



City of Goodyear

Meeting Minutes

City Council Regular Meeting

Goodyear Municipal Court
and Council Chambers
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Monday, October 26, 2020

6:00 PM

Goodyear Municipal Court and Council
Chambers

While the Goodyear City Council meetings are open to the public, the occupancy has been reduced to implement social distancing. Seating is generally available on a first come basis, but meeting attendees will be cycled in and out if necessary to allow for speakers to speak on certain agenda items.

If you wish to speak during a Regular Meeting, please complete a speaker's card so that we may ensure you are in the room for that item.

Face Masks are required and must be worn when moving throughout the building.

CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

ROLL CALL

Council Present 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton, and Councilmember Kaino

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey and City Clerk Darcie McCracken

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Taylor Earl, of Earl and Curley Law Firm, spoke about his father, Stephen Earl, who recently passed away. His father was a mainstay in the zoning community for over 30 years.

CONSENT

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE Consent Agenda Items 1 through 14. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

1. [MINUTES
2020-185](#) **APPROVAL OF MINUTES**
RECOMMENDATION:
Approve the draft meeting minutes from the September 28, 2020 and October 5, 2020 Regular Meetings. (Darcie McCracken, City Clerk)

2. [2020-6871](#) **APPROVE THE BUDGET TRANSFERS FOR FY2021**
RECOMMENDATION:
Approve the FY2021 budget transfers. (Lauri Wingenroth, Finance Manager-Budget and Research)

3. [2020-7063](#) **APPROVE A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR ARIZONA PIZZA COMPANY**
RECOMMENDATION:
Recommend to the Arizona Department of Liquor Licenses and Control (DLLC) approval of Application No. 118794, a request from Brandi Nordstrom-Mostofa, agent for Mostfam, LLC., for a New Series 12 liquor license located at 15530 West Roosevelt Street, Suite D104, Goodyear, Arizona 85338 (Generally located on the corner of Estrella Parkway and Roosevelt Street). (Darcie McCracken, City Clerk)

4. [2020-7075](#) **ACCEPT ARIZONA DEPARTMENT OF HOMELAND SECURITY URBAN AREA SECURITY INITIATIVE (UASI) GRANT**
RECOMMENDATION:
Accept the Urban Area Security Initiative (UASI) Chemical, Biological, Radiological, Nuclear, Explosive (CBRNE) Response Team grant of \$40,000 from the Arizona Department of Homeland Security and authorize the City Manager or her designee to execute all documents to administer the grant award. (Santiago Rodriguez, Chief of Police)

5. [2020-7076](#) **MODIFICATION OF ASSESSMENT NUMBER 13 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT**
RECOMMENDATION:
ADOPT RESOLUTION NO. 2020-2108 APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 13 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT. (Doug Sandstrom, Finance Director)

6. [2020-7079A](#) **AMEND ORDINANCE 91-323 FOR FINGERPRINTING SERVICES TO INCLUDE VOLUNTEERS**
RECOMMENDATION:
ADOPT ORDINANCE NO. 2020-1484 AMENDING ORDINANCE 91-323, AUTHORIZING THE CITY OF GOODYEAR TO SUBMIT FINGERPRINTS TO THE DEPARTMENT OF PUBLIC SAFETY FOR THE PURPOSES OF EVALUATING THE FITNESS OF PROSPECTIVE EMPLOYEES AND VOLUNTEERS AND DECLARING AN EMERGENCY. (Lyman Locket, Human Resources Director)

7. [2020-7083](#) **FINAL PLAT OF PEBBLECREEK PHASE II UNIT 59**
RECOMMENDATION:
Approve the final plat of PebbleCreek Phase II Unit 59, subject to stipulations.
(Katie Wilken, Planning Manager)
8. [2020-7084](#) **FINAL PLAT FOR EL CIDRO - PHASE 1 PARCEL 1B**
RECOMMENDATION:
Approve the Final Plat of El Cidro - Phase 1 Parcel 1B, subdividing the property described therein (the "Property") subject to stipulations (Katie Wilken, Planning Manager)
9. [2020-7085](#) **FINAL PLAT FOR EL CIDRO - PARCEL 1D PHASE 2**
RECOMMENDATION:
Approve the Final Plat of El Cidro - Parcel 1D Phase 2, subject to stipulations
(Katie Wilken, Planning Manager)
10. [2020-7086](#) **FINAL PLAT FOR EL CIDRO - PHASE 1 PARCEL 1E**
RECOMMENDATION:
Approve the Final Plat of El Cidro - Phase 1 Parcel 1E, subdividing the property described therein (the "Property"), subject to stipulations (Katie Wilken, Planning Manager)
11. [2020-7088](#) **APPROVE THE TERMINATION AND RELEASE OF JOB CREATION AGREEMENT WITH NIKE IHM, INC.**
RECOMMENDATION:
Approve the Job Creation Agreement Termination and Release Agreement with NIKE IHM, Inc. a Missouri corporation, d/b/a Air Manufacturing Innovation. (Lori Gary, Economic Development Director)
12. [2020-7089](#) **MAP OF DEDICATION FOR EL CIDRO INFRASTRUCTURE PHASE 1B**
RECOMMENDATION:
Approve the Map of Dedication for El Cidro Infrastructure Phase 1-B (the "MOD"), subject to stipulations (Katie Wilken, Planning Manager)
13. [2020-7100](#) **APPROVE A PUBLIC UTILITY, SIDEWALK AND ACCESS EASEMENT NEEDED FOR EL CIDRO PHASE 1B INFRASTRUCTURE NEEDED TO SUPPORT MAP OF DEDICATION FOR EL CIDRO INFRASTRUCTURE PHASE 1B**
RECOMMENDATION:
Approve the form of Public Utility, Sidewalk and Access Easement attached hereto and authorize its acceptance and recordation subject to conditions. (Linda Beals, Real Estate Coordinator)

14. [2020-7094](#) **AUTHORIZE THE EXECUTION OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE COMPANY REQUIRED FOR DEVELOPMENT OF THE GOODYEAR RECREATION CAMPUS LOCATED SOUTHWEST OF HARRISON STREET AND ESTRELLA PARKWAY**

RECOMMENDATION:

Authorize the execution of the Utility Easement attached hereto granting Arizona Public Service Company, an Arizona corporation the Utility Easement, which is required for the development of the Goodyear Recreation Campus. (Linda Beals, Real Estate Coordinator)

PUBLIC HEARINGS

15. [2020-7064A](#) **AMENDMENTS TO ARTICLE 7 AND ARTICLE 9 OF THE ZONING ORDINANCE**

Mayor Lord opened the Public Hearing at 6:10 p.m.

Principal Planner Steve Careccia presented a request to amend Article 7 and Article 9 of the Zoning Ordinance for electronic message displays. Mr. Careccia provided the background on both articles, noting that Article 7 pertained to Sign Regulations and Article 9 pertained to Special Districts within the City.

Mr. Careccia explained the proposed amendment to Article 7, adding that electronic signs would be allowed on monument signs in commercial and industrial zoning districts. He discussed the proposed amendment to Article 9 stating that Section 9-2 would be deleted because it was no longer needed since electronic signs would be allowed on a city-wide basis. Section 9-2 was intended for electronic signage throughout the McDowell Road Business and Entertainment Special Districts.

Mayor Lord closed the Public Hearing at 6:19 p.m.

Council asked if there was a possibility to use the electronic signs on major thoroughfares to provide emergency information to the public. Development Services Director Christopher Bakers responded that those signs would be privately owned and a database could be created where information is shared to those private owners.

Council expressed their support of the electronic signs.

Council commented that they would rather not see electronic signs throughout the entire City, adding it took away from the aesthetics of the City. Council preferred the current sign guidelines in the Zoning Ordinance and expressed that they may be voting against the amendment.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2020-2098 DECLARING A PUBLIC RECORD THAT

CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 7 OF THE CITY OF GOODYEAR ZONING ORDINANCE." The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell and Councilmember Kaino

Nays 1 - Councilmember Hampton

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Kaino, to ADOPT ORDINANCE NO. 2020-1479 AMENDING SECTIONS OF ARTICLE 7 (SIGN REGULATIONS) AND ARTICLE 9 (SPECIAL DISTRICTS) OF THE ZONING ORDINANCE, AS AMENDED; PROVIDING FOR CORRECTIONS; SEVERABILITY; AN EFFECTIVE DATE AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

16. [2020-7093A](#) **ADOPT THE ZONING ORDINANCE TEXT AMENDMENTS FOR ESTABLISHMENT OF RECREATIONAL MARIJUANA ESTABLISHMENTS**

Mayor Lord opened the Public Hearing at 6:34 p.m.

Planning Manager Katie Wilken presented a request to adopt the Zoning Ordinance Text Amendments for the Establishment of Recreational Marijuana Establishments. Ms. Wilken explained the details of the ballot measure being considered by Arizona voters that would authorize the consumption, sale, processing, growing and manufacturing of recreational marijuana products. She added marijuana establishments would be licensed by the State of Arizona under this measure.

Ms. Wilken noted that zoning regulations were adopted by the City for medical marijuana in 2011 and there was currently one facility existing and operating in Goodyear since 2013.

Ms. Wilken discussed the recommended amendments to the various articles in the Zoning Ordinance, which would only become effective if the ballot measure passes. She explained that the definitions that were referenced in the ballot measure would be added to the proposed amendment which included the definition of a marijuana establishment and dual license facility.

Ms. Wilken added that there were no objections from the public regarding these amendments.

Mayor Lord closed the Public Hearing at 6:46 p.m.

Council thanked Ms. Wilken for her presentation adding that their questions and concerns were clarified.

Council asked how hard would it be to lower the population amount in order to add more Community

Health Analysis Areas (CHAA). Ms. Wilken responded that it would entail the typical Zoning Ordinance Text Amendment process with Council's direction on how they wanted to proceed.

Council asked if the current dispensary has had any issues with cash handling or the amount of people purchasing products. Ms. Wilken stated there were regulations in place that limited the amount of product that could be stored on site as well as security provisions added to the amendment. Chief of Police Santiago Rodriguez responded that there have been no issues with the current dispensary in Goodyear, but the Department was prepared to work with the businesses to ensure the safety of the public.

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2020-2113 DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "GOODYEAR CHAA MAP". The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE 2020-1476 AMENDING ARTICLE 2 (DEFINITIONS), ARTICLE 3-4-1 (LIGHT INDUSTRIAL PARK), AND ARTICLE 3-4-2 (GENERAL INDUSTRIAL PARK) OF THE CITY OF GOODYEAR ZONING ORDINANCE AND AMENDING ARTICLE 4-2 (USES REQUIRING ADDITIONAL EVALUATION) OF THE CITY OF GOODYEAR ZONING ORDINANCE TO ADD ARTICLE 4-2-17 (MARIJUANA DUAL FACILITY); ADOPTING GOODYEAR CHAA MAP; PROVIDING FOR CORRECTIONS; PROVIDING FOR AN EFFECTIVE DATE FOR AMENDMENTS TO THE ZONING CODE; PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

17. [2020-7070](#) **APPROVE THE AVION AT BALLPARK VILLAGE PLANNED AREA DEVELOPMENT**

Mayor Lord opened the Public Hearing at 6:58 p.m.

Planner Christian Williams presented a request to approve the Avion at Ballpark Village Planned Area Development. He stated that the property was located on the northwest corner of Estrella Parkway and Elwood Street, consisted of approximately 153 acres and was currently zoned as Planned Area Development (PAD) under the Sun-DS Farms Amendment.

Mr. Williams discussed the Zoning history of the property starting in 2008. He went on to discuss the proposal that included a mix of lots within the development, the amenities, connectivity to adjacent developments and streetscape elements.

The applicant, Ed Bull, agreed with staff's recommendation and asked for the Council's approval.

Mayor Lord closed the Public Hearing at 7:09 p.m.

Council expressed their support of the development as well as their excitement for the amenities and the variety of elevations within the development.

Council expressed some concern about the row of stoplights along Estrella Parkway and hoped the stoplights would be synchronized.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to ADOPT RESOLUTION NO. 2020-2102 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED, "LEGAL DESCRIPTION," AND "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-01A;" AND "AVION AT BALLPARK VILLAGE PLANNED AREA DEVELOPMENT (OCTOBER 2020) DEVELOPMENT REGULATIONS." The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 2020-1480 CONDITIONALLY REZONING APPROXIMATELY 153.66 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF ESTRELLA PARKWAY AND ELWOOD STREET, KNOWN AS AVION AT BALLPARK VILLAGE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

18. [2020-7071](#) ADOPT THE DISTRICT AT CIVIC SQUARE PLANNED AREA DEVELOPMENT OVERLAY

Mayor Lord opened the Public Hearing at 7:16 p.m.

Planner Christian Williams presented a request to adopt the District at Civic Square Planned Area Development (PAD) Overlay. He stated that the property was located east of the northeast corner of Monte Vista Road and Pebblecreek Parkway and consisted of approximately 9.3 acres.

Mr. Williams discussed the General Plan and Zoning history of the property and highlighted the major changes that are proposed in the PAD Overlay.

Wendy Riddell, with Berry Riddell, LLC, was available for questions and was hopeful for Council's approval on the project.

Mayor Lord closed the Public Hearing at 7:24 p.m.

Council asked if the garage parking could be mixed with other colors to add more character and separation to the façade.

Council wanted to make sure there was plenty of drainage in the Bullard Wash so that there is no issue with standing water.

Council expressed their support of the project and how attractive it was going to be to the younger demographic.

MOTION BY Councilmember Kaino, SECONDED BY Vice Mayor Stipp, to ADOPT RESOLUTION NO. 2020-2103 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED, "LEGAL DESCRIPTION," AND "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-02A;" AND "DISTRICT AT CIVIC SQUARE PLANNED AREA DEVELOPMENT OVERLAY." The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Campbell, SECONDED BY Vice Mayor Stipp, to ADOPT ORDINANCE NO. 2020-1481 CONDITIONALLY REZONING APPROXIMATELY 9.3 ACRES OF PROPERTY LOCATED EAST OF THE NORTHEAST CORNER OF PEBBLECREEK PARKWAY AND MONTE VISTA ROAD, KNOWN AS DISTRICT AT CIVIC SQUARE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

19. [2020-7072](#) **APPROVE THE FEDERICO'S AT PEBBLECREEK USE PERMIT REQUEST FOR CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) ON PROPERTY ZONED C-2 (GENERAL COMMERCIAL)**

Mayor Lord opened the Public Hearing at 7:36 p.m.

Planner Christian Williams presented a Federico's at Pebblecreek Use Permit request for Convenience Use (drive-through restaurant) on a property zoned C-2 (General Commercial). Mr. Williams stated the property consisted of approximately .895 acres and was located north of the northeast corner of Pebblecreek Parkway and Harvard Street.

Mr. Williams stated the applicant proposed to develop a building with a drive-through restaurant and

retail building shell on the property.

Mayor Lord closed the Public Hearing at 7:39 p.m.

Council asked if there was a contingency plan for traffic backup in the drive-through. Mr. Williams stated there was a long drive-way that led vehicles in to the drive-through as well as plenty of parking on the property.

Council asked if the timing of the light at Harvard Street could be looked at to make it shorter.

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Campbell, to APPROVE a request for a use permit for a convenience use (drive-through) on a .895-acre property zoned C-2 (General Commercial) located north of the northeast corner of Pebblecreek Parkway and Harvard Street, subject to stipulations. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

BUSINESS

20. [2020-7069](#) **ADOPT NOTICE OF INTENT TO INCREASE WATER AND WASTEWATER RATES AND SET THE PUBLIC HEARING DATE**

Finance Director Doug Sandstrom presented a request to adopt a Notice of Intent to increase water and wastewater rates. The Notice of Intent will set the public hearing date to January 4, 2021 and is the official start of the public process following all Arizona State statutes.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Kaino, to ADOPT a Notice of Intent to increase water and wastewater rates by adopting a five-year water and wastewater rate structure, and set January 4, 2021 as the date for public hearing on the adoption of the proposed water and wastewater rate structure. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

INFORMATION ITEMS

City Manager Julie Arendall shared that the Fall Festival was a huge success noting 1,632 vehicles drove through festival with over 8,000 participants. 6,000 goodie bags were handed out, and 5,400 pumpkins and 133,000 pieces of candy were distributed. Ms. Arendall thanked everyone who made the festival possible.

Ms. Arendall also highlighted the Make a Difference Day and thanked staff for organizing the event.

Council asked about the Trump Rally event. Ms. Arendall clarified that it was not a City of Goodyear

event, but a private event protected by the First Amendment.

Council asked for a detailed accounting of the expenses incurred, expenses that were billed and if they were paid.

Council thanked the Ballpark and Parks and Recreation staff for putting on the Fall Festival and for doing a wonderful job.

NEXT MEETING

The next meeting is a Work Session on November 2, 2020 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:57 p.m.

Darcie McCracken, City Clerk

Georgia Lord, 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 October 26, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2020.

Darcie McCracken, City Clerk

SEAL: