



City Council Regular Meeting
City Hall - Canyon Trails Room 1 & 2
1900 N. Civic Square
Goodyear, AZ 85395

Monday, February 23, 2026

Immediately following the Work Session that begins at 5:00 p.m.

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

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

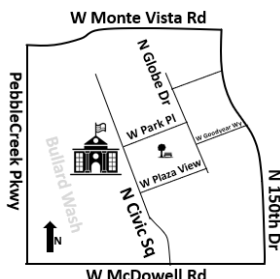
Councilmember
Wally Campbell

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

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.



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>

Immediately following the Work Session the begins at 5:00 p.m.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

**1. APPROVAL OF MINUTES
RECOMMENDATION**

Approve the January 26, 2026 and February 2, 2026 Regular Meeting draft minutes.
(Jasmine Pernicano, City Clerk)

**2. APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR SLICK CITY
ACTION PARK
RECOMMENDATION**

Recommend approval of Application No. 375894 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Slick City Action Park located at 15305 W. McDowell Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

**3. APPROVAL OF BUDGET AMENDMENTS & RELATED EXPENDITURE
AUTHORITY
RECOMMENDATION**

Approval of budget amendments, related expenditure authority, and the administrative award authority for expenditures exceeding \$500,000. (Ryan Bittle, Finance Manager)

**4. APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY
OF TOLLESON FOR WASTEWATER COLLECTION SYSTEM WASTE
RECOMMENDATION**

Approve the IGA with City of Tolleson for disposal of wastewater collection system waste and providing authorization and direction to the City Manager, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Barbara Chappell, Water Services Director)

5. **APPROVE PARTIAL RELEASE OF EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES ADJACENT TO W. VAN BUREN STREET**

RECOMMENDATION

Approve a quit claim deed to relinquish any interest the city has in a portion of property encompassed by an easement and agreement for highway purposes that is not needed for city right-of-way and authorize its execution by the City Manager, or their designee. (Colton Blyle, Real Estate Specialist)

6. **RESOLUTION APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 12, 14-01-001, 15, 17, 18, 19 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT (“MRCCID”)**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2505 APPROVING THE MODIFICATION OF ASSESSMENT NUMBERS 12, 14-01-001, 15, 17, 18, 19 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT. (Michael Shoemaker, Interim Finance Director)

INFORMATION ITEMS

Comments, commendations, reports on current events and presentations by Mayor, Councilmembers, or the City Manager. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. 38-431.02.

- Reports from the Mayor and City Council
This may include current events and activities as well as requests for information or future agenda items.
- Report from the City Manager
This may include updates from events, city staffing updates, update on legislative issues, clarification on items being requested by Council, and Manager’s update on Council related matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

March 2, 2026

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

7. Pursuant to A.R.S. §38-431.03(A)(3): For legal advice and consultation with the city's attorneys regarding the modification of Designation of Assured Water Supply (DAWS); impact of DAWS on water services in Rainbow Valley; and legal analysis of Bureau of Reclamations Draft Environmental Impact Statement.
8. Pursuant to A.R.S. §38-431.03(A)(3): For legal advice and consultation with the City Attorney regarding jurisdictional matters involving other governmental agencies.

ADJOURNMENT OF EXECUTIVE SESSION

RECONVENE REGULAR MEETING

ADJOURNMENT

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.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

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

POSTING VERIFICATION

This agenda was posted on 2/18/2026 at 3:17 p.m. by ag.

ITEM #: 1.
DATE: 02/23/2026
AI #:3131



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

RECOMMENDATION

Approve the January 26, 2026 and February 2, 2026 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

Attachments

Draft Minutes 2026-01-26 Regular Meeting

Draft Minutes 2026-02-02 Regular Meeting

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

City Council Regular Meeting

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



Monday, February 2, 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 City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Jasmine
Present: Pernicano

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR BRANNON HAMPTON

COMMUNICATIONS

1. 2026 SPRING TRAINING PREVIEW

Bruce Kessman, Ballpark General Manager, introduced John Brown, Ballpark Coordinator Business Development, who presented a preview of the 2026 Spring Training season.

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

There were no public comments.

CONSENT

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Trey Terry to APPROVE Consent Agenda items 2 through 6. 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 SERIES 11 (HOTEL/MOTEL) LIQUOR LICENSE FOR HOLIDAY INN & SUITES**

RECOMMENDATION

Recommend approval of Application No. 368620 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 11 (Hotel/Motel) liquor license for Holiday Inn & Suites located at 1188 N. Dysart Road, Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

3. **APPROVAL OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF GLENDALE FOR LANDFILL DISPOSAL SERVICES**

RECOMMENDATION

Approve the First Amendment to the IGA with Glendale for landfill disposal services, and provide authorization and direction to the City Manager, or their designee, to take action and execute documents necessary to carry out the intent of the IGA. (Adam Kurtz, Solid Waste Superintendent)

4. **RESOLUTION AUTHORIZING PARTICIPATION AND APPROVING AN AMENDMENT TO THE MARICOPA COUNTY HOME CONSORTIUM AGREEMENT**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2506 AUTHORIZING PARTICIPATION IN THE MARICOPA HOME CONSORTIUM AND APPROVING AN AMENDMENT TO THE HOME CONSORTIUM AGREEMENT. (Christina Panaitescu, Community Partnerships Program Manager)

5. **RESOLUTION APPROVING DECLARATION OF ACCESS AND FACILITIES EASEMENT ON CITY-OWNED PROPERTY LOCATED ON ASSESSOR'S PARCEL NUMBER (APN) 500-83-008P**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2507 APPROVING DECLARATION AND RESERVATION OF EXCLUSIVE AND PERPETUAL ACCESS AND FACILITIES EASEMENT. (Colton Blyle, Real Estate Specialist)

6. **RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO ARIZONA DEPARTMENT OF HOMELAND SECURITY FOR ADVANCED METERING KITS AND ACCESSORIES**

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2508 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE ARIZONA DEPARTMENT OF HOMELAND SECURITY GRANT PROGRAM FOR \$244,100, FOR THE GOODYEAR FIRE DEPARTMENT, TO PURCHASE TWO ADVANCED METERING KITS AND ACCESSORIES, AUTHORIZING THE CITY MANAGER, OR THEIR DESIGNEE, TO EXECUTE ALL DOCUMENTS RELATING TO THE GRANT AWARD AND AUTHORIZING A BUDGET TRANSFER TO ALLOW FOR THE EXPENDITURE OF THE GRANT (IF GRANT FUNDS ARE AWARDED). (Tim Wayne, Interim Fire Chief)

7. RESOLUTION CALLING THE 2026 ELECTIONS

Jasmine Pernicano, City Clerk, presented the notice formally calling the City's 2026 candidate election to be held on Tuesday, August 4, 2026, for the purpose of electing the Mayor and three City Councilmembers to four-year terms, and, if necessary, a General Election to be held on November 3, 2026.

Ms. Pernicano also discussed pending legislation that would change the primary election date to July 21, 2026, and shift associated timelines. She noted that the Resolution provides authority to make the necessary adjustments without further Council action should the legislation become effective.

Jasmine Pernicano, City Clerk, read Resolution No. 2026-2509 by title only.

In response to Council inquiry, Ms. Pernicano explained that a majority is determined based on a formula using the total votes cast for that office. She also noted that Council and individuals who have filed a Statement of Interest will be notified if the pending legislation is adopted.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Benita Beckles to ADOPT RESOLUTION NO. 2026-2509 PROVIDING NOTICE AND CALLING FOR THE 2026 ELECTION. 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

Council expressed appreciation to Goodyear first responders for their prompt response to emergencies, and requested information from the City Manager regarding policy on interim positions and an update on road painting.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 9, 2026

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

8. Pursuant to A.R.S. §38-431.03(A)(1) & (3): The City Council will meet for discussion or consultation of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of public officer, appointee or employee of any public body regarding appointment of interim City Manager.

MOTION BY Councilmember Wally Campbell, SECONDED BY Vice Mayor Brannon Hampton to CONVENE an Executive Session. 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

Council moved into Executive Session at 5:18 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 5:44 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 5:44 p.m.

CONTINUATION OF BUSINESS

9. City Council may consider for possible action the appointment of an Interim City Manager.

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilwoman Vicki Gillis to APPOINT Kini Knudson as Interim City Manager with a review of his appointment in 90 days, a 5% increase to his base salary, and the option to return to Deputy City Manager if not selected as City Manager, effective March 7, 2026. 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

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 5:45 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 February 2, 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

ITEM #: 2.
DATE: 02/23/2026
AI #:3079



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR SLICK CITY ACTION PARK

STAFF PRESENTER(S): Jasmine Pernicano, City Clerk

OTHER PRESENTER(S):

Wade Stooks, Agent

SUMMARY

Wade Stooks, Agent for Slick City Action Park, has submitted an application for a Series 12 (Restaurant) liquor license for the location at 15305 W. McDowell Rd., Goodyear, AZ 85395. The applicant is requesting that the city forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control (DLLC) for consideration and issuance of the license.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Recommend approval of Application No. 375894 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Slick City Action Park located at 15305 W. McDowell Rd., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

FISCAL IMPACT

In compliance with the Goodyear Municipal User Fee Schedule, the applicant submitted the required \$635 administrative application fee.

BACKGROUND AND PREVIOUS ACTIONS

The City Clerk's office received a Series 12 (Restaurant) liquor license application on January 12, 2026, from the Arizona Department of Liquor Licenses and Control (DLLC) for Slick City Action Park, represented by Agent Wade Stooks.

In accordance with A.R.S. §4-201(B), the public hearing notice was posted on January 21, 2026, at the establishment for the required 20-day period. This public posting allows individuals within a one-mile radius to submit written arguments for or against the issuance of the license. No public petitions or protests were received during the posting period. The application underwent internal review by the Police Department and Development Services Department, including Code Compliance, Building and Planning & Zoning, with no objections reported. The application is included as Attachment A - DLLC Local Governing Body Report.

STAFF ANALYSIS

The requested Series 12 license is designated for restaurants and is non-transferable. It grants on-sale retail privileges for all types of spirituous liquor consumed on the premises, provided the establishment derives at least 40% of its gross revenue from food sales.

State regulations (A.R.S. §4-207) prohibit liquor licenses within 300 feet of licensed childcare facilities or K-12 schools; the proposed location complies with this requirement. A One-Mile Report and Evaluation Map is included as Attachment B, showing existing liquor licenses and three K-12 schools within that radius.

DLLC requires key personnel (owners, agents, managers involved in daily operations) to complete state-approved management training. The applicant confirms the owner and manager have completed the Title 4 Basic & Management training. Operationally, a manager will be onsite at all times, staff will monitor guest consumption, and a valid ID will be required from anyone appearing to be under the legal drinking age.

The City Council's recommendation will be forwarded to the DLLC for consideration in their final licensing decision.

Attachments

Attachment A - DLLC Local Governing Body Report

Attachment B - One-Mile Report and Evaluation Map

State of Arizona
Department of Liquor Licenses and Control

Created 01/12/2026 @ 01:08:20 PM

Local Governing Body Report

Received by the
Goodyear City
Clerk's Office
Monday,
January 12, 2026.

LICENSE

Number:		Type:	012 RESTAURANT
Name:	SLICK CITY ACTION PARK		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	15305 W MCDOWELL ROAD GOODYEAR, AZ 85395 USA		
Mailing Address:	314 W NORTHVIEW AVENUE PHOENIX, AZ 85021 USA		
Phone:	(602)768-0855		
Alt. Phone:			
Email:	WSTOOKS@APIFOUR.COM		

AGENT

Name:	WADE ALAN STOOKS
Gender:	Male
Correspondence Address:	314 W NORTHVIEW AVENUE PHOENIX, AZ 85021 USA
Phone:	(602)768-0855
Alt. Phone:	
Email:	WSTOOKS@APIFOUR.COM

OWNER

Name:	GRAVITY SOLUTIONS GOODYEAR LLC		
Contact Name:	WADE ALAN STOOKS		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23769993	State of Incorporation:	AZ
Incorporation Date:	01/07/2025		
Correspondence Address:	314 W NORTHVIEW AVENUE PHOENIX, AZ 85021 USA		
Phone:	(602)768-0855		
Alt. Phone:			
Email:	WSTOOKS@APIFOUR.COM		

Officers / Stockholders

60th Day
3-13-2026

Name:	Title:	% Interest:
COVER 120 LLC	MEMBER	25.00
WALTON LLC	MemBER	25.00
NOVEL VECTOR LLC	Mgr-Member	22.00
STOOKS LLC	MEMBER	20.00

GRAVITY SOLUTIONS GOODYEAR LLC - Mgr-Member

Name: NOVEL VECTOR LLC
 Contact Name: KEVIN VAN HAZEL
 Type: LIMITED LIABILITY COMPANY
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 314 W NORTHERN AVENUE
 PHOENIX, AZ 85021
 USA
 Phone: (602)768-0854
 Alt. Phone:
 Email: KEVIN@SLICKCITY.COM

COVER 120 LLC - Member

Name: ROBERT BRUCE CAREY
 Gender: Male
 Correspondence Address: 314 W NORTHERN AVENUE
 PHOENIX, AZ 85021
 USA
 Phone: (602)315-3932
 Alt. Phone:
 Email: ROB.CAREY@ATT.NET

GRAVITY SOLUTIONS GOODYEAR LLC - MEMBER

Name: STOOKS LLC
 Contact Name: WADE ALAN STOOKS
 Type: LIMITED LIABILITY COMPANY
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 314 W NORTHERN AVENUE
 PHOENIX, AZ 85021
 USA
 Phone: (602)768-0855
 Alt. Phone:
 Email: WSTOOKS@APIFOUR.COM

WALTON LLC - Member

Name: CHARLES THOMAS WALTON JR
Gender: Male
Correspondence Address: 314 W NORTHERN AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)768-0856
Alt. Phone:
Email: CWALTON@APIFOUR.COM

STOOKS LLC - Member

Name: WADE ALAN STOOKS
Gender: Male
Correspondence Address: 314 W NORTHVIEW AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)768-0855
Alt. Phone:
Email: WSTOOKS@APIFOUR.COM

GRAVITY SOLUTIONS GOODYEAR LLC - MEMBER

Name: COVER 120 LLC
Contact Name: ROB BRUCE CAREY
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 314 W NORTHERN AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)315-3932
Alt. Phone:
Email: ROB.CAREY@ATT.NET

GRAVITY SOLUTIONS GOODYEAR LLC - MemBER

Name: WALTON LLC
Contact Name: CHARLES THOMAS WALTON JR
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 314 W NORTHVIEW AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)768-0856
Alt. Phone:
Email: CWALTON@APIFOUR.COM

NOVEL VECTOR LLC - Member

Name: KEVIN VAN HAZEL
Gender: Male
Correspondence Address: 314 W NORTHERN AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)768-0854
Alt. Phone:
Email: KEVIN@SLICKCITY.COM

MANAGERS

Name: JOHN ALLEN STOOKS
Gender: Male
Correspondence Address: 314 W NORTHERN AVENUE
PHOENIX, AZ 85021
USA
Phone: (602)578-8430
Alt. Phone:
Email: JACK@SLICKCITY.COM

APPLICATION INFORMATION

Application Number: 375894
Application Type: New Application
Created Date: 12/29/2025

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
Property Tenant
- 3) Is there a penalty if lease is not fulfilled?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
0
- 6) Are there walk-up or drive-through windows on the premises?
No

- 7) Does the establishment have a patio?
No
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
Restaurant

DOCUMENTS

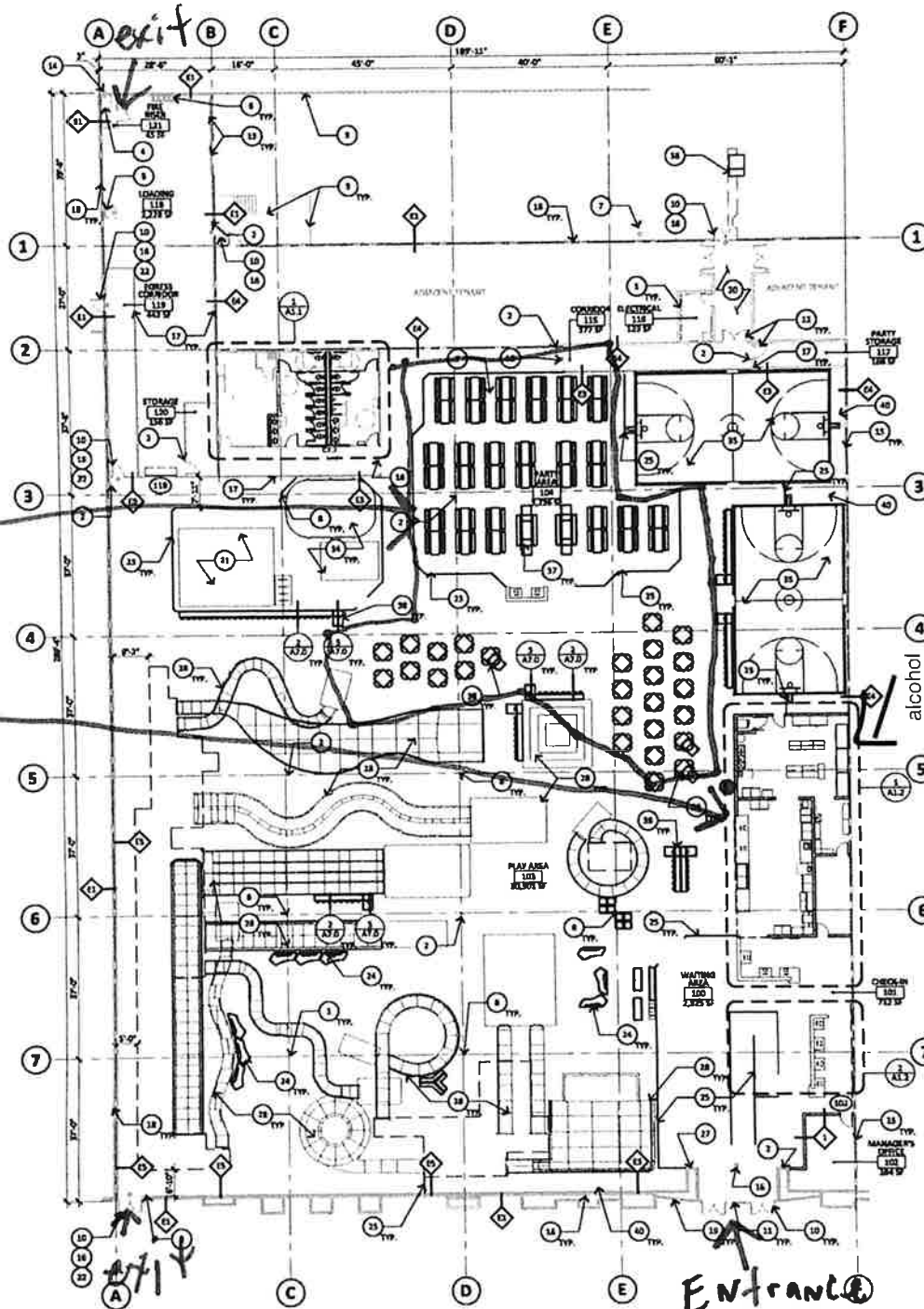
DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	Flow chart for Goodyear.docx	12/29/2025
DIAGRAM/FLOOR PLAN	diagram.pdf	12/29/2025
RECORDS REQUIRED FOR AUDIT	Audit_Records.pdf	12/29/2025
QUESTIONNAIRE	Charles Walton Personal Questionnaire.pdf	12/29/2025
QUESTIONNAIRE	kevin VanHazel personal questionnaire.pdf	12/29/2025
QUESTIONNAIRE	Rob Carey Personal Questionnaire .pdf	12/29/2025
QUESTIONNAIRE	Wade Stooks Personal Questionnaire.pdf	12/29/2025
RESTAURANT OPERATION PLAN	Restaurant Operation Plan.pdf	12/29/2025
MENU	Menu (2).pdf	12/29/2025
	Documentation for Alien Status.pdf	01/05/2026
	Restaurant Operation Plan.pdf	01/05/2026
	diagram with square footage.pdf	01/06/2026
	Wade Stooks Personal Questionnaire.pdf	01/08/2026
	kevin VanHazel personal questionnaire.pdf	01/08/2026
	Charles Walton Personal Questionnaire.pdf	01/08/2026
	Rob Carey Personal Questionnaire .pdf	01/08/2026
	jack stooks Personal_Info_ Questionnaire .pdf	01/08/2026
	jack stooks certificate.pdf	01/08/2026
	jack stooks certificate for completion.pdf	01/08/2026
	Operation Form.pdf	01/08/2026
	wade, charles, kevin and rob owned liquor licenses.pdf	01/08/2026
	2025 alien status.pdf	01/08/2026

26 1 8 11:47 AM 2017

Consumption

Alcohol sold

square footage of building: 44,506 sq ft



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

- ALL WALL DIMENSIONS ARE TO FACE OF STUD BLK OR NOMINAL FACE OF MASONRY.
- VERIFY DIMENSIONS OF ALL FIXTURES & EQUIPMENT PROVIDED BY OWNER.
- PROVIDE 8" STUD WALL AT ELECTRICAL PANELS AS REQUIRED, NO CLIC CHASES.
- RE TO OWNER FUTURE PLAN FOR LOCATION OF ASSET PROTECTION.
- PROVIDE FIRE EXTINGUISHERS THROUGHOUT ENTIRE FLOOR PLAN WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET. FIRE EXTINGUISHERS SHALL HAVE A MAXIMUM RATING 2A:10BC & HAVE A CURRENT SERVICE TAG FROM THE FIRE EXTINGUISHER COMPANY. INSTALL IN ACCESSIBLE & VISIBLE LOCATIONS COORDINATE WITH OWNER AT A MAX HEIGHT OF 48" A.F.F. MEASURED FROM FLOOR TO THE TOP OF THE HOSE. PROVIDE 5-1 FIRE EXTINGUISHERS WITHIN 30 FEET OF THE COOKING APPLIANCE, IN ACCORDANCE WITH IFC 904.1.1.5.
- ALL MILLWORK & CHICKENSTOCKS TO COMPLY WITH ADA REQUIREMENTS, RE: 61.2, 61.2.1, 61.2.2.
- GENERAL CONTRACTOR TO RT: 601.1 & 601.2 FOR ALL ADA REQUIREMENTS.
- DOOR KICKS SHALL BE LOCATED AT THE FRONT ENTRY AND THE FIRE RISER ROOM EXTERIOR DOOR, IF NO EXTERIOR DOOR LEADS TO THE FIRE RISER ROOM, THEN A KICK BOX SHALL BE LOCATED AT THE NEAREST DOOR LEADING TO THE FIRE RISER ROOM.
- SIGNAL CONTRACTOR TO IMPROVE AND REPAIR FIRE SPRINKLERS AS REQUIRED.
- PROVIDE RAILS WHERE VERTICAL CLEARANCE IS LESS THAN 80" IN COMPLIANCE WITH 1 ICC A117.1 307.4.

KEYNOTES

- EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- EXISTING WALL-MOUNTED FIRE EXTINGUISHER TO REMAIN.
- EXISTING CONCRETE SITE WALL TO REMAIN.
- EXISTING FIRE RISER TO REMAIN.
- EXISTING ROOF LADDER AND ACCESS HATCH TO REMAIN.
- EXISTING ROOF DRAINS TO REMAIN.
- EXISTING CLEAN-OUTS TO REMAIN.
- EXISTING COLUMNS TO REMAIN.
- EXISTING CLUES TO REMAIN.
- EXISTING EXTERIOR DOOR TO REMAIN.
- EXISTING SLOPED DOOR TO REMAIN.
- EXISTING INTERIOR DOOR TO REMAIN.
- EXISTING OVERHEAD DOOR TO REMAIN.
- EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- EXISTING DRYING WALL TO REMAIN.
- EXISTING GUT DRAIN TO REMAIN.
- EXISTING INTERIOR STUD WALL TO REMAIN.
- EXISTING CONCRETE WALL TO REMAIN.
- EXISTING GLAZING TO REMAIN.
- EXISTING SHARED HALLWAY.
- NEW SIFT PLAT TO COMPLY WITH 2018 IFC SECTION 624.
- NEW SIFT ONE FLOOR DOWN W/ BRASS STEP AS PER IFC SECTION 1015.
- NEW 10" SECTIONAL RESTROOM SIGN W/ BRASS STEP.
- NEW NON-FRST FURNITURE TO BE PROVIDED BY TENANT.
- NEW METAL GUARD RAIL PER OWNER.
- NEW TV LOCATIONS, CENTER AT 10" A.F.F. REFER TO ELECTRICAL DRAWINGS FOR POWER AND DATA.
- NEW MAXIMUM OCCUPANCY SIGN PER 2021 IFC SECTION 1003.
- NEW SLIDES, SUPPORT EQUIPMENT, AND RAILS TO BE PROVIDED BY TENANT. PROVIDE RAILS BENEATH WHERE VERTICAL CLEARANCE IS LESS THAN 80". S.C. TO COORDINATE FINAL LOCATION WITH OWNERS.
- NEW LOCATION OF FIRE EXTINGUISHER.
- NEW EXIST SIGN, RE: 1/6A.1.
- DASHED LINE INDICATES FULL-HEIGHT SLOTTED ARCH, RE: 1/6A.2, 10/10.2.
- ALUMINUM TO BE PROVIDED BELOW SLIDE, REFER TO ELECTRICAL.
- ARCHITECT TO BE PROVIDED BELOW SLIDE.
- NEW PLAY AREA SUPPORT EQUIPMENT, AND RAILS TO BE PROVIDED BY TENANT, S.C. TO COORDINATE FINAL LOCATION WITH OWNERS.
- NEW COURTS, SUPPORT EQUIPMENT, AND RAILS TO BE PROVIDED BY TENANT, S.C. TO COORDINATE FINAL LOCATION WITH OWNERS.
- NEW NON-FRST ADA COMPLIANT TABLE SEATING, TABLE HEIGHT AT 30" A.F.F.
- NEW ADA COMPLIANT BENCH SEATING, TABLE HEIGHT AT 30" A.F.F., RE: 10A.2.2.
- NEW ADA COMPLIANT COUNTER SEATING, TABLE HEIGHT AT 30" A.F.F., RE: 10A.2.2.
- NEW TRAFFIC BATED GREASE INTERCEPTOR LOCATED BELOW GRADE, REFER TO PLUMBING.
- INDICATED AREA TO BE GATED OFF. AREAS WILL NOT BE ACCESSIBLE TO PATRONS.

WALL LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- NEW INTERIOR WALL

SYMBOL LEGEND

- UNNOTED DOOR NUMBER - SEE DOOR SCHEDULE SHEET A-10
- INDICATED ROOM NUMBER
- DETAIL REFERENCE
- DETAIL SHEET NUMBER
- INDICATES WALL/PARTITION TYPE
- FIRE RISER AND CLEARANCE
- ROOF LADDER
- FIRE DEPARTMENT CONNECTION
- INDICATES FIRE EXTINGUISHER TYPE 2A:10BC PER EVERY 30" A.F.F. AND 75'-0" MAX. TRAVEL DISTANCE - PROVIDE AT LOCATIONS REQUIRED BY FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION

WALL TYPES

- WALL TYPE EX: EXISTING EXTERIOR CONCRETE WALL
EXISTING WALL ASSEMBLY TO BE VERIFIED IN FIELD
- WALL TYPE CX: EXISTING PLUMBING WALL - NOT USED
EXISTING WALL ASSEMBLY TO BE VERIFIED IN FIELD
- WALL TYPE CX: EXISTING EXTERIOR WALL
EXISTING WALL ASSEMBLY TO BE VERIFIED IN FIELD
- WALL TYPE SX: EXISTING EXTERIOR WALL
EXISTING WALL ASSEMBLY TO BE VERIFIED IN FIELD
- WALL TYPE EX: EXISTING PARTIAL HEIGHT FURB-OUT
EXISTING WALL ASSEMBLY TO BE VERIFIED IN FIELD
- WALL TYPE 1: NEW INTERIOR FULL-HEIGHT WALL, RE: 10A.2
- 1 1/2" LAYER 5/8" GYP. AND INTERIOR - FULL HEIGHT
- 1/2" LAYER 5/8" GYP. AND INTERIOR - FULL HEIGHT
- RUSH GANGLIPS BY TENANT
- WALL TYPE 2: NEW EXTERIOR WALL, RE: 10A.2
- 8" DETAIL STUDS OR MATCH EXISTING AT 16" O.C.
- 5/8" GYP. AND EACH SIDE TO 1/2" ABOVE CEILING WHERE OCCURS
- 1/2" NO. 4 BATT INSULATION AS REQUIRED
- BRACING TO STRUCTURE ABOVE AS REQUIRED - REFER TO STRUCTURAL
- RUSH TO MATCH EXISTING
- SEE FLOOR FINISH PLAN FOR WALL FINISHES



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLIC USE ONLY

Job #:	375894
Date Accepted:	12-29-2025
LC:	Chaya
License #:	

RESTAURANT OPERATION PLAN

RESTAURANT SERIES 12 AND
HOTEL/MOTEL SERIES 11 ONLY

1. Name of restaurant (Please print): Slick City Action Park
2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	Single turbo chef Double Deck Grill
Oven	Single turbo chef Double Deck oven
Freezer	3 individual Galaxy/177CF
Refrigerator	2 Pepsi Fridges
Sink	2 handwashing stations
Dish Washing Facilities	one 6 foot 3' comp sink
Food Preparation Counter (Dimensions)	three individual 4ft by 6.5ft tables
Other	

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 12 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) _____ %

6. List the seating capacity for:

a) Restaurant dining area of your premises:
(DO NOT INCLUDE PATIO SEATING)

[113]

b) Bar area

[+ 0]

TOTAL [= 113]

7. What type of dinnerware is primarily used in your restaurant?

☐ Reusable

☒ Disposable

☐ Both

8. Does your restaurant contain any games, televisions, or any other entertainment?

☒ Yes

☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

8 advertisement TV's

3 regular TV's for entertainment

10 arcade games

1 photo booth

13 slides

Air court / 2

jungle gym area

9. Do you have live entertainment or dancing?

☐ Yes

☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	2
Bartenders	0
Hostesses	0
Managers	4
Servers	0
Other (cafe staff)	15
Other (action monitors)	40
Other ()	

I, (Print Full Name) Wade Stooks, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: Wade Stooks

	Price
Party ICEE - Party ICEE	\$ 2.82
Party Pizza - Party Pizza	\$ 14.91
Pizza - Whole Pizza	\$ 15.25
Powerade - Powerade	\$ 3.54
Thrill Party - Thrill Party	\$ 27.10
Bottle of Water - Bottle of Water	\$ 2.52
Bottle Soda - Bottle Soda	\$ 3.49
Bottled Tea - Bottled Tea	\$ 2.81
Candy - Candy	\$ 1.97
Chicken Tenders - Chicken Tenders	\$ 5.46
Chicken Wings - 10 Piece Chicken Wings	\$ 10.13
Chicken Wings - 5 Piece Chicken Wings	\$ 6.07
Chips - Chips	\$ 1.99
Churros - Churros	\$ 4.55
CitySocks - CitySocks	\$ 4.03
CitySocks - Events - CitySocks - Events	\$ 3.03
Combos - Combo - 5 Piece Wings	\$ 12.16
Combos - Combo - Chicken Strips	\$ 11.14
Combos - Combo - ICEE Upgrade	\$ 1.00
Combos - Combo - Personal Pizza	\$ 12.16
Combos - Combo - Pretzel Bites	\$ 9.99
Beer (Can)	\$ 7.99
Wine (Glass)	\$ 9.99



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLIC USE ONLY

Job #:	305894
Date Accepted:	12-29-2025
LC:	Chaya
License #:	

RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. Name of restaurant (Please print): Slick City Action Park
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks
12. **Tax Records**
 - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
 - B. Income Tax Return - city, state and federal (copies)
 - C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each workday)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents that support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).

A.R.S. §4-210(A) 7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(M)

For the purpose of this section:

Restaurant: an establishment that derives **at least forty percent (40%)** of its gross revenue from the sale of food

Gross revenue: the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

Declaration:

I, (Print Name) Wade Stooks, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: _____

Wade Stooks

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

Liquor Licenses within One Mile – Slick City Action Park

Applicant Address: 15305 W. McDowell Rd. Goodyear, AZ 85395

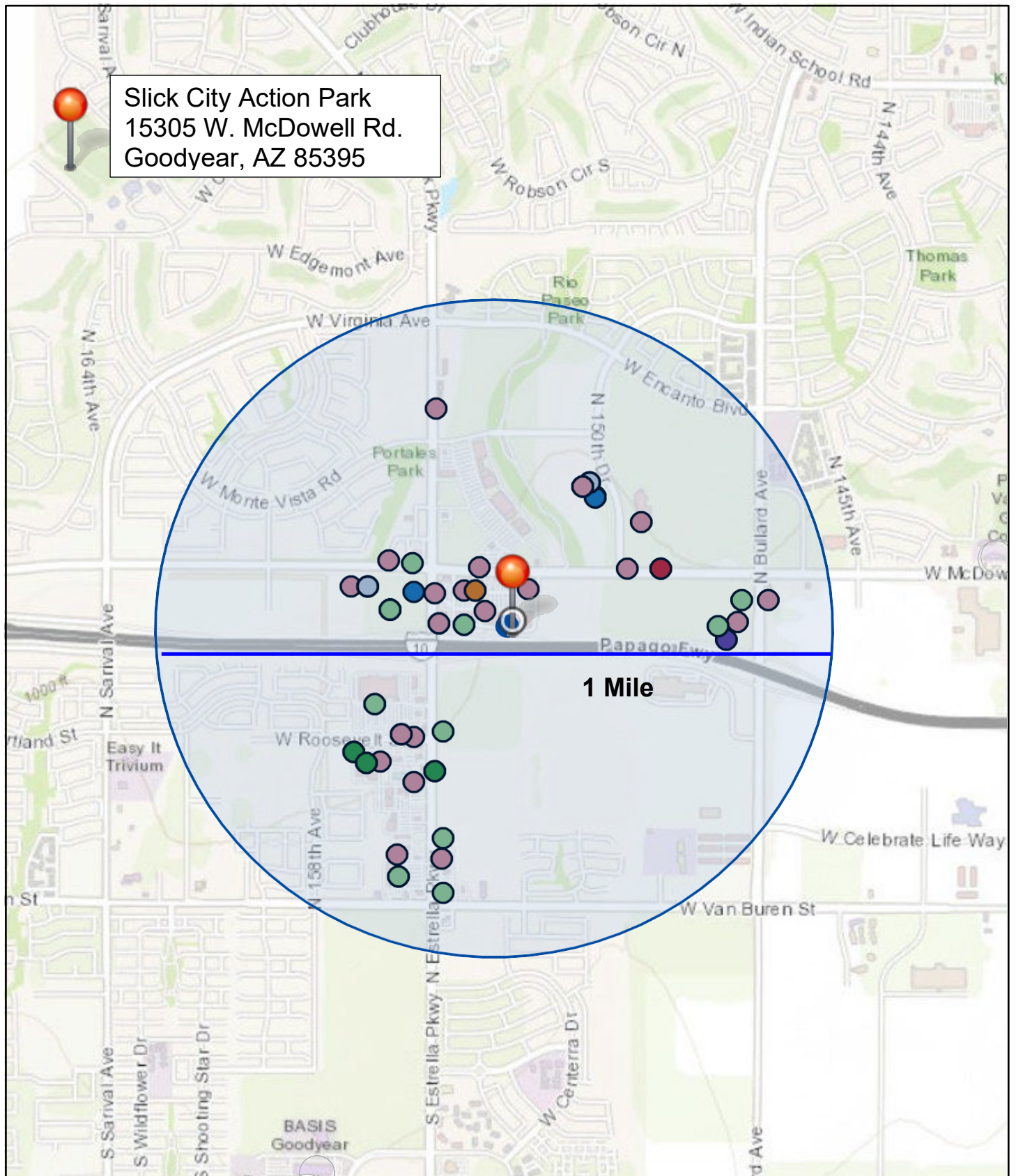
Liquor Establishments				
Business Name	Address	Distance from Applicant Address		License Series
RED LOBSTER #6342	15311 W MCDOWELL RD	433.79	ft.	12
BEVMO	15405 W MCDOWELL RD	680.86	ft.	9, 9S
TEXAS ROADHOUSE	15255 W MCDOWELL RD	694.33	ft.	12
POPO'S FIESTA DEL SOL	15375 W MCDOWELL RD	765.89	ft.	12, CTG
OLIVE GARDEN ITALIAN RESTAURANT #1773	15411 W MCDOWELL RD	899.46	ft.	12
OREGANO'S PIZZA BISTRO	15280 W MCDOWELL RD	920.00	ft.	12
ARRIBA MEXICAN GRILL	15370 W MCDOWELL RD	1,044.55	ft.	12
AH-SO SUSHI & STEAK	15475 W MCDOWELL RD	1,098.41	ft.	12
BARRO'S PIZZA	15475 W MCDOWELL RD	1,098.41	ft.	12
RUBIO'S FRESH MEXICAN GRILL #225	15479 W MCDOWELL RD	1,264.84	ft.	12
CIRCLE K STORE #9528	15535 W MCDOWELL RD	1,586.38	ft.	9
WALGREENS #12334	1654 N PEBBLE CREEK PKWY	1,813.17	ft.	10
WINCO FOODS #130	15581 W MCDOWELL RD	1,881.27	ft.	9, 9S
7-ELEVEN #47390A	1025 N ESTRELLA PKWY	1,993.50	ft.	10
CHEDDARS SCRATCH KITCHEN	15030 W MCDOWELL RD	2,119.96	ft.	12
CHIPOTLE MEXICAN GRILL #5637	15600 W MCDOWELL RD	2,168.55	ft.	12
ROCK N ROLL SUSHI	15611 W MCDOWELL RD	2,313.97	ft.	12
ARIZONA PIZZA COMPANY	15530 W ROOSEVELT ST	2,332.20	ft.	12
WOK WEI ASIAN CUISINE	15560 W ROOSEVELT ST	2,420.92	ft.	12
WAL MART SUPERCENTER #5369	1100 N ESTRELLA PKWY	2,468.33	ft.	9, 9S
COPPER & SAGE GSQ	1975 N GLOBE DRIVE	2,503.45	ft.	12
BACCHUS WINE BAR	1975 N GLOBE DRIVE	2,503.45	ft.	7
THE STILLERY	1971 N GLOBE DRIVE BLDG	2,538.39	ft.	12
OVER EASY	1845 N GLOBE DRIVE	2,565.78	ft.	12
SHAKE SHACK #1515	1675 N GLOBE DRIVE	2,565.78	ft.	12
HIGH TIDE	1845 N GLOBE DRIVE BLDG 2	2,565.78	ft.	12
BABBO ITALIAN EATERY	15705 W MCDOWELL RD	2,566.78	ft.	12
ALDI #161	845 N ESTRELLA PKWY	2,622.05	ft.	10, 10S
BJ'S RESTAURANT & BREWHOUSE	14950 W MCDOWELL RD	2,625.40	ft.	12, 12G
SPITZ MEDITERRANEAN STREET FOOD	2015 N GLOBE DRIVE	2,669.07	ft.	12
HARKINS THEATRES AT ESTRELLA FALLS	15010 W MCDOWELL RD	2,717.85	ft.	12
AUGIE'S SPORTS GRILL	15605 W ROOSEVELT -101	2,978.64	ft.	12
SADDLE MOUNTAIN BREWING COMPANY	15651 W ROOSEVELT ST	3,153.84	ft.	12, 3
VALLEY CRAFT	15671 W ROOSEVELT ST	3,194.00	ft.	7
VALLEY CRAFT	15671 W ROOSEVELT ST	3,194.00	ft.	10, 10S
TRU BY HILTON GOODYEAR	1430 N BULLARD AVE	3,357.44	ft.	10
SPRINGHILL SUITES BY MARRIOTT GOODYEAR	1370 N BULLARD AVE	3,496.17	ft.	11
QUIKTRIP #1401	575 N ESTRELLA PKWY	3,591.65	ft.	10
BUBBA'S 33	1460 N BULLARD AVE	3,677.84	ft.	12
QUIKTRIP #1417	1540 N BULLARD AVE	3,756.81	ft.	10
SEÑOR TACO	525 N ESTRELLA PKWY	3,898.79	ft.	12
TAILGATERS SPORTS GRILL & IL PRIMO PIZZA & WINGS	530 N ESTRELLA PKWY	4,093.29	ft.	12
PF CHANG'S CHINA BISTRO	14681 W MCDOWELL RD	4,171.38	ft.	12
SAFEWAY #2618	440 N ESTRELLA PKWY	4,401.33	ft.	9, 9S
WALGREENS #02243	387 N ESTRELLA PKWY PKWY	4,434.02	ft.	10
RED ROBIN AMERICA'S GOURMET BURGERS & SPIRITS	14551 W MCDOWELL RD	4,810.53	ft.	12
LIFE TIME FITNESS	14540 W MCDOWELL RD	5,183.86	ft.	12

Schools		
Business Name	Address	Distance from Applicant Address
AZ Aspire Academy	700 N. Estrella Pkwy.	3,252.78 ft.
Somerset Academy Skyway Campus	14900 W. Van Buren St.	4,683.86 ft.
Great Hearts Academies	2001 N. Bullard Ave.	4,891.12 ft.

Series Legend

Series 1 In-State Producer	Series 7 Beer & Wine Bar	Series 12 Restaurant
Series 3 Microbrewery	Series 8 Conveyance	Series 13 Domestic Farm Winery
Series 4 Wholesaler	Series 9 Liquor Store (All Liquor)	Series 14 Private Club
Series 5 Government	Series 10 Beer & Wine Store	Series 15 Special Event Liquor
Series 6 Bar (All Liquor)	Series 11 Hotel-Motel	Series 16 Wine Festival

Liquor License Evaluation Map



1/13/2026, 12:23:48 PM

Liquor Licenses



Bar



Beer and Wine Bar



Beer and Wine Store



Beer and Wine Store Sampling



Bring Your Own



Cocktails To Go



Hotel / Motel



Interim Permit



Liquor Store



Liquor Store Sampling



Microbrewery



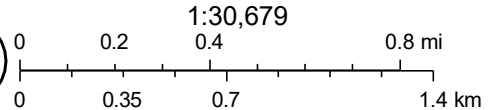
Restaurant



Restaurant Growler



Other



PHX GIS, City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

ITEM #: 3.
DATE: 02/23/2026
AI #:3081



CITY COUNCIL ACTION REPORT

**SUBJECT: APPROVAL OF BUDGET AMENDMENTS & RELATED
EXPENDITURE AUTHORITY**

STAFF PRESENTER(S): Ryan Bittle, Finance Manager

SUMMARY

Approval of Budget Amendments.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management

RECOMMENDATION

Approval of budget amendments, related expenditure authority, and the administrative award authority for expenditures exceeding \$500,000. (Ryan Bittle, Finance Manager)

FISCAL IMPACT

Fiscal impacts are outlined in the attached report. The citywide budget total remains unchanged within the Adopted State Expenditure Limitation.

BACKGROUND AND PREVIOUS ACTIONS

Budget amendments requiring City Council approval are presented as necessary throughout the year. The FY2026 expenditure limitation budget was adopted on June 9, 2025, and the FY2026 Expenditures for Administrative Award was approved on May 19, 2025.

STAFF ANALYSIS

Budget transfers are permitted by Arizona Revised Statute 42-17106(B), which provides authorization for cities and towns to exceed expenditures in a budget item after final adoption of a city/town budget by transferring appropriations between budget items. All budget transfers are completed within city policy established by Resolution 2022-2256. Review of budget transfers keeps the Council and public informed about the city's current fiscal year revenues and expenditures. The Budget Amendment Report is included as Attachment A. If applicable, the revised items from the FY2026 Expenditures for Administrative Award are included in Attachment A.

Attachments

Attachment A - Budget Amendment Report

City Council - Budget Amendments Report - FY2026

Council Agenda Date: 2/23/2026

Date	Transfer Journal No.	Reason Needed	Amount	Ultimate Fund(s) Affected; Explanation	Funding From	Funding To
1/29/2026	1011	Continue funding for the Fire Dept residential lockbox program	\$10,000		CMO 1-Time Contingency	Fire 1-Time

FY2026 Expenditures for Administrative Award (If Applicable)					
Department Name			Current Amount	Proposed Increase/(Decrease)	Revised Amount
Reference	Project No.	Description			
26294	n/a	Water/Waste Water - Sludge Removal	\$ -	\$ 560,000	\$ 560,000

ITEM #: 4.
DATE: 02/23/2026
AI #:3063



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH CITY OF TOLLESON FOR WASTEWATER COLLECTION SYSTEM WASTE

STAFF PRESENTER(S): Barbara Chappell, Water Services Director

SUMMARY

Request approval of an Intergovernmental Agreement (IGA) with the City of Tolleson for disposal of wastewater collection system waste.

STRATEGIC PLAN ALIGNMENT



INNOVATIVE & HIGH
PERFORMING
ORGANIZATION



INFRASTRUCTURE

RECOMMENDATION

Approve the IGA with City of Tolleson for disposal of wastewater collection system waste and providing authorization and direction to the City Manager, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Barbara Chappell, Water Services Director)

FISCAL IMPACT

The cost of \$75 per ton identified in the IGA will result in an estimated annual cost of up to \$2,250 that will be covered and budgeted in the Wastewater Operating Fund.

BACKGROUND AND PREVIOUS ACTIONS

Waste collected during normal operations of our wastewater collection system has been disposed of at the Goodyear 157th Water Reclamation Facility (GWRF). The GWRF is undergoing a major construction project to increase facility capacity. During construction, the Water Services Department (Water Services) will be unable to accommodate vacuum truck dumping activities.

STAFF ANALYSIS

In anticipation of construction activities, Water Services staff sought an alternative, temporary waste disposal solution. Due to Tolleson's location and available infrastructure, Water Services staff reached out to Tolleson staff to meet this temporary need.

Water Services staff negotiated an IGA (Attachment A) with Tolleson that will provide a temporary solution for disposing of wastewater collection system waste during construction at the GWRP. The fees proposed by Tolleson were acceptable, and Water Services will be able to accommodate the costs within its operating budget.

Attachments

Attachment A - IGA with Tolleson for Wastewater Collection System Waste

**INTERGOVERNMENTAL AGREEMENT
FOR ACCEPTANCE AND MANAGEMENT OF COLLECTION SYSTEM WASTE
BETWEEN
THE CITY OF TOLLESON
AND
THE CITY OF GOODYEAR**

THIS INTERGOVERNMENTAL AGREEMENT FOR ACCEPTANCE AND MANAGEMENT OF COLLECTION SYSTEM WASTE ("Agreement") is entered into as of February ____, 2026, by and between the City of Tolleson, an Arizona municipal corporation ("Tolleson"), and the City of Goodyear, an Arizona municipal corporation ("Goodyear"). Tolleson and Goodyear may each be referred to as a "Party" and collectively as the "Parties."

RECITALS

- A. WHEREAS, A.R.S. § 11-951 et seq. authorizes public agencies to enter into intergovernmental agreements for the joint exercise of powers common to each; and
- B. WHEREAS, Tolleson owns and operates a wastewater treatment plant ("WWTP") that includes designated drying beds and receiving facilities suitable for the handling and disposal of collection system waste; and
- C. WHEREAS, Goodyear operates a municipal wastewater collection system that periodically requires removal and disposal of lift station waste, debris, and solids resulting from cleaning, maintenance, and emergency operations; and
- D. WHEREAS, Goodyear desires to transport and dispose of such collection system waste at Tolleson's WWTP drying beds, and Tolleson agrees to accept and manage such waste subject to the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

AGREEMENT

- 1. Purpose. The purpose of this Agreement is to establish the terms under which Tolleson will receive, manage, and dispose of collection system waste generated by Goodyear's wastewater collection system, including waste from lift stations, vacuum truck operations, and line cleaning activities, and to define the associated costs, procedures, and responsibilities of each Party.
- 2. Definitions. For purposes of this Agreement, the following terms shall have the meanings set forth below:

- 2.1 "Collection Waste" means material consisting of solids, grit, and debris removed from Goodyear's lift stations, wet wells, and sanitary collection lines.
- 2.2 "Receiving Facility" means the Tolleson Wastewater Treatment Facility and associated drying beds designated for waste drop-off.
- 2.3 "Drying Beds" means Tolleson's approved sludge drying areas used for dewatering and solids management.

3. Acceptance and Disposal Procedures.

- 3.1 *Designated Facility.* Goodyear shall deliver all Collection Waste to Tolleson's designated drying bed site located at 9501 West Pima Road.
- 3.2 *Scheduling.* Waste deliveries shall occur only during Tolleson's normal and designated operating hours, unless otherwise authorized in writing by Tolleson's Utilities Director or designee.
- 3.3 *Waste Acceptance Criteria.* Tolleson will accept only decanted non-hazardous domestic wastewater residuals. Any waste suspected to contain hazardous substances, industrial discharge, or other prohibited material may be rejected at Tolleson's sole discretion.
- 3.4 *Documentation.* Goodyear shall provide a disposal manifest or equivalent documentation for each delivery, identifying the source location, date, type of waste, and vehicle identification.
- 3.5 *Inspection Rights.* Tolleson reserves the right to inspect, sample, and test any waste material delivered for compliance with acceptance standards.
- 3.6 *Site Cleanliness and Safety.* Goodyear personnel shall comply with all site safety procedures established by Tolleson including initial site safety video. Goodyear shall ensure the dumping area is left clean, orderly, and free of hazards after each use.

4. Costs and Payment.

- 4.1 *Disposal Fees.* Goodyear shall compensate Tolleson for the costs incurred in handling, drying, and disposing of the waste. The rate shall be the greater of \$75.00 per ton or Tolleson's published fee schedule, as amended from time to time.
- 4.2 *Additional Costs.* If Tolleson incurs additional costs for cleaning, remediation, or repair of drying beds, piping, or equipment caused by Goodyear's waste deliveries as described in more detail in Section 7 below, Goodyear shall reimburse Tolleson for those costs within thirty (30) days of written notification.

- 4.3 *Billing.* Tolleson shall issue invoices monthly, detailing quantities, dates of delivery, and total costs. Late payments shall accrue interest at the rate permitted by A.R.S. § 44-1201.
5. Tolleson Responsibilities. Tolleson shall provide and maintain access to designated drying beds for waste delivery. Tolleson shall manage dewatering, solids drying, and ultimate disposal in accordance with ADEQ and EPA regulations. Tolleson shall maintain records of all waste deliveries, including quantities and associated costs, and shall provide Goodyear with reasonable notice of any changes in operational conditions or disposal capacity.
6. Goodyear Responsibilities. Goodyear shall ensure that all waste delivered is non-hazardous and originates solely from Goodyear's municipal collection system. Goodyear shall transport waste using properly licensed vehicles and personnel in compliance with all applicable regulations. Goodyear shall notify Tolleson of anticipated delivery schedules and any significant increases in volume. Goodyear shall maintain the dump station area and drying beds in a clean and safe condition after each use. Goodyear shall promptly pay all invoices and reimburse any additional costs as specified in Section 4.
7. Cleaning, Remediation, and Damage. If Tolleson determines that waste delivered by Goodyear causes equipment damage, contamination, or excessive buildup requiring cleaning or remediation, Tolleson will notify Goodyear in writing. Goodyear shall be responsible for all reasonable costs of cleanup, restoration, or disposal associated with the incident. Any accidents, spills, or property damage occurring during deliveries shall be reported immediately to Tolleson staff, and cleanup shall be performed under Tolleson supervision at Goodyear's expense.
8. Term and Termination.
- 8.1 *Term.* This Agreement shall commence upon execution and remain in effect for one (1) year with the option to extend if both Parties agree in writing, unless terminated earlier as provided below.
- 8.2 *Termination for Convenience.* Either Party may terminate this Agreement upon thirty (30) days' written notice.
- 8.3 *Termination for Cause.* Tolleson may immediately suspend or terminate waste acceptance if Goodyear violates any material term, including non-payment, delivery of unauthorized waste, or safety violations.
9. Recordkeeping and Reporting. Both Parties shall maintain appropriate records of waste deliveries, quantities, and related transactions for at least three (3) years, and shall make such records available upon reasonable request or audit.

10. Indemnification. Goodyear shall indemnify, defend, and hold harmless Tolleson, its officers, employees, and agents from any and all claims, damages, or liabilities arising from Goodyear's acts or omissions under this Agreement, including but not limited to the delivery, handling, or disposal of Collection Waste that is hazardous, non-compliant, or otherwise in violation of this Agreement. Tolleson shall indemnify, defend, and hold harmless Goodyear, its officers, employees, and agents from any and all claims, damages, or liabilities arising from Tolleson's acts or omissions in the performance of this Agreement, to the extent permitted by law.
11. Insurance. Each Party shall maintain insurance or self-insurance coverage sufficient to cover its liabilities under this Agreement in accordance with standard municipal practice. Goodyear's coverage shall include, at a minimum, liability for damages, cleanup, or remediation arising from the delivery, handling, or disposal of Collection Waste.
12. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona, and any action arising hereunder shall be filed in Maricopa County Superior Court.
13. Miscellaneous. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, negotiations, and understandings, whether written or oral. Any amendment to this Agreement must be in writing and executed by authorized representatives of both Parties. Nothing in this Agreement shall be construed to create an employment, partnership, joint venture, or agency relationship between the Parties. Each Party represents and warrants that it has full power and authority to enter into and perform its obligations under this Agreement.
14. Contacts.

14.1 *City of Goodyear*

Primary Contact: Jose Saldana – (480) 433-1423 – jose.saldana@goodyearaz.gov
Secondary Contact: Pilar Avila – (623) 606-4759 – pilar.avila@goodyearaz.gov

14.2 *City of Tolleson*

Primary Contact: Beto Lucero – (602) 803-6611 – beto.lucero@tolleson.az.gov
Secondary Contact: Robert Shirey – (480) 313-8999 – Robert.shirey@tolleson.az.gov

“Tolleson”

CITY OF TOLLESON,
an Arizona municipal corporation

Reyes Medrano, Jr., City Manager

Date

ATTEST:

Crystal Zamora, City Clerk

APPROVED AS TO FORM:

Justin S. Pierce
Pierce Coleman PLLC
City Attorney

“Goodyear”

CITY OF GOODYEAR,
an Arizona municipal corporation

Wynette Reed, City Manager

Date

ATTEST:

Jasmine Pericano, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

ITEM #: 5.
DATE: 02/23/2026
AI #:3098



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE PARTIAL RELEASE OF EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES ADJACENT TO W. VAN BUREN STREET

STAFF PRESENTER(S): Colton Blyle, Real Estate Specialist; Brandon Bohan, Plans Examiner

SUMMARY

Consideration of a request for the release of a portion of a highway easement adjacent to W. Van Buren Street that is not needed for city right-of-way.

STRATEGIC PLAN ALIGNMENT



Economic
Vitality



INFRASTRUCTURE

RECOMMENDATION

Approve a quit claim deed to relinquish any interest the city has in a portion of property encompassed by an easement and agreement for highway purposes that is not needed for city right-of-way and authorize its execution by the City Manager, or their designee. (Colton Blyle, Real Estate Specialist)

FISCAL IMPACT

There is no direct fiscal impact from partially releasing the city's interest in the easement and agreement for highway purposes located adjacent to W. Van Buren Street. There are, however, indirect fiscal impacts that benefit the city in the form of tax revenues gained by the continued development of the adjacent property, which is being facilitated by this quit claim deed. A budget amendment is not necessary.

BACKGROUND AND PREVIOUS ACTIONS

Maricopa County obtained an Easement and Agreement for Highway Purposes dated January 29, 1986 (1986 Easement), which was recorded in the Official Records of the Maricopa County Recorder as Instrument No. 1986-0043820 (the "1986 Easement"). The 1986 Easement was acquired for the development of W. Van Buren Street. The city of Goodyear subsequently annexed the property that was subject to the 1986 Easement.

The fee owner of the property subject to the 1986 Easement has submitted development plans for the property. The city's policy is to require fee ownership of public right-of-way. Accordingly, as part of its development plans, the owner conveyed in fee the portion of the property subject to the 1986 Easement that was needed for the build-out of the half-street improvements for the section of W. Van Buren Street adjacent to the owner's property as set forth in that certain Special Warranty Deed recorded in the Official Records of the Maricopa County Recorder as Instrument 20260002416. Because the 1986 Easement encompassed more property than was needed for the full-build out of the half-street improvements for W. Van Buren Street adjacent to the owner's property, the property owner has requested that the city terminate the portion of the 1986 Easement that encompasses property not needed for the completion of the half-street improvements for W. Van Buren Street (the "Release Area").

Under Arizona law, the city is authorized to abandon right-of-way that is no longer needed and to terminate easements that are no longer needed. Staff have confirmed that there are no utilities located within the Release Area that are subject to the 1986 Easement. Although Maricopa County has disclaimed any interest in the 1986 Easement, because the 1986 Easement was not formerly conveyed to the city, the city, rather than terminating the easement, will relinquish any interest the city has in the Release Area by quit claim deed.

STAFF ANALYSIS

The Release Area, as described and depicted in Attachment A, has not been used for public right-of-way, and no street improvements or public utilities have been constructed within the Release Area that are subject to the 1986 Easement. City engineering staff have confirmed the Release Area is not needed for existing or future public right-of-way. Accordingly, staff recommends that Council approve the quit claim deed releasing any interest the city has in the Release Area and authorizing its execution by the City Manager, or their Designee.

Attachments

Attachment A - Legal Description of Partial Release Easement Area

When recorded return to:

City of Goodyear
City Clerk / CB
1900 N. Civic Square
Goodyear, Arizona 85395
QS-053C/O53D

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY OF GOODYEAR, an Arizona municipal corporation (“**Grantor**”) does hereby grant, convey, and relinquish to Citrus I-10, LLC, an Arizona limited liability company (“**Grantee**”), its successors and assigns, all of Grantor’s right, title, interest, and claim in and to the certain real property more particularly described in Exhibit “A” (the “**Property**”) attached hereto and incorporated herein by this reference, including, without limitation, Grantor’s right, title, interest, and claim in and to that certain Easement and Agreement for Highway Purposes recorded in the Official Records of Maricopa County Recorder as Instrument No. 1986-0043820 (the “**Easement**”), solely as it applies to the Property.

For avoidance of doubt, all of Grantor’s remaining right, title, interest, and in and claim in and to the Easement not expressly granted, conveyed, and relinquished herein is hereby expressly reserved and retained by Grantor.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2026 .

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

CITY OF GOODYEAR,
an Arizona municipal corporation

By: _____

Wynette Reed
Its: City Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Quit Claim Deed) was acknowledged before me this ____day of _____, 2026 by Wynette Reed, as City Manager of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibits on Following Pages

EXHIBIT “A”

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF AN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES AS DEFINED IN DOCUMENT #1986-043820, RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING A FOUND BRASS CAP IN HANDHOLE, FROM WHICH THE CALCULATED SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 89°40'54" EAST, A DISTANCE OF 2646.11 FEET AND FROM WHICH THE CALCULATED SOUTHWEST CORNER OF SAID SECTION 3 BEARS NORTH 89°38'23" WEST, A DISTANCE OF 2641.07 FEET;

THENCE NORTH 00°16'55" EAST, ALONG THE MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°38'23" WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 115.54 FEET;

THENCE NORTH 00°16'55" EAST, ALONG A LINE PARALLEL WITH AND 115.54 FEET WEST OF THE MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 60.00 FEET;

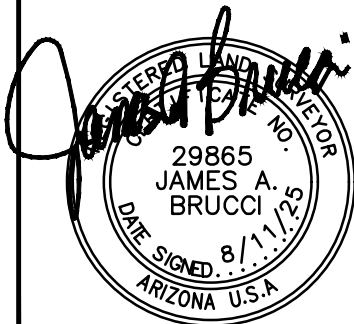
THENCE SOUTH 89°38'23" EAST, ALONG A LINE PARALLEL WITH AND 125.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 115.54 FEET;

THENCE SOUTH 89°40'54" EAST, ALONG A LINE PARALLEL WITH AND 125.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 356.57 FEET;

THENCE SOUTH 64°05'56" WEST, ALONG THE ROOSEVELT IRRIGATION DISTRICT CANAL, A DISTANCE OF 135.80 FEET;

THENCE NORTH 89°40'54" WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 24,669.99 S.F., 0.566 AC.±



TITLE: XB02

DATE: 8/11/25

DESC: ABANDONMENT
EASEMENT

HUNTER
ENGINEERING

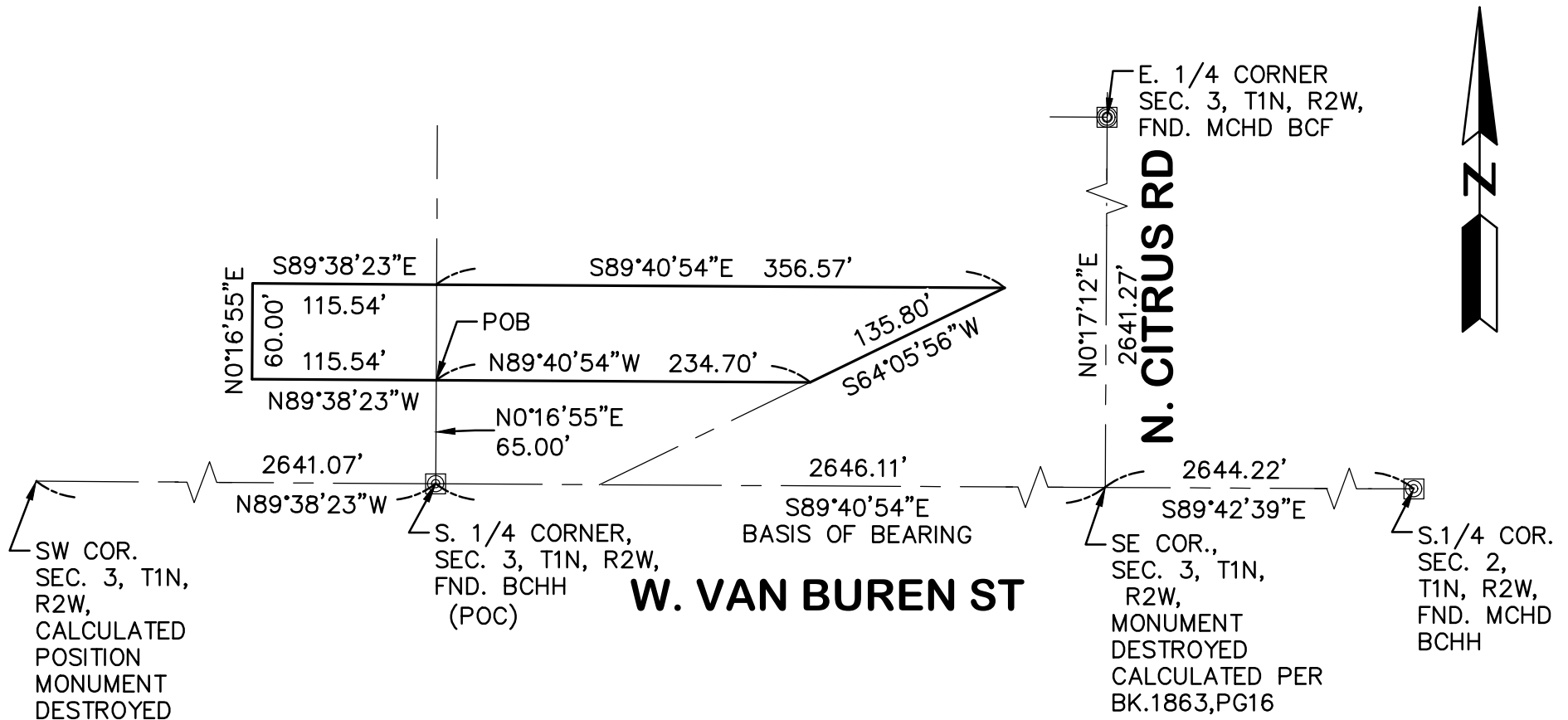
10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985

PAGE 1 OF 2

CIVIL AND SURVEY

PROJ.NO.RANK001

EXHIBIT "B"



POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

TITLE: **XB02**
SCALE: 1"=100'
DATE: 8/11/25
DESC: ABANDONMENT
EASEMENT

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985

PAGE 2 OF 2

CIVIL AND SURVEY

PROJ.NO. RANK001

ITEM #: 6.
DATE: 02/23/2026
AI #:2904



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 12, 14-01-001, 15, 17, 18, 19 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT ("MRCCID")

STAFF PRESENTER(S): Michael Shoemaker, Interim Finance Director

SUMMARY

The MRCCID is an improvement district created in 2006 to finance public infrastructure to help develop a regional mall and retail center, resulting in \$47,165,000 of bonds being issued and the benefitting properties being assessed. Approval of this resolution (Attachment A) would divide six assessments within the MRCCID into eighteen new assessments, based on the replatting of the property comprising the assessed area.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management

RECOMMENDATION

ADOPT RESOLUTION NO. 2026-2505 APPROVING THE MODIFICATION OF ASSESSMENT NUMBERS 12, 14-01-001, 15, 17, 18, 19 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT. (Michael Shoemaker, Interim Finance Director)

FISCAL IMPACT

All costs related to this assessment modification process, including the \$8,000 application fee, the \$23,335 for outside engineering fees, and the \$31,500 for outside legal fees, are paid in advance by the applicants directly to the city and separate from the assessment amounts. Approval of the requested modification will have no direct fiscal impact upon the city or the MRCCID. Approval of this Petition for Modification (Attachment B) will cause the creation of new assessment parcels with the total assessment amount unchanged.

BACKGROUND AND PREVIOUS ACTIONS

The MRCCID was created in 2006 by Resolution 06-1098 to assist with the funding of public infrastructure related to the MRCCID and the development of a regional mall and retail center. The regional mall was not developed. The property owners have slowly been developing the area into the current GSQ and surrounding retail and restaurant destination. These assessments are modified as development plans are solidified, and new parcels are created with Maricopa County. As part of the assessment process, the District Engineer reviews and certifies that the modification's effect on the ratio of fair market value between the original and amended parcels complies with the original intent of the assessment model.

Improvement District bonds were issued in 2007 in the principal amount of \$47,165,000, with principal and interest to be repaid through assessments apportioned to benefitting parcels within the improvement district. The Improvement Bonds were then refinanced at a lower interest rate in 2018 with Improvement District Refunding bonds.

Seven assessment parcels were modified into eleven new assessments by Council action in 2010.

Five assessment parcels were modified into thirteen new assessments by two separate Council actions in 2018.

One assessment parcel was modified into three new assessments by Council action in 2019.

Two assessment parcels were modified into two new assessments by Council action in 2020.

One assessment parcel was modified into nine new assessments by Council action in 2022.

Two assessment parcels were modified into five new assessments by two separate Council actions in 2024.

Two assessment parcels were modified into twelve new assessments by two separate Council actions in 2025.

STAFF ANALYSIS

Globe Corporation, RG Land Partners, LLC, city of Goodyear, and RG Retail Partners, LLC, as owners of the property, have petitioned for a modification of certain assessments of their property within the MRCCID.

The Petition for Modification (Attachment B) includes six existing assessment parcels that would be split into eighteen new assessments, including two city-owned right-of-ways. The new assessment will be allocated a fair share of the existing assessment amounts based upon the original intent of the assessment methodology. The right-of-ways will have a zero-dollar assessment amount.

The modification of the assessments has been reviewed, and it is determined the modification is in compliance with State law, city policies and the best interest of the city.

If the City Council approves the petition for modification, new assessment numbers and amounts will be assigned as proposed in the Modified Assessment (Attachment C).

The Map of Assessment Modification (Attachment D), provides a visual of the new assessments.

Attachments

Attachment A - Resolution No. 2026-2505

Attachment B - Petition for Modification

Attachment C - Modified Assessment

Attachment D - Map of Assessment Modification

RESOLUTION 2026-2505

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBERS 12, 14-01-001, 15, 17, 18, 19 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT.

WHEREAS, pursuant to Arizona Revised Statutes (“A.R.S.”) § 48-594(B) and a request of the property owners affected, the Superintendent of Streets of the City of Goodyear, Arizona (the “City”), has prepared a list of assessments on certain property within the McDowell Road Commercial Corridor Improvement District (the “District”), which assessments are to be modified, including (a) the assessment number, legal description and amount assessed on each affected parcel before the modification, (b) the assessment number, legal description and name and address of the owner as shown on the most recent tax roll, and (c) the amount to be assessed on each parcel after modification, all of which are set forth in the Petition for Modification of Assessments presented herewith; and

WHEREAS, the Superintendent of Streets has caused to be prepared and presented to the Mayor and City Council an amendment to the assessments reflecting the requested modification and an amended Assessment Diagram; and

WHEREAS, the property owners impacted by the requested assessment modification waived their rights to notice and a hearing as described in A.R.S. § 48-594(B); and

WHEREAS, no objections to the reallocation of the assessment have been received during the time provided by law; and

WHEREAS, the property owners impacted by the requested assessment modification have prepaid the costs of such modification; and

WHEREAS, the Mayor and City Council have considered the matter and have the advice of its Superintendent of Streets with respect to the improvements constructed and the assessments levied for the District.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, as follows:

Section 1. Pursuant to A.R.S. § 48-594(B) and the completed application and substantially complete petition submitted by the property owners, and good cause appearing therefore, it is hereby ordered that assessment numbers 12, 14-01-001, 15, 17, 18, and 19, be modified in accordance with the assessment modification and reallocation submitted by the Superintendent of Streets.

Section 2. The Mayor and City Council hereby approve the assessment modifications as are set forth on Exhibit A attached hereto, and approve the form of amended Assessment Diagram as set forth on Exhibit B attached hereto.

Section 3. The Mayor and City Council hereby direct (i) the Superintendent of Streets to record the reallocated assessment and amended Assessment Diagram in the Superintendent of Streets' office pursuant to A.R.S. § 48-594(B) and (ii) the District Attorney to record, or cause to be recorded, an amended notice of recording of assessment in the records of Maricopa County, Arizona.

Section 4. The modified assessment numbers will now be 28 through 45.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on February 23, 2026.

Joe Pizzillo, Mayor

Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

Gust Rosenfeld P.L.C.
Bond Counsel

I hereby certify that I have reviewed the legal descriptions and the modifications of the assessments above-numbered and that the modifications set forth on the attached exhibit are acceptable to me.

Superintendent of Streets

CERTIFICATE

I hereby certify that the above and foregoing Resolution was duly passed by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona, at a regular meeting held on February 23, 2026, and that a quorum was present thereat and that the vote thereon was _____ ayes and _____ nays; _____ did not vote or were absent.

Jasmine Pernicano, City Clerk

EXHIBIT A

ASSESSMENT MODIFICATIONS

(see attached)

Original Assessment Number	Original APN	Original Assessment Acreage	Original Assessment Square Footage	2026 FCV ⁽¹⁾	Principal Balance Remaining ⁽⁴⁾	New Assessment Number	New APN	Lot or Tract #	New Assessment Acreage ⁽³⁾	New Assessment Square Footage ⁽³⁾⁽⁷⁾	Owner Name	Calculated New Assessment	Status of Development	2026 FCV ⁽²⁾	Value to Lien ⁽⁵⁾	Adjusted VTL based on Comparables ⁽⁶⁾
12	501-71-984	1.776	77,358.00	Not Available	\$ 51,552.45	28	501-72-961	8	13.860	603,749.00	RG Land Partners LLC	\$ 805,445.01	AG Vacant Land	\$ 1,202,926.00	1.49	11.24
14-01-001	501-73-965 501-73-962 501-73-964	103.224	4,496,441.79	Not Available	\$ 5,939,712.60	29	501-72-963	10	15.905	692,840.61	Globe Corporation	\$ 992,280.62	Commercial	\$ 32,683,523.00	32.94	
						30	501-72-964	14	4.962	216,161.82	RG Land Partners LLC	\$ 309,585.18	AG Vacant Land	\$ 999,747.00	3.23	10.47
						31	501-72-965	15	4.906	213,723.11	RG Land Partners LLC	\$ 306,092.49	AG Vacant Land	\$ 821,628.00	2.68	10.47
						32	501-72-958F	19	12.617	549,577.69	RG Land Partners LLC	\$ 787,100.65	AG Vacant Land	\$ 465,619.00	0.59	10.47
						33	501-72-962	9	6.015	262,023.54	RG Land Partners LLC	\$ 375,267.96	AG Vacant Land	\$ 800,361.00	2.13	10.47
						34	501-72-959	5	12.806	557,818.11	RG Land Partners LLC	\$ 798,902.51	AG Vacant Land	\$ 2,087,505.00	2.61	10.47
						35	501-72-966	Tract A	5.224	227,550.59	RG Land Partners LLC	\$ -		\$ 327,775.00	NA	
						36		R/W	2.792	121,602.62	City of Goodyear	\$ -			NA	
15	501-71-982	5.476	238,518.22	6,001,600.00	\$ 162,393.18	37	501-72-960	6	25.045	1,090,948.20	RG Land Partners LLC	\$ 1,383,236.68	AG Vacant Land	\$ 2,183,707.00	1.58	11.83
17	501-71-981	4.685	204,076.00	4,851,400.00	\$ 136,036.51	38	501-72-958B	4	3.470	151,149.47	RG Retail Partners LLC	\$ 138,388.24	AG Vacant Land	\$ 3,766,500.00	27.22	
						39	501-72-958D	17	3.864	168,324.78	RG Retail Partners LLC	\$ 162,920.70	AG Vacant Land	\$ 4,124,000.00	25.31	
18	501-71-980	5.997	261,233.50	7,291,400.00	\$ 174,160.81	40	501-72-958E	18	3.643	158,708.32	RG Retail Partners LLC	\$ 144,956.26	AG Vacant Land	\$ 3,926,800.00	27.09	
						41	501-72-958C	16	2.147	93,502.55	RG Retail Partners LLC	\$ 67,526.30	Commercial	\$ 5,158,709.00	76.40	
						42	501-72-958G	20	1.537	66,941.26	RG Retail Partners LLC	\$ 44,628.83	Commercial	\$ 4,004,572.00	89.73	
19	501-79-979	1.549	67,460.15	1,321,100.00	\$ 44,926.28	43	501-72-958K	23	1.200	52,257.00	RG Retail Partners LLC	\$ 58,996.40	AG Vacant Land	\$ 557,161.00	9.44	
						44	501-72-958J	22	1.061	46,219.00	RG Retail Partners LLC	\$ 52,179.70	AG Vacant Land	\$ 492,785.00	9.44	
						45	501-72-958H	21	1.653	71,990.00	RG Retail Partners LLC	\$ 81,274.30	AG Vacant Land	\$ 767,554.00	9.44	
Total		122.706	5,345,087.67	19,465,500.00	\$6,508,781.83				122.706	5,345,087.67		\$ 6,508,781.83		\$64,370,872.00		

(1)
as published on the Maricopa County Assessors Office website

(2)
as published on the Maricopa County Assessors Office website. Several parcels have been designated AG Vacant Land while other parcels have been designated commercial. The 2026 FCV for AG Vacant land is expected to remain very low until such time as the parcels are developed. Comparable undeveloped land parcels within the Market at Estrella Falls have 2026 Full Cash Values (FCVs) in the \$1.45 to \$24 per square foot range while commercially developed parcels have had 2026 FCVs in the \$47-60 per square foot range. In order to demonstrate the value to lien ratio as part of this modification of assessment, a conservative estimate of \$15/SF will be utilized (allowing for some variation in land use in accordance with the applicable zoning standards).

(3)
New assessment acreage and new assessment square footages are approximate based on the records of Maricopa County Assessor and may not match the original assessment acreage and original assessment square footage due to variations and rounding.

(4)
Furnished by City of Goodyear Finance Department on 10/10/2025.

(5)
2026 FCV per Maricopa County Assessor's office website.

(6)
Estimated VTL using a conservative land value at 15/sf

(7)
Area of Tract A was adjusted to 227,550.59 for discrepancy in recorded final plats.

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

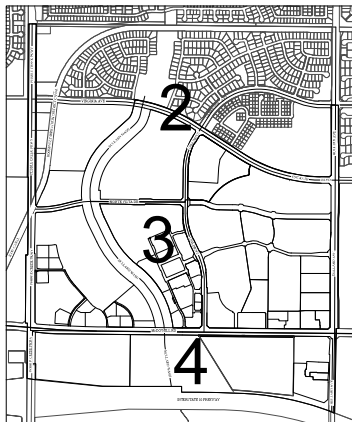
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
WALLY CAMPBELL

COUNCIL MEMBERS
SHERI LAURITANO
LAURA KAINO
BENITA BECKLES
BRANNON HAMPTON
VICKI GILLIS
TREY TERRY



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



O: 602.263.1177
1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE ____ DAY OF _____, 20____, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS ____ DAY OF _____
20____

SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS ____ DAY OF _____, 20____.

BY _____
MAYOR

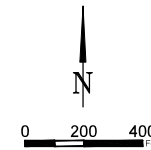
ATTEST _____
CITY CLERK

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-26-24



CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER
(13-01-001)	APN#
(9)	501-69-916E
(10)	501-69-966B
(13-01-001)	501-71-983A
(13-01-002)	501-71-983B
(37)	501-72-966
(35)	501-72-960

LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

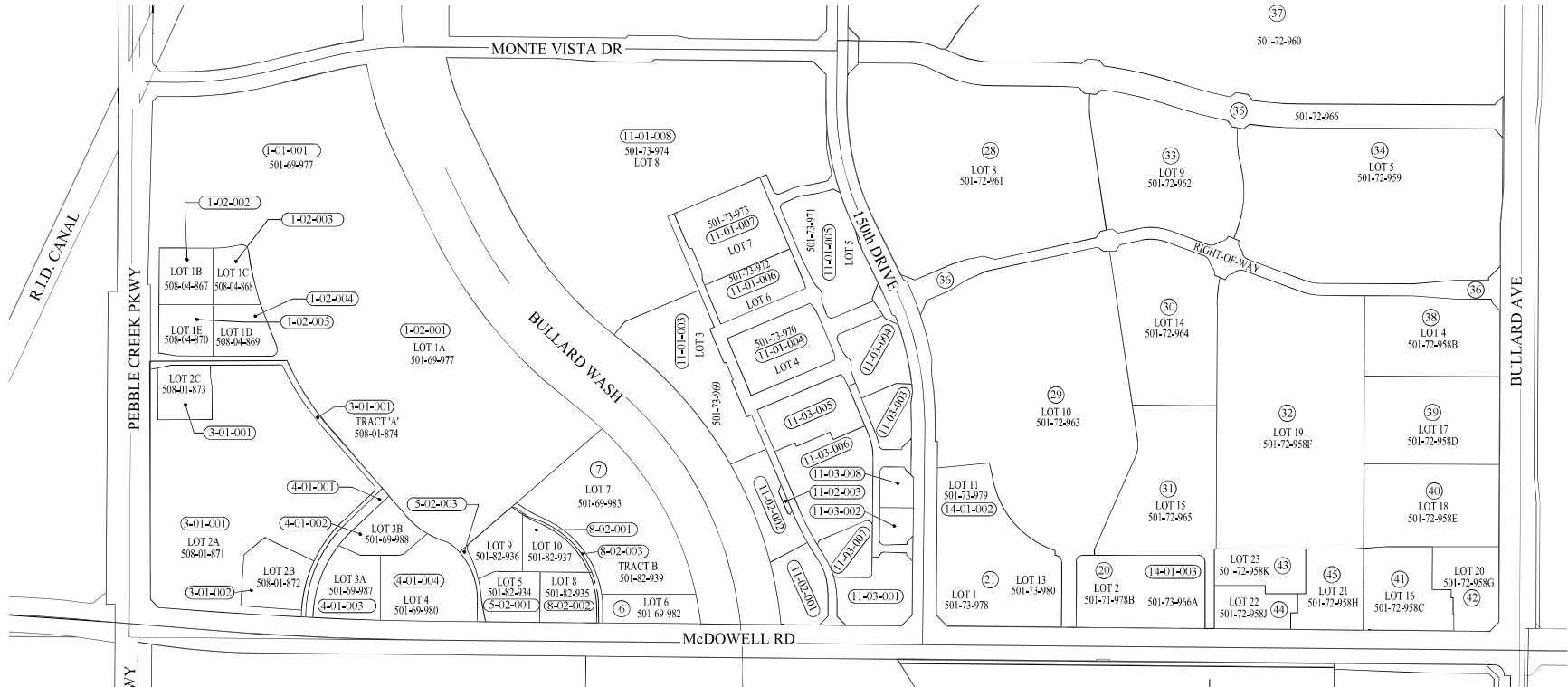
REVISED 10-31-25
REVISED 12-9-224
REVISED 8-19-24
REVISED 4-9-24
ORIGINAL 9-24-07



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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	10-31-25	SHEET 2 OF 4
CHECKED	JEB	10-31-25	

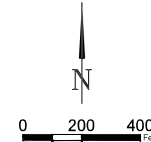
SEE SHEET 2



SEE SHEET 4

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND

- ID BOUNDARY
- AREA OF IMPROVEMENT
- PARCEL NUMBER
- ASSESSMENT NUMBER
- MODIFIED ASSESSMENT NUMBER

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-19-24

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

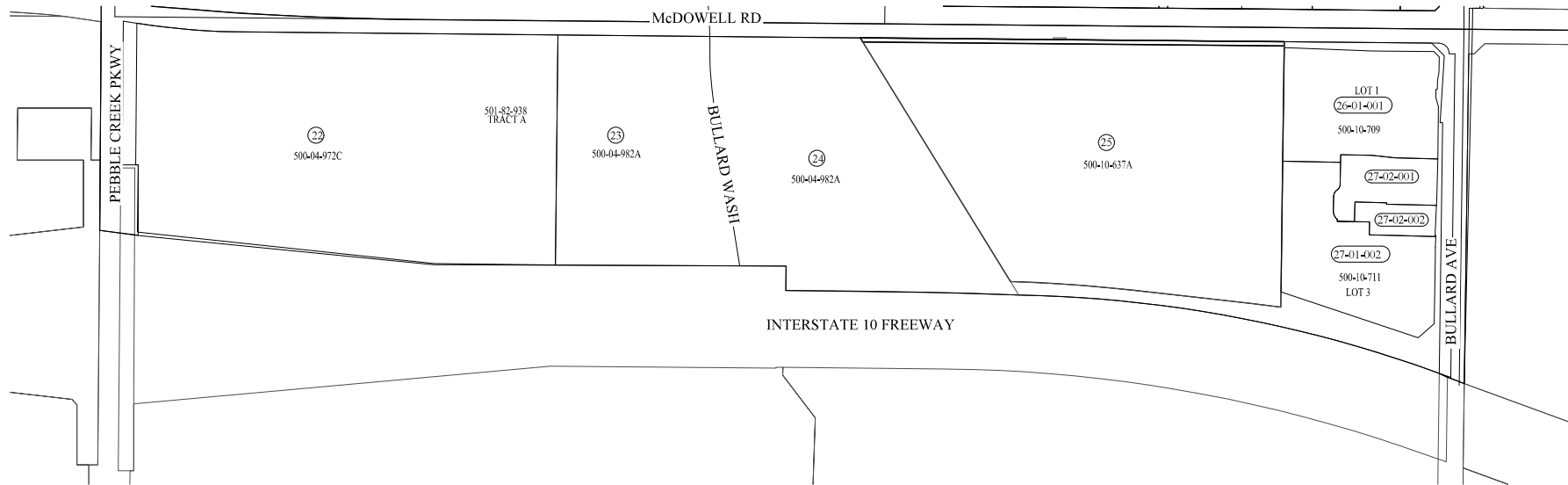
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
JEB	JEB	10-31-25	
DRAWN	BY	DATE	SHEET 3 of 4
JEB	JEB	10-31-25	
CHECKED	BY	DATE	
JEB	JEB	10-31-25	



O: 602.263.1177
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ASSESSMENT NUMBER	PARCEL NUMBER
1-01-001	501-69-977
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1-02-003	508-04-868
1-02-004	508-04-869
1-02-005	508-04-870
3-01-001	508-01-871
3-01-002	508-01-872
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3-01-216	508-02-086
3-01-217	508-02-087
3-01-218	508-02-088
3-01-219	508-02-089
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3-01-221	508-02-091
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3-01-223	508-02-093
3-01-224	508-02-094
3-01-225	508-02-095
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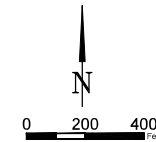
SEE SHEET 3



ASSESSMENT NUMBER	PARCEL NUMBER
22	500-04-972C
23	500-04-982A
24	500-04-982A
25	500-10-637A
26-01-001	500-10-709
27-02-001	500-10-710A
27-02-002	500-10-710B
27-01-002	500-10-711

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-19-24
ORIGINAL 9-24-07



MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	JEB	DATE	10-31-25
DRAWN	JEB	DATE	10-31-25
CHECKED	JEB	DATE	10-31-25
SCALE: 1" = 200' - 0"			SHEET 4 OF 4

**BEFORE THE GOODYEAR CITY COUNCIL
GOODYEAR, ARIZONA
PETITION FOR MODIFICATION OF ASSESSMENTS**

**TO THE GOVERNING BODY OF MCDOWELL ROAD COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT IN THE CITY OF GOODYEAR, ARIZONA:**

Pursuant to Arizona Revised Statutes (“A.R.S.”) Section 48-594, the undersigned hereby certify that they are all people who have an interest in lots subject to assessment within the McDowell Road Commercial Corridor Improvement District in the City of Goodyear, Arizona (the “District”).

The District was established and Assessments numbered 12, 14, 15, 17, 18 and 19, among others, were created on December 11, 2006, pursuant to Resolution 06-1110 of the City of Goodyear (the “City”). Pursuant to the City’s Resolution 2019-1956, dated June 10, 2019, Assessment No. 14 was divided into Assessment Nos. 14-01-001, 14-01-002, and 14-01-003, for which \$14,305,202.11 was assessed to Assessment No. 14-01-001. Since the time Assessments 12, 14-01-001, 15, 16, 17, 18, and 19 were created, payments have been received to reduce the aggregate outstanding assessment amount to \$6,508,781.83. The parcels of land subject to Assessment No. 14-01-001 were subdivided on September 20, 2016, pursuant to the final plat “A replat of Lot 9 of Estrella Falls Regional Shopping Center,” according to Book 996 of Maps, Page 38, Official Records of Maricopa County, into Lots 9,10, and Tract A. Since September 20, 2016, the parcels of land subject to Assessments No. 12, 14-01-001, 15, 17, 18, and 19 were subsequently subdivided on: (i) December 3, 2024, pursuant to the “Final Plat Goodyear Regional Center” as recorded in Book 1832, Page 42, Official Records of Maricopa County; (ii) January 9, 2025, pursuant to “Replat of Lots 3 and 4 of Goodyear Regional Center” as recorded in Book 1838, Page 18, Official Records of Maricopa County; and (iii) September 26, 2025, pursuant to “Replat of Lot 3 of Goodyear Regional Center” as recorded in Book 1881, Page 7, Official Records of Maricopa County. The owners of Lots 4, 5, 6, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and Tract A, which lots comprise all of the land subject to Assessment No. 12, 14-01-001, 15, 17, 18, and 19, now desire to modify Assessments No. 12, 14-01-001, 15, 17, 18, and 19 to allocate such assessments among said lots as set forth below (Assessments 28 through 45); no portion of Assessments will be allocated to Tract A (Assessment 35) and Right-of-Way (Assessment 36).

- (1) That the undersigned owners hereby request the following assessment numbers (and amounts assessed before reallocation):

Original Assessment No.	Original Assessment Amount	Unpaid Assessment Amount
12	\$ 130,169.01	\$ 51,552.45
14-01-001	\$ 14,997,665.12	\$ 5,939,712.60
15	\$ 410,039.82	\$ 162,393.18
17	\$ 343,489.73	\$ 136,036.51
18	\$ 439,752.90	\$ 174,160.81
19	\$ 113,438.04	\$ 44,926.28
		\$ 6,508,781.83

(2) Be modified in the following manner:

Assessment No.	Amount Assessed After Modification
28	\$ 805,445.01
29	\$ 992,280.62
30	\$ 309,585.18
31	\$ 306,092.49
32	\$ 787,100.65
33	\$ 375,267.96
34	\$ 798,902.51
35	\$ 0.00
36	\$ 0.00
37	\$ 1,383,236.68
38	\$ 138,388.24
39	\$ 162,920.70
40	\$ 144,956.26
41	\$ 67,526.30
42	\$ 44,628.83
43	\$ 58,996.40
44	\$ 52,179.70
45	\$ 81,274.30
	\$6,508,781.83

Attached to this petition and marked Exhibit A is a description of the property for each respective assessment to be modified as set forth in Paragraph 1 above.

Attached to this petition and marked Exhibit B is a description of the property for each respective assessment set forth in Paragraph 2 above as modified in accordance with this request.

Attached to this petition and marked Exhibit C is a true copy of the amended portion of the assessment diagram with respect to the assessment set forth above.

The undersigned acknowledge(s) that, upon approval by the Mayor and Council of the City, the corrected assessment shall be binding on the undersigned(s) as provided by A.R.S. § 48-594. The undersigned hereby waive any notices, hearings and objection rights as described in A.R.S. § 48-594.

WHEREFORE, the undersigned hereby request that the Mayor and Council of the City modify the assessment number(s) set forth in Paragraph (1) to read in the manner set forth in Paragraph (2) hereof and direct the Superintendent of Streets to note the modification on the record of the assessments, together with the date the modification is made.

[Signatures on following pages]

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION, INCLUDING MORTGAGE AND LIEN HOLDERS.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

ASSESSMENT NO. 29

Globe Corporation
an Arizona Corporation

By: [Signature]
Name: Michael J. Olsen
Title: CFO

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29 day of January, 2026, before me personally appeared Michael J. Olsen, the CFO, of Globe Corporation, an Arizona Corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who s/he claims to be, and acknowledged that s/he signed the Petition for Modification of Assessment on behalf of Globe Corporation.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)

[Signature]
Notary Public in and for the State of Arizona

Address of the owner as shown on the most recent tax role:

6730 N. Scottsdale Road
Suite 250
Scottsdale, Arizona 85253



NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION, INCLUDING MORTGAGE AND LIEN HOLDERS.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

ASSESSMENT NO.

28, 30, 31, 32, 33, 34, 35, 37

RG LAND PARTNERS, LLC,
a Delaware limited liability company

By: GOODYEAR PRINCIPALS, LLC
a Delaware limited liability company,
its Managing Member

By: Me
Name: Michael L. Ebert
Title: Manager

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 23rd day of January, 2026, before me personally appeared Michael L. Ebert, the Manager of Goodyear Principals, LLC, a Delaware limited liability company, the Managing Member of RG Land Partners, LLC, an Arizona limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Petition for Modification of Assessment on behalf of RG Land Partners, LLC.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)



Lisa Gayle Sheets
Notary Public in and for the State of Arizona

Address of the owner as shown on the most recent tax role:

2502 Camelback Road
Suite 200
Phoenix, Arizona 85016

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION, INCLUDING MORTGAGE AND LIEN HOLDERS.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

ASSESSMENT NO. 36

City of Goodyear
an Arizona Municipal Corporation

By: _____

Name: _____

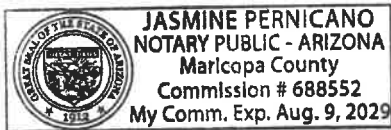
Title: _____

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 8th day of December, 2025, before me personally appeared Joe Pizzillo
the Mayor, of the City of Goodyear, an Arizona Municipal Corporation,
whose identity was proven to me on the basis of satisfactory evidence to be the person who s/he
claims to be, and acknowledged that s/he signed the Petition for Modification of Assessment on
behalf of City of Goodyear, an Arizona Municipal Corporation.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the
foregoing paragraph is true and correct.

(Seal and Expiration Date)



Jasmine Pernicano
Notary Public in and for the State of Arizona

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION, INCLUDING MORTGAGE AND LIEN HOLDERS.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

ASSESSMENT NO.

38, 39, 40, 41, 42, 43, 44, 45

RG RETAIL PARTNERS, LLC,
a Delaware limited liability company

By: GOODYEAR PRINCIPALS, LLC
a Delaware limited liability company,
its Managing Member

By: *Michael L. Ebert*
Name: Michael L. Ebert
Title: Manager

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 23rd day of January, 2026, before me personally appeared Michael L. Ebert, the Manager of Goodyear Principals, a Delaware limited liability company, the Managing Member of RG Retail Partners, LLC, an Arizona Limited Liability Company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Petition for Modification of Assessment on behalf of RG Retail Partners, LLC, a Arizona Limited Liability Company.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)



 Lisa Gayle Sheets
Notary Public in and for the State of Arizona

Address of the owner as shown on the most recent tax role:

2502 Camelback Road
Suite 200
Phoenix, Arizona 85016

EXHIBIT A

ORIGINAL ASSESSMENT LEGAL DESCRIPTION OF PROPERTY

ASSESSMENT NUMBER: 12 (ASSESSOR PARCEL 501-71-984)

LOT 8 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 14-01-001 (ASSESSOR PARCELS 501-73-965, AND 501-73-962)

PORTIONS OF LOT 9 OF THE REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 1291 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 14-01-001 (ASSESSOR PARCEL 501-73-962)

LOT 10 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 14-01-001 (ASSESSOR PARCEL 501-73-964)

TRACT 'A' OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 15 (ASSESSOR PARCEL 501-71-982)

LOT 6 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 17 (ASSESSOR PARCEL 501-71-981)

LOT 5 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 18 (ASSESSOR PARCEL 501-71-980)

LOT 4 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 19 (ASSESSOR PARCEL 501-71-979)

LOT 3 OF FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 996 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B

NEW ASSESSMENT LEGAL DESCRIPTION OF PROPERTY

ASSESSMENT NUMBER: 28 (ASSESSOR PARCEL NUMBER: 501-72-961)

LOT 8 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 29 (ASSESSOR PARCEL NUMBER: 501-72-963)

LOT 10 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 30 (ASSESSOR PARCEL NUMBER: 501-72-964)

LOT 14 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 31 (ASSESSOR PARCEL NUMBER: 501-72-965)

LOT 15 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 32 (ASSESSOR PARCEL NUMBER: 501-72-958F)

LOT 19 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 33 (ASSESSOR PARCEL NUMBER: 501-72-962)

LOT 9 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 34 (ASSESSOR PARCEL NUMBER: 501-72-959)

LOT 5 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 35 (ASSESSOR PARCEL NUMBER: 501-72-966)

TRACT 'A' PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 36 (RIGHT-OF-WAY)

RIGHT-OF-WAY PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 37 (ASSESSOR PARCEL NUMBER: 501-72-960)

LOT 6 PER FINAL PLAT "GOODYEAR REGIONAL CENTER", ACCORDING TO BOOK 1832 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 38 (ASSESSOR PARCEL NUMBER: 501-72-958B)

LOT 4 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 39 (ASSESSOR PARCEL NUMBER: 501-72-958D)

LOT 17 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 40 (ASSESSOR PARCEL NUMBER: 501-72-958E)

LOT 18 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 41 (ASSESSOR PARCEL NUMBER: 501-72-958C)

LOT 16 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 42 (ASSESSOR PARCEL NUMBER: 501-72-958G)

LOT 20 PER FINAL PLAT "REPLAT OF LOTS 3 AND 4 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1838 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 43 (ASSESSOR PARCEL NUMBER: 501-72-958K)

LOT 23 PER FINAL PLAT "REPLAT OF LOT 3 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1881 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 44 (ASSESSOR PARCEL NUMBER: 501-72-958J)

LOT 22 PER FINAL PLAT "REPLAT OF LOT 3 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1881 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY,
ARIZONA.

ASSESSMENT NUMBER: 45 (ASSESSOR PARCEL NUMBER: 501-72-958H)

LOT 21 PER FINAL PLAT "REPLAT OF LOT 3 OF GOODYEAR REGIONAL CENTER",
ACCORDING TO BOOK 1881 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY,
ARIZONA.

EXHIBIT C

AMENDED ASSESSMENT DIAGRAM

See following pages.

CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

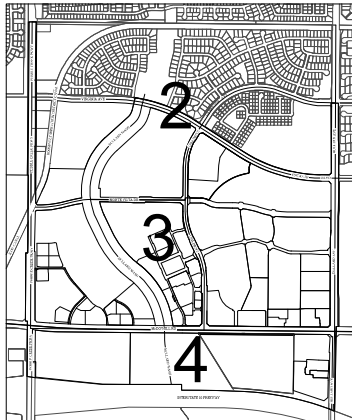
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
WALLY CAMPBELL

COUNCIL MEMBERS
SHERI LAURITANO
LAURA KAINO
BENITA BECKLES
BRANNON HAMPTON
VICKI GILLIS
TREY TERRY



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



O: 602.263.1177
1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE ____ DAY OF _____, 20____, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS ____ DAY OF _____
20____

SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS ____ DAY OF _____, 20____.

BY _____
MAYOR

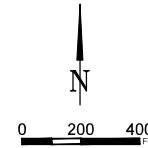
ATTEST _____
CITY CLERK

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-26-24



CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER
13-01-001	APN#
9	501-69-966E
10	501-69-966B
13-01-001	501-71-983A
13-01-002	501-71-983B
37	501-72-966
35	501-72-960

LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	500-04-072-A PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

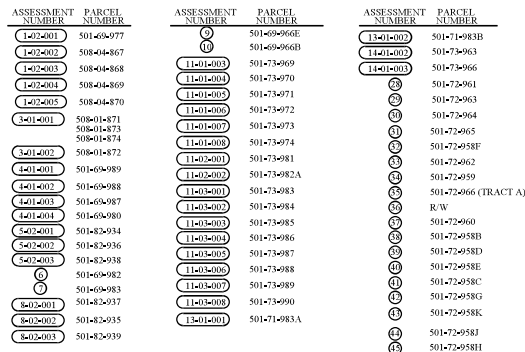
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REVISED 12-9-224
REVISED 8-19-24
REVISED 4-9-24
ORIGINAL 9-24-07



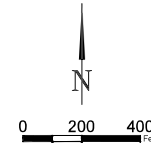
O: 602.268.1177
3001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	JEB	DATE	10-31-25
DRAWN	JEB	DATE	10-31-25
CHECKED	JEB	DATE	10-31-25
SCALE: 1" = 200' - 0"			SHEET 2 OF 4

SEE SHEET 4



SCALE: 1" = 200' - 0"



50004-972-A	ID BOUNDARY
(4)	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
8-01-002	MODIFIED ASSESSMENT NUMBER

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

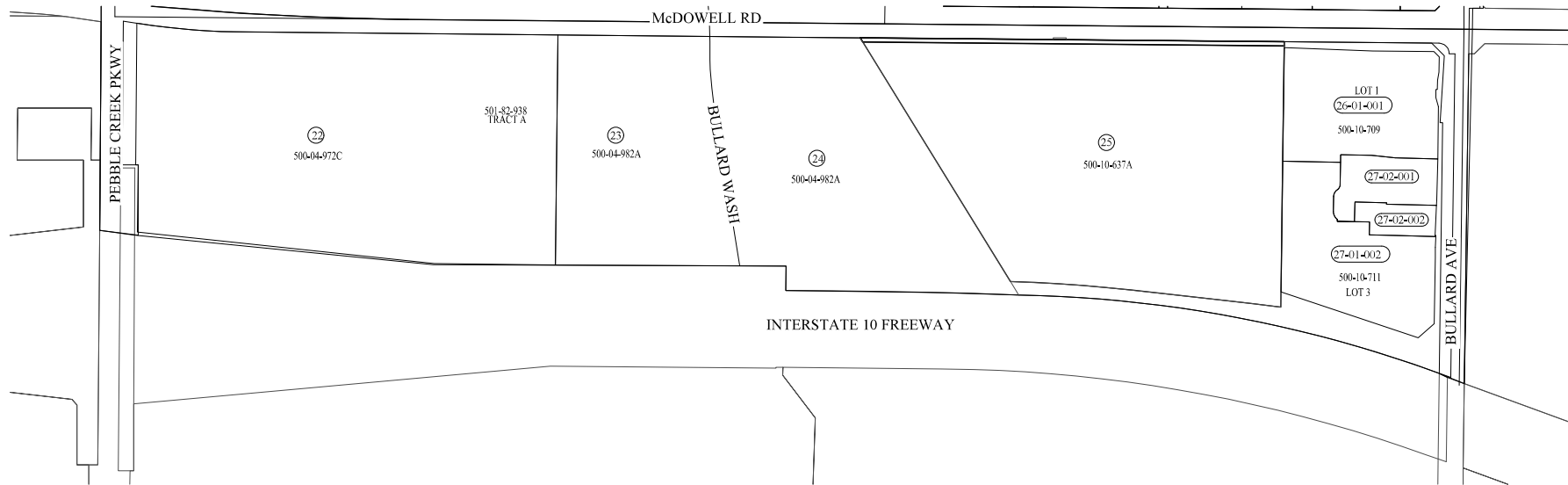
	BY	DATE	
DESIGNED	JEB	10-31-25	SCALE: 1" = 200' - 0"
DRAWN	JEB	10-31-25	
CHECKED	JEB	10-31-25	

SHEET 3 of 4



O: 602.263.1177
1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

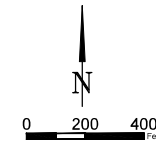
SEE SHEET 3



ASSESSMENT NUMBER	PARCEL NUMBER
22	500-04-972C
23	500-04-982A
24	500-04-982A
25	500-10-637A
26-01-001	500-10-709
27-02-001	500-10-710A
27-02-002	500-10-710B
27-01-002	500-10-711

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-19-24
ORIGINAL 9-24-07



MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	JEB	10-31-25	SCALE: 1" = 200' - 0"
DRAWN	JEB	10-31-25	SHEET 4 OF 4
CHECKED	JEB	10-31-25	

MODIFIED ASSESSMENT

IN THE MATTER OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT PERTAINING TO THE ACQUISITION AND/OR CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN THE DISTRICT AND FINANCED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT IMPROVEMENT BONDS, SERIES 2007, AS THEREAFTER REFUNDED BY THE ISSUANCE OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT REFUNDING BONDS, SERIES 2018 AND CERTIFICATES OF OWNERSHIP OF SUPPLEMENTAL INTEREST PAYMENTS PERTAINING THERETO.

Pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and amendments and supplements thereto (the “*Act*”), and pursuant to Resolution 2026-2505, adopted by the Mayor and City Council of the City of Goodyear, Arizona (the “*City*”) on February 23, 2026 (the “*Resolution*”), Steve Scinto, acting in his capacity as Superintendent of Streets of the McDowell Road Commercial Corridor Improvement District (the “*District*”), hereby reallocates the assessment of the final costs of the public infrastructure purposes described hereafter, and apportions such costs as shown herein, upon the lots and parcels of land as described in the Resolution and this Modified Assessment and as shown on the amended Assessment Diagram on file with the City Clerk and as described on *Exhibit A* (copies of which are attached hereto). The Assessments shall be paid to the City Finance Director, or the Finance Director’s agents or assigns, to finance the acquisition and construction of public infrastructure (as such term is defined in the Act) described in the official statement dated November 14, 2007, for this project (the “*Official Statement*”), including, but not limited to, street paving and widening, sidewalks, underground utilities, landscaping, drainage, lighting, traffic control and other improvements, and all appurtenances and adjuncts thereto, and the costs incurred in connection with the sale of the McDowell Road Commercial Corridor Improvement District Improvement Bonds, Series 2007, as thereafter refunded by the McDowell Road Commercial Corridor Improvement District Refunding Bonds, Series 2018, described in the prior resolutions adopted by the Mayor and City Council related to the District, all of the above work or improvement to be done and financed in accordance with the Official Statement on file in the offices of the City Clerk and the Superintendent of Streets.

Unless reallocated pursuant hereto, the previously recorded Assessments still apply to the respective real property described in the original recorded Assessments. Pursuant hereto, the Assessments numbered 12, 14-01-001, 15, 17, 18, and 19 are reallocated as described herein among Assessment numbered 28 through 45; however, no portion of the Assessments will be allocated to Tract A (Assessment No. 35) and Right-of-Way (Assessment No. 36).

DATED AS OF: _____, 2026.

I, Steve Scinto, as the Superintendent of Streets of the McDowell Road Commercial Corridor Improvement District (City of Goodyear, Arizona), do hereby certify that all charges stated are correct and that the computations and calculations of the modified and reallocated assessments are correct.

Steve Scinto, Superintendent of Streets

RECORDED AS OF THE ____ DAY OF FEBRUARY, 2026, IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT (CITY OF GOODYEAR, ARIZONA).

Steve Scinto, Superintendent of Streets

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 28

Final Assessed Amount to go to Bond: \$805,445.01

Property Legal Description:

Lot 8 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-961

EXHIBIT A

Owner: Globe Corporation
 6730 North Scottsdale Road, Suite 250
 Scottsdale, Arizona 85253-4416

Assessment No.: 29

Final Assessed Amount to go to Bond: \$992,280.62

Property Legal Description:

Lot 10 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-963

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 30

Final Assessed Amount to go to Bond: \$309,585.18

Property Legal Description:

Lot 14 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-964

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 31

Final Assessed Amount to go to Bond: \$306,092.49

Property Legal Description:

Lot 15 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-965

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 32

Final Assessed Amount to go to Bond: \$787,100.65

Property Legal Description:

Lot 19 per Final Plat "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958F

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 33

Final Assessed Amount to go to Bond: \$375,267.96

Property Legal Description:

Lot 9 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-962

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 34

Final Assessed Amount to go to Bond: \$798,902.51

Property Legal Description:

Lot 5 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-959

EXHIBIT A

Owner: RG Land Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 35

Final Assessed Amount to go to Bond: \$0.00

Property Legal Description:

Tract A per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-966

EXHIBIT A

Owner: City of Goodyear
1900 North Civic Square
Goodyear, Arizona 85395

Assessment No.: 36

Final Assessed Amount to go to Bond: \$0.00

Property Legal Description:

Right-of-Way per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

EXHIBIT A

Owner: RG Land Partners, LLC
2502 East Camelback Road, Suite 200
Phoenix, Arizona 85016

Assessment No.: 37

Final Assessed Amount to go to Bond: \$1,383,236.68

Property Legal Description:

Lot 6 per Final Plat "Goodyear Regional Center", according to Book 1832 of Maps, Page 42, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-960

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 38

Final Assessed Amount to go to Bond: \$138,388.24

Property Legal Description:

Lot 4 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958B

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 39

Final Assessed Amount to go to Bond: \$162,920.70

Property Legal Description:

Lot 17 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958D

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 40

Final Assessed Amount to go to Bond: \$144,956.26

Property Legal Description:

Lot 18 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958E

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 41

Final Assessed Amount to go to Bond: \$67,526.30

Property Legal Description:

Lot 16 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958C

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 42

Final Assessed Amount to go to Bond: \$44,628.83

Property Legal Description:

Lot 20 per "Replat of Lots 3 and 4 of Goodyear Regional Center", according to Book 1838 of Maps, Page 18, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958G

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 43

Final Assessed Amount to go to Bond: \$58,996.40

Property Legal Description:

Lot 23 per "Replat of Lot 3 of Goodyear Regional Center", according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958K

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 44

Final Assessed Amount to go to Bond: \$52,179.70

Property Legal Description:

Lot 22 per “Replat of Lot 3 of Goodyear Regional Center”, according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958J

EXHIBIT A

Owner: RG Retail Partners, LLC
 2502 East Camelback Road, Suite 200
 Phoenix, Arizona 85016

Assessment No.: 45

Final Assessed Amount to go to Bond: \$81,274.30

Property Legal Description:

Lot 21 per “Replat of Lot 3 of Goodyear Regional Center”, according to Book 1881 of Maps, Page 7, records of Maricopa County, Arizona.

Assessor Parcel Number: 501-72-958H

Map of NEW Assessments after Modification of Assessments 12, 14-01-001, 15,17,18, and 19

