT TO THE CITY OF GOODYEAR GENERAL PLAN 2035 TO AMEND THE LAND USE DESIGNATION OF APPROXIMATELY 31 ACRES GENERALLY LOCATED SOUTH OF THE GILA RIVER WEST OF COTTON LANE AND CURRENTLY ADJACENT TO ASSESSOR'S PARCEL NUMBER 400-03-002C AND SOUTH OF ASSESSOR'S PARCEL NUMBER 502-59-007A FROM OPEN SPACE TO NEIGHBORHOODS. The motion carried as follows:

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

Passed - Unanimously

13. ORDINANCE CONDITIONALLY REZONING APPROXIMATELY 1,940 ACRES FROM KING RANCH PAD TO RIO 1900 PAD

Mayor Pizzillo opened the Public Hearing at 5:58 p.m.

There being no speakers, Mayor Pizzillo closed the public hearing at 5:59 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2026-1643 by title only.

MOTION BY Councilmember Laura Kaino, SECONDED BY Vice Mayor Brannon Hampton to ADOPT ORDINANCE NO. 2026-1643 CONDITIONALLY REZONING APPROXIMATELY 1,940 ACRES OF LAND GENERALLY EXTENDING FROM ESTRELLA PARKWAY TO APPROXIMATELY THE ALIGNMENT OF 187TH AVENUE, AND FROM THE GILA RIVER TO THE ESTRELLA RESIDENTIAL COMMUNITY, FROM THE KING RANCH PLANNED AREA DEVELOPMENT (PAD) TO THE RIO 1900 PLANNED AREA DEVELOPMENT (PAD); AMENDING THE ZONING MAP OF GOODYEAR. The motion carried as follows:

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

Passed - Unanimously

14. **ORDINANCE CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES (PROPERTY) 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 6:00 p.m.

Justin Gabrielson, Senior Planner, presented a request to rezone approximately 66.6 acres generally located at West Celebrate Life Way and North Litchfield Road from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development, known as Celebration Plaza, with mixed underlying uses. Mr. Gabrielson provided the details of the previous application, amendment proposals, and amendment options and noted that at the December 3, 2025 Planning and Zoning meeting, the Commission voted 4-2 to recommend approval to reduce the required medical office parking only and retain a maximum of one drive-through. He continued to review staff recommendation, with stipulations, consistent with the Planning and Zoning Commission recommendation.

Jeff Levy, Goodyear Resident, completed a comment card in support of the rezone, but did not wish to speak.

Mark Reddie, land planner with RVi Planning + Landscape Architecture, presented on behalf of the applicant which included the history of the project and outlined the overall concept for the development. Mr. Reddie requested that the maximum number of drive-throughs be increased from one to three (one being an end cap drive-through) to accommodate market demand for a mix of uses on the site. He provided an overview of the medical campus, which will be developed in multiple phases, and addressed the developer's request for the parking reductions based on standards from land use studies in peer cities.

There being no other speakers present, Mayor Pizzillo closed the Public Hearing at 6:13 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2026-1644 by title only.

Council discussed the reduction of medical parking and number of casual sit-down dining and quick-serve restaurants in the commercial area. Vice Mayor Hampton expressed a preference of one drive-through and two end-cap drive-throughs.

In response to Council inquiry, Christian Williams, Planning Manager, explained that parking standards will be reviewed during the zoning ordinance update. Mr. Gabrielson noted that this application is requesting an additional 50 square feet of medical office per number of parking (one space per 200 square feet), below city standard, and the City of Hope is under a different parking standard than that of the medical offices.

In response to Council inquiry, Tom Blake, owner representative, explained that the medical office parking will be easily managed, and a multi-family parcel is currently in Escrow.

Katie Wilken, Development Services Director, in response to Council, confirmed that if

the applicant request is denied, it cannot be brought back to Council for one year, unless it is modified. Ms. Wilken provided the option for the motion to approve the reduction in parking, and keep the drive-through at one maximum with use permit. She explained, to approve another option, the motion would need to be amended. Roric Massey, City Attorney, responded that if the item is denied, the PAD process would need to be restarted if the applicant were to make modifications to the application.

In response to Council, Ms. Wilken responded that the PAD does require the use permit process and would come before Council, and Mr. Massey added that a use permit public hearing would only allow Council to look at limited defined criteria.

Vice Mayor Hampton made an amendment to the applicant's request for a maximum of three drive-throughs with a minimum of one end cap with use permit, and one space for 200 square feet of medical parking.

MOTION BY Councilwoman Vicki Gillis, SECONDED BY Councilmember Wally Campbell to ADOPT ORDINANCE NO. 2026-1644, CONDITIONALLY REZONING APPROXIMATELY 66.6 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD FROM GOODYEAR CELEBRATION PLAZA PLANNED AREA DEVELOPMENT TO CELEBRATION PLAZA 1ST AMENDED PLANNED AREA DEVELOPMENT (DATED DECEMBER 2025); AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Benita Beckles, Councilmember Trey Terry

NAY: Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis

Passed

[The vote on the original motion took place after the motion to amend was voted on]

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Trey Terry to AMEND the original motion and add the stipulation for a maximum of three drive-throughs with a minimum of one end cap with use permit, and one space for 200 square feet of medical parking. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Benita Beckles, Councilmember Trey Terry

NAY: Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis

Passed

BUSINESS

- 15. RESOLUTION ACCEPTING THE COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS**

Lyman Locket, Human Resources Director, introduced the item and turned the presentation over to Susan Schmelzer, Council Compensation Committee Chair, to present.

Ms. Schmelzer provided the history and duties of the Council Compensation Committee. She gave an explanation of the compensation review process and reviewed the current compensation for the Mayor, Vice Mayor and Councilmembers. She explained that the committee recommendation was to increase Council compensation by 5%, effective July 1, 2026.

Jasmine Pernicano, City Clerk, read Resolution No. 2026-2504 by title only.

Council thanked the Council Compensation Committee for its work and recommendation, and discussed voter education for any future charter amendments related to compensation. Councilmember Terry expressed a preference that the Council compensation increase not be subject to a Council vote in the future.

MOTION BY Councilmember Trey Terry, SECONDED BY Councilmember Benita Beckles to ADOPT RESOLUTION NO. 2026-2504 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. The motion carried as follows:

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

Passed - Unanimously

INFORMATION ITEMS

Mayor Pizzillo reported on an Eagle Scout meeting he attended.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 2, 2026

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:58 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 January 26, 2026. 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