City of Phoenix

Minutes

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

186470

City Council Formal Meeting

Wednesday, March 5, 2025 **2:30 PM** **phoenix.gov**

CALL TO ORDER AND ROLL CALL

The Phoenix City Council convened in formal session on Wednesday, March 5, 2025 at 2:35 p.m. in the Council Chambers.

Present: 9 - Councilman Carlos Galindo-Elvira, Councilwoman Betty Guardado, Councilwoman Kesha Hodge Washington, Councilwoman Laura Pastor, Councilman Kevin Robinson, Councilwoman Debra Stark, Councilman Jim Waring, Vice Mayor Ann O'Brien and Mayor Kate Gallego

Mayor Gallego temporarily left the voting body during Item 41 and returned during Item 46.

Councilwoman Pastor temporarily left the voting body during item 46 and rejoined the meeting remotely during Item 59. Councilwoman Pastor left the meeting at the end of the vote on Item 80.

Mayor Gallego acknowledged the presence of Mario Barajas and Elsie Duarte, Spanish interpreters. In Spanish, Mr. Barajas announced their availability to the audience.

The City Clerk confirmed copies of the titles of Ordinances G-7359, G-7362, and G-7364 through G-7368; S-51500, S-51673 and S-51683 through S-51721; and Resolutions 22277 through 22282 were available to the public in the office of the City Clerk at least 24 hours prior to this Council meeting and, therefore, may be read by title or agenda item only pursuant to the City Code.

References to attachments in these minutes relate to documents that were attached to the agenda.

City Attorney Julie Kriegh stated members of the public may speak for up to two minutes on agenda items and gave direction on appropriate decorum when providing comments.

MINUTES OF MEETINGS

1 (CONTINUED FROM FEBRUARY 19, 2025) - For Approval or Correction, the Minutes of the Formal Meeting on October 2, 2024

Summary

This item transmits the minutes of the Formal Meeting of October 2, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following voice vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

2 For Approval or Correction, the Minutes of the Formal Meeting on October 16, 2024

Summary

This item transmits the minutes of the Formal Meeting of October 16, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

A motion was made by Councilwoman Pastor, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following voice vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

3 For Approval or Correction, the Minutes of the Formal Meeting on October 30, 2024

Summary

This item transmits the minutes of the Formal Meeting of October 30, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

A motion was made by Councilwoman Guardado, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following voice vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

BOARDS AND COMMISSIONS

4 Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

The following individuals were recommended/reappointed by Mayor Gallego and Councilmembers:

Central City Village Planning Committee

Reappoint Faith Burton, to serve a second term to expire March 5, 2027, as recommended by Councilman Galindo-Elvira.

Citizens Transportation Commission

Appoint Luke Douglas, filling a vacancy for a partial term to expire June 30, 2027, as recommended by Councilwoman Hodge Washington.

Appoint Lisa Perez, filling a vacancy for a partial term to expire June 30, 2027, as recommended by Councilman Galindo-Elvira.

Estrella Village Planning Committee

Reappoint Romona Burris, for a second term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.
Reappoint Markus Ceniceros, for a second term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.
Reappoint Renee Dominguez, for a second term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.
Reappoint Lisa Perez, for a third term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.

Laveen Village Planning Committee

Appoint Juanita Darby, filling a vacancy to expire March 5, 5027, as recommended by Councilwoman Hodge Washington.
Appoint Kristi McCann, filling a vacancy to expire March 5, 2027, as recommended by Councilwoman Hodge Washington.
Reappoint Patrick Nasser-Taylor, for a second term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.
Reappoint Jennifer Rouse, for a fifth term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.
Reappoint Mixen Rubio-Raffin, for a second term to expire March 5, 5027, as recommended by Councilman Galindo-Elvira.

South Mountain Village Planning Committee

Appoint Ralph Thompson II, filling a vacancy for a term to expire March 5, 5027, as recommended by Councilwoman Hodge Washington.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved. The motion carried by the following voice vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

Mayor Gallego administered the oath of office to the following appointees:
Luke Douglas - Citizens Transportation Commission.

Lisa Perez - Citizens Transportation Commission and Estrella Village Planning Committee.
Juanita Darby - Laveen Village Planning Committee.
Kristi McCann - Laveen Village Planning Committee.
Jennifer Rouse - Laveen Village Planning Committee.
Ralph Thompson II - South Mountain Village Planning Committee.

The above appointees were invited to approach the dias so Council could extend their appreciation.

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

Mayor Gallego requested a motion on liquor items. A motion was made, as appears below.

A motion was made by Vice Mayor O'Brien, seconded by Mayor Gallego, that items 5-19 be recommended for approval except Items 10 and 14. The motion carried by the following voice vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

5 Liquor License - Homeland Brew Co. - District 1

Request for a liquor license. Arizona State License Application 323592.

Summary

Applicant
Michael Bielawski, Agent

License Type
Series 7 - Beer and Wine Bar

Location
4225 W. Fortune Drive, Ste. 100
Zoning Classification: C-2 PCD
Council District: 1

This request is for a new liquor license for a beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in April 2025.

The 60-day limit for processing this application is March 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I bring extensive experience in managing and responsible alcohol service, backed by a thorough understanding of all relevant local and state regulations. I have implemented clear policies and staff training

programs to prevent underage sales, promote responsible consumption, and ensure a secure environment for patron and the community. With a solid track record in understandning compliance, I am fully prepared to uphold all legal requirements and foster a positive, responsible establishment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "My establishment will provide a safe, welcoming space while strictly following all regulations. I plan to support and be an advocate for veterans, military members, first responders and my community. Fostering positive connections, creating local jobs, and contributing to the overall exconmic and well-being of the area, I will maintain the highest standards of responsible service."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Homeland Brew Co. - Data
Attachment B - Homeland Brew Co. - Map

This item was recommended for approval.

6 Liquor License - Special Event - Phoenix Children's Hospital Foundation - District 2

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Jillian Absalom

Location
7000 E. Mayo Boulevard
Council District: 2

Function
Pickleball Tournament

Date(s) - Time(s) / Expected Attendance
March 22, 2025 - 9 a.m. to 6:30 p.m. / 500 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

7 Liquor License - Special Event - Tepeyac Leadership, Inc. - District 2

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Cristofer Pereyra

Location
3801 E. Greenway Road
Council District: 2

Function
Dinner

Date(s) - Time(s) / Expected Attendance
April 12, 2025 - 5 p.m. to 10 p.m. / 200 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

8 Liquor License - M Catering Main Course - District 2

Request for a liquor license. Arizona State License Application 324739.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 9 - Liquor Store

Location
20645 N. 28th Street
Zoning Classification: CP/GCP
Council District: 2

This request is for an acquisition of control of an existing liquor license for a catering company. This location is currently licensed for liquor sales. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is March 8, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“Applicant is an experience licensee and is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.”

Staff Recommendation

Staff recommends approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

This item was recommended for approval.

9 Liquor License - Special Event - Phoenix Harley Owners Group Charities, Inc. - District 3

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Frank Stubbs

Location
13850 N. Cave Creek Road
Council District: 3

Function
Community Event

Date(s) - Time(s) / Expected Attendance
April 5, 2025 - 11 a.m. to 7:30 p.m. / 4,000 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

11 Liquor License - One Stop Store - District 3

Request for a liquor license. Arizona State License Application 328089.

Summary

Applicant
Mohammed Hamideh, Agent

License Type
Series 10 - Beer and Wine Store

Location
12839 N. Cave Creek Road
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:

“I have held a liquor license previously. I'm an extremely responsible individual and a family person.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “This is a great convenience to our community and the public as the store offers a big variety of products that each household needs. A walking distance from our neighbors."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - One Stop Store - Data
Attachment B - One Stop Store - Map

This item was recommended for approval.

12 Liquor License - Thomas Liquor - District 4

Request for a liquor license. Arizona State License Application 324679.

Summary

Applicant
Lauren Merrett, Agent

License Type
Series 10 - Beer and Wine Store

Location
2807 N. 35th Avenue
Zoning Classification: C-2
Council District: 4

This request is for an acquisition of control of an existing liquor license for a convenience store that does not sell gas. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is March 16, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I am confident in my ability to responsibly manage and operate a business with a liquor license, supported by a track record of reliability and qualifications. My experience, commitment to compliance, and understanding of regulatory requirements make me a suitable candidate for holding a liquor license in the city of Phoenix."

Staff Recommendation
Staff recommends approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

This item was recommended for approval.

13 Liquor License - Special Event - Knights of Columbus Cathedral Council 12708 - District 5

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Richard Garrison

Location
6351 N. 27th Avenue
Council District: 5

Function
Dinner and Concert

Date(s) - Time(s) / Expected Attendance
April 26, 2025 - 6 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

15 Liquor License - LA Crab Shack - District 6

Request for a liquor license. Arizona State License Application 324094.

Summary

Applicant
Alan Nguyen, Agent

License Type
Series 12 - Restaurant

Location
4803 E. Ray Road, Ste. 103
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 7, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of

the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"This is our third location also I have basic training and management of liquor law training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will provides a positive contribution to the local community and it implies that the community would be better off with this establishment serving alcohol available to them."

Staff Recommendation
Staff recommends approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - LA Crab Shack - Data
Attachment B - LA Crab Shack - Map

This item was recommended for approval.

16 Liquor License - Special Event - Cowtown S.K.A.T.E. - District 7

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Laura Martin

Location
67 W. Culver Street
Council District: 7

Function
Concert

Date(s) - Time(s) / Expected Attendance
March 22, 2025 - 7:30 p.m. to 11:30 p.m. / 1,500 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

17 Liquor License - Special Event - St. Patrick's Day Parade Committee and Irish Society of Arizona, Inc. - District 7

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Vicki Champion

Location

67 W. Culver Street
Council District: 7

Function
Cultural Festival

Date(s) - Time(s) / Expected Attendance
March 15, 2025 - 10 a.m. to 5 p.m. / 2,500 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

18 Liquor License - Special Event - Evans Churchill Community Association - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Sean Johnson

Location
907 N. 5th Street
Council District: 8

Function
Block Party

Date(s) - Time(s) / Expected Attendance
April 11, 2025 - 2 p.m. to 10 p.m. / 5,000 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

19 Liquor License - Special Event - Forty Eight Foundation - District 8

Request for a Series 15 - Special Event liquor license for the temporary

sale of all liquors.

Summary

Applicant
Ernest Hickman

Location
401 S. 1st Avenue
Council District: 8

Function
Motorcycle Show

Date(s) - Time(s) / Expected Attendance
April 4, 2025 - 8 p.m. to 2 a.m. / 5,000 attendees
April 5, 2025 - 8 p.m. to 2 a.m. / 5,000 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

10 Liquor License - Brian's Discount Market - District 3

Request for a liquor license. Arizona State License Application 328001.

Summary

Applicant
Ashor Haron, Agent

License Type
Series 10 - Beer and Wine Store

Location
13648 N. 19th Avenue
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and

may currently operate with an interim permit.

The 60-day limit for processing this application is March 14, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
One letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from the Shaw Butte Neighborhood Alliance. They feel that there are too many liquor licenses in the area and that adding another liquor license will have a negative impact on the neighborhood. They believe the establishment currently focuses on tobacco sales. They are concerned with the location and its proximity to schools, churches, and a local substance use disorder facility. They do not support the issuance of this liquor license.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“I hold a certificate for 'The Basic Liquor Law Training'. This training

provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "This store will provide a safe and secure place for the neighborhood to buy beer and wine The location will be convenient for the people in neighorhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be safe, secure and convenience place for the customers to purchase quality alcohol."

Staff Recommendation

Staff recommends approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances. Staff gave careful consideration to the protest letter received; however, after reviewing the application in its entirety, staff is recommending approval of this application.

Attachments

Attachment A - Brian's Discount Market - Data
Attachment B - Brian's Discount Market - Map

Discussion

Councilwoman Stark reported she had received a letter from neighborhood activists in opposition to this item and that staff had thoroughly vetted this liquor license and recommended approval. Councilwoman Stark stated she would like to move this item forward with no recommendation.

A motion was made and seconded as appears below.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be forwarded to the State with no recommendation. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

14 Liquor License - M2J Beer Wine & Mart - District 5

Request for a liquor license. Arizona State License Application 323826.

Summary

Applicant
Omer Muradi, Agent

License Type
Series 10 - Beer and Wine Store

Location
2651 W. Glendale Avenue
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 17, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in

use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
Three valid letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from North Glen Square Neighborhood Association, Lane Avenue Block Watch, and Ocotillo Glen Community Alliance. They feel that there are sufficient liquor licenses in the area and the area has experienced an increase in crime; therefore, they believe that adding another liquor license will not add to, or benefit, the community's quality of life.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“I have been project manager in construction with Maricopa county and managed multiple multiple million project, was in communication with city of phoenix during construction.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“There are not many general stores, for the public's convenience it is very near to the residen on south of the mentioned property.”

Staff Recommendation
Staff recommends approval of this application. Staff gave careful consideration to the protest letters received; however, after reviewing the application in its entirety, staff is recommending approval of this application.

Attachments

Attachment A - M2J Beer Wine & Mart - Data
Attachment B - M2J Beer Wine & Mart - Map

Discussion

Mayor Gallego requested Councilwoman Guardado for a motion.

Councilwoman Guardado stated she would like to move this item forward with no recommendation.

A motion was made and seconded as appears below.

A motion was made by Councilwoman Guardado, seconded by Vice Mayor O'Brien, that this item be forwarded to the State with no recommendation. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

Mayor Gallego requested a motion on the remaining agenda items. A motion was made, as appears below:

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, to approve items 20-83 except items 39, 40-41, 46, 53, 59, 70-71, 73, and 79-83, noting that Item 36 is as revised, Item 49 is withdrawn, and Items 41, 81-82 have additional information. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Items 20-25, Ordinance S-51683 was a request to authorize the City Controller to disburse funds, up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing

payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

20 LinkedIn Corporation

For $63,000 in payment authority to purchase a three-year license for LinkedIn recruitment software for the Community and Economic Development Department. This software will support employers more effectively by providing access to better qualified job candidates and promoting job openings for partner employers.
This item was adopted.

21 Rounds Consulting Group, Inc.

For $75,000 in payment authority for a new contract, for a term of one year for economic development consulting services for the Community and Economic Development Department. These services will include an economic impact study for the area surrounding 7th Avenue and Washington Street, in anticipation of a future solicitation for the disposition of City-owned property at this intersection, as well as a retail demand study for South Phoenix.
This item was adopted.

22 MG Trust Investments, LLC dba American Bindery & Mailing

For $165,000 in payment authority for a new contract, entered on or about March 1, 2025, for a term of five years for Outside Bindery Services for the City Clerk Department. The City Clerk Department's Print Shop uses the services to provide post-printing finishing for all printed materials for various citywide departments and programs on an as-needed basis. Examples include special folding, cutting, laminating, and binding for public awareness and training initiatives, including pocket-sized brochures on domestic violence safety plans, transit route schedules, large reference guides, manuals, and other unique items.

This item was adopted.

23 UKG, Inc.

For $154,000 in payment authority for UKG Telestaff workforce management system software support and Cloud hosting for the Phoenix Fire Department. UKG Telestaff is an industry standard product used by the Phoenix Fire Department to schedule first responders and emergency dispatchers. This application is widely used by public safety agencies across the country to ensure required daily staffing levels are met.

This item was adopted.

24 Voyager Fleet Systems, Inc. Fuel Cards

For $1,150,000 in payment authority to process monthly invoices from Voyager Fleet Systems, Inc., a disregarded entity of US Bank NA, for a term of five years for the Police Department. The Department requires Voyager Fleet Program fuel credit cards when traveling outside the City limits or to purchase premium fuel that is not available at City fueling stations. Funding is available in the Police Department's budget.

This item was adopted.

25 Settlement of Claim(s) Diosdado v. City of Phoenix

To make payment of up to $3,000,000 in settlement of claim(s) in *Diosdado v. City of Phoenix*, CV2024-015694, 23-0673, AU, BI, for Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Public Works Department that occurred on February 15, 2024.

This item was adopted.

26 Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance - RFP HR 20-106 - Amendment (Ordinance S-51684) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152644 with Minnesota Life Insurance Company to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $5,000,000.

Summary

This contract is for Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance. The contract provides a variety of life insurance plans for City of Phoenix employees and their

dependents. An amendment is needed to extend the contract term and secure additional funds in order to have additional time to conduct a procurement process. This extension will provide City employees continuous access to insurance products offered by Minnesota Life Insurance Company.

Contract Term
Upon approval the contract will be extended through December 31, 2026.

Financial Impact
Upon approval of $5,000,000 in additional funds, the revised aggregate value of the contract will not exceed $27,000,000. Funds are available in the Human Resources Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

• Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance Contract 152644 (Ordinance S-46758) on June 17, 2020.

This item was adopted.

27 Fence Supply and Services - RFQu 23-0170 - Amendment (Ordinance S-51685) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 159628 with L.P. Steel Industries, LLC, Contract 159630 with Phoenix Fence Company, and Contract 159629 with Western Fence Co., Inc. for the purchase of fence supply and services for Citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $12,182,000.

Summary
These contracts will provide all materials, labor, equipment, permits, and services necessary for the new construction, repairs, and maintenance of existing fences throughout the City. Additionally, services will include installing permanent and temporary fencing; replacing, furnishing, fabricating, and installing fencing; and repairing block, ornamental,

chain-link, or any combination of fencing Citywide on an as-needed basis. In addition, fencing provided though these contracts will also be used to secure City-operated construction sites and to routinely protect the City's facilities from vandalism and theft.

Contract Term

The contracts' term remains unchanged, ending on December 14, 2028.

Financial Impact

Upon approval of $12,182,000 in additional funds, the revised aggregate value of the contracts will not exceed $18,682,000. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Fence Supply and Services - Contracts 159628, 159629, and 159630 (Ordinance S-50352) on November 15, 2023.

This item was adopted.

28 Traffic Signal Poles and Components - CO-OP 20-083 - Amendment (Ordinance S-51693) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under the following contracts for the purchase of traffic signal poles and components for the Street Transportation Department: 152961 with Sierra Transportation & Technologies, LLC; 152993 with Iteris, Inc.; 152991 with Advanced Traffic Products, Inc.; 152971 with Econolite Control Products, Inc.; 152962 with Solar Traffic Controls, LLC; 152959 with Wesco Distribution Inc. dba Brown Wholesale Electric CO.; and 152955 with AM Signal, LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $3,000,000.

Summary

These contracts supply traffic signal poles and components necessary for the maintenance of over 1,200 traffic signalized intersections. The additional funds will be used to purchase traffic signal related components required for capital improvement and grant-funded projects, intersection upgrades and remodels, and replacement of existing poles due to aging and damage.

Contract Term

The contracts term will remain unchanged, ending on June 30, 2025.

Financial Impact

Upon approval of $3,000,000 in additional funds, the revised aggregate value of the contracts will not exceed $10,000,000. Funds are available in the Street Transportation Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-46788) on June 24, 2020.

Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-50630) on March 6, 2024.

This item was adopted.

29 Acceptance and Dedication of a Deed for Roadway Purposes (Ordinance S-51694) - District 4

Request for the City Council to accept and dedicate a deed for roadway purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below meets the requirement of the Planning and Development Department's Single Instrument Dedication Process prior to releasing any permits to applicants.

Deed (a)

MCR: 20250029104
Applicant and Grantor: Alhambra School District No. 68; its successor and assigns
Date: January 17, 2025
Purpose: Roadway
Location: 5330 N. 23rd Avenue
APN: 153-21-002
File: 240103

Council District: 4

This item was adopted.

30 Janitorial and Sanitation Supplies, Equipment and Related Services - Amendment (Ordinance S-51695) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 153697 with WAXIE Sanitary Supply for additional expenditures and an entity name change to Waxie's Enterprises, LLC dba WAXIE Sanitary Supply, a BradyPLUS company and disregarded entity of Brady Acqco., LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $6,245,535.

Summary

This contract provides janitorial, sanitation supplies and equipment for departments Citywide. The contract allows for departments Citywide to purchase janitorial and sanitation supplies required for the daily operational needs of each department. Approval is requested to amend the contract accordingly and continue receiving janitorial supplies and equipment from Waxie's Enterprises, LLC dba WAXIE Sanitary Supply, a BradyPLUS company and disregarded entity of Brady Acqco., LLC.

Contract Term

The contract term remains unchanged, ending on November 30, 2025.

Financial Impact

Upon approval of $6,245,535 in additional funds, the revised aggregate value of the contract will not exceed $22,545,535. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Janitorial Supplies for City Departments - Contract 153697 (Ordinance S-47033) on November 4, 2020.

This item was adopted.

31 Fleet Management Technologies with Related Software Solutions for Heavy-Duty Vehicles COOP 23-042 - Amendment (Ordinance

S-51699) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158354 with Rubicon Global, LLC for an assignment from Rubicon Global, LLC to Wastech Corp. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using ordinance S-49672.

Summary

This contract provides specialized solid waste collections software platform and Smart Cities capabilities. Utilizing this technology, the Public Works Department receives confirmation on collections, turn-by-turn routing, route optimization, and equipment records compliance (pre-trip and post-trip inspections) and provides citywide problem log recording capabilities, eliminating paper driver logs.

The assignment from Rubicon Global, LLC to Wastech Corp., is due to a change in ownership. The assignment allows the City to continue receiving the necessary services to maintain these critical operations.

Contract Term

The contract term remains unchanged, ending on May 2, 2028.

Financial Impact

The aggregate value of the contract will not exceed $3,780,000 and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
•Fleet Management Technology for Heavy Duty Vehicles, Contract 158354 (Ordinance S-49672) on May 3, 2023.

This item was adopted.

32 Acceptance of Easements for Drainage Purposes (Ordinance S-51702) - District 2

Request for the City Council to accept easements for drainage purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below meets the requirement of the Planning and Development Department's Single Instrument Dedication Process prior to releasing any permits to applicants.

Easement (a)
MCR: 20250047307
Applicant and Grantor: LDR-Sonoran Parkway, L.L.C.; its successor and assigns
Date: January 28, 2025
Purpose: Drainage
Location: 31200 N. North Valley Parkway
APN: 204-13-612
File: 240102
Council District: 2

Easement (b)
MCR: 20250068347
Applicant and Grantor: CWS Bronco Butte MF, L.P; CWS Bronco Placeholder, LLC; their successor and assigns
Date: February 7, 2025
Purpose: Drainage
Location: 31925 N. 29th Avenue
APN: 204-11-010
File: 240071
Council District: 2

This item was adopted.

33 Office Supplies and Service Contract - COOP-25-0513 Request for Award (Ordinance S-51703) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with ODP Business Solutions, LLC and Wist Supply & Equipment Co. dba Wist Business Supplies & Equipment to provide office supplies and service for the Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $8,300,000.

Summary

These contracts will provide the City with office supplies, which support

the needs of the City's employees, facilities, and warehouses and the public. Office supplies include but are not limited to adhesives, binders, book cases, garbage bags, dusters, notebooks, pens, and other miscellaneous supplies set forth in the contracts and required for the City to remain operational on a daily basis.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The contracts were awarded through a competitive process consistent with the City's procurement processes, as outlined in Phoenix City Code, Chapter 43. By utilizing the State of Oregon's National Association of State Procurement Officials Master Agreement (NASPO), the City benefits from the NASPO cooperative contract rates adopted through the State of Arizona Participating Agreement.

Contract Term

The contract will begin on or about April 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed $8,300,000 for the five-year aggregate term.

Funding is available in the various departments' operating budgets.

This item was adopted.

34 Signage - COOP 20-061 - Amendment (Ordinance S-51705) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 151898 with Duncor, L.L.C. dba Summit West Signs for the purchase of signage for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $75,000.

Summary

This contract will provide exterior and interior signage and fulfill the needs

of all Citywide departments. Signs include, but are not limited to: ADA-compliant signage, room and directional signage, indoor and outdoor building signage, letters of all types, logs, plaques, and banners. The primary departments utilizing the contract are Public Works, Fire, and Planning and Development. Additional funds are needed due to usage that has been higher than anticipated.

Contract Term

The contract term remains unchanged, ending on March 31, 2025.

Financial Impact

Upon approval of $75,000 in additional funds, the revised aggregate value of the contract will not exceed $275,000. Funds are available in the budgets of various departments.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Signage Contract 151898 (Ordinance S-46405) on March 4, 2020.

This item was adopted.

35 Uninterruptible Power Supply Equipment, Service and Maintenance - IFB 17-171 - Amendment (Ordinance S-51709) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 145554 with Titan Power, Inc. and Contract 145555 with Gruber Technical, Inc. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $580,000.

Summary

This contract will provide uninterruptible power supply (UPS) equipment and associated services and maintenance, which are vital for the City's various services that require constant, uninterrupted power. The UPS units supply power in the event of an outage, which allows continued operations until power resumes. Some critical operations include 911 call centers, Citywide data rooms, and water production and distribution functions. The additional funds will be used by the City's various departments for the remainder of the contract term.

Contract Term
The contract term remains unchanged, ending on June 30, 2025.

Financial Impact
Upon approval of $580,000 in additional funds, the revised aggregate value of the contract will not exceed $5,970,000. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555
Ordinance S-43740 on June 28, 2017.
•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555
Ordinance S-45948 on August 28, 2019.
•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555
Ordinance S-48753 on June 15, 2022.
•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555
Ordinance S-49753 on May 31, 2023.
•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555
Ordinance S-49995 June 28, 2023.

This item was adopted.

36 ***ITEM REVISED (SEE ATTACHED MEMO)* Maintenance, Repair and Operating Supplies and Services - 16154RFP - Amendment (Ordinance S-51713) - Citywide**

Request to authorize the City Manager, or his designee, to execute amendment(s) to contract 146367 with HD Supply Facilities Maintenance, Ltd. to extend the contract term and allow additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $2,600,000.

Summary
This contract provides building materials, hardware, plumbing supplies,

metals, tools, electrical, and other facility operation products and equipment on an as-needed basis. The contract is available for Citywide use with primary users being Housing, Parks and Recreation, and Public Works departments.

Contract Term
Upon approval, the contract will be extended through December 31, 2026, with a one-year option to extend.

Financial Impact
Upon approval of $2,600,000 in additional funds, the revised aggregate value of the contract will not exceed $7,600,000. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-43967 on October 18, 2017;
• Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-49093 on October 26, 2022;
• Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-50274 on October 18, 2023;
• Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-51322 on October 16, 2024.
This item was adopted as revised.

37 Firefighter Equipment Contracts RFP 24-0108 - Request for Award (Ordinance S-51719) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with 15 vendors as listed in Attachment A to provide firefighter equipment and other related products and services for the Phoenix Fire Department and various departments Citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $25,350,000.

Summary
These contracts will supply essential firefighting equipment and other related products and services, including extraction/attack tools, fire

extinguishers, search and rescue equipment, apparel, hoses, and personal protective equipment. By providing cutting-edge solutions to the Phoenix Fire Department, and various other departments, these contracts will bolster the City's operational capabilities by enabling effective responses to diverse emergencies and outfitting seven new fire stations with required commodities to embark on service. These contracts allow access to products and services required for the ongoing safety and well-being of both City staff and the Phoenix community.

Procurement Information
A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Twenty-two vendors submitted proposals deemed responsive and responsible. An evaluation committee evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach - 350 points
Capacity - 300 points
Experience - 200 points
Price - 150 points

After reaching consensus, the evaluation committee recommends award to 15 vendors. The Offerors selected for award are included in **Attachment A**.

Contract Term
The contracts will begin on or about March 15, 2025, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts value will not exceed $25,350,000.

Funding is available in various departments' operating budgets.

This item was adopted.

38 Intergovernmental Agreement for Phoenix Radio Shop Services to the City of Tolleson (Ordinance S-51712) - District 7

Request to authorize the City Manager, or his designee, to execute an intergovernmental agreement (IGA) with the City of Tolleson to provide public safety subscriber equipment maintenance services on an as-needed basis. Further request to authorize the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. This agreement will have no financial impact on the City of Phoenix.

Summary

The cities of Tolleson and Phoenix have agreed to enter into an intergovernmental agreement to provide radio equipment maintenance and repair services. This agreement will incur no financial impact to Phoenix as Tolleson agrees to pay the cost for all services and parts. Tolleson will pay the costs for services rendered on each unit repaired on a time and material basis.This IGA will authorize Phoenix to charge a labor fee to Tolleson for any radio equipment maintenance and repair services. Additionally, Tolleson will reimburse Phoenix at a fair market rate for the cost of any materials or parts necessary to repair the unit.

Contract Term

This agreement will commence on or about March 14, 2025, and thereafter will be automatically renewed each year for successive one-year terms. The cities of Phoenix and Tolleson may discontinue the agreement upon reasonable notice.

Financial Impact

There is no financial impact to the City of Phoenix.

Location

The City of Phoenix will perform services on site at the service center located at 2441 S. 22nd Avenue.
Council District: 7

This item was adopted.

42 Office of Heat Response and Mitigation Tree Stewards Program (Ordinance S-51715) - Citywide

Request authorization for the City Manager, or his designee, to enter into one grant agreement with one grantee to disburse funds for a new Tree

Stewards Program. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available from the U.S Department of Agriculture (USDA) Forest Service through the Urban and Community Forestry (UCF) Grant allocated to the City under the Inflation Reduction Act (IRA). The aggregate expenditures will not exceed $2 million.

Summary

Increasing urban tree canopy cover is an important public health strategy that supports the core value of the 2025 General Plan to build the most sustainable desert city. In November 2024, City Council unanimously adopted the Shade Phoenix Plan, which guides the implementation of more than 30 unique strategies and programs to provide more tree and shade coverage throughout the city. Several actions in the Shade Phoenix Plan are funded by a $10 million Urban and Community Forestry Grant awarded to the City by the USDA. On October 4, 2023, City Council authorized the distribution of $10 million from the USDA's Forest Service Urban and Community Forestry Grant through the IRA to the City's Office of Heat Response and Mitigation (OHRM) for the creation of grant and community impact programs.

To increase the tree shade canopy in disadvantaged neighborhoods, OHRM is seeking authorization to use up to $2 million of USDA grant funds to implement a grant to start a new Tree Stewards Program. With the increased number of trees being planted throughout the City of Phoenix, a reliable, long-term solution for maintenance is paramount. The program will hire, train, and pay at least 10 tree stewards, who will coordinate education, planting, and maintenance efforts to communities in grant eligible neighborhoods for five years. It will provide workforce training and jobs to residents of diverse backgrounds and provide tree maintenance assistance to community members. The benefit to the community will be evaluated yearly and the findings will be used to fine tune the program as it continues. No more than $2 million will be committed for the Tree Stewards Program.

The Tree Steward Grant will be open to existing organizations, including but not limited to nonprofits with relevant experience with tree planting projects and maintenance in underserved neighborhoods. The Tree Stewards Program created through the City's IRA grant will be designed

in coordination with related efforts in neighboring municipalities. OHRM will closely coordinate with the granted organization in order to administer this program. OHRM staff will accept and review applications, award the organization best suited to implement this grant, and ensure that all funding will be spent by the end of June 2029 to comply with IRA requirements.

Financial Impact

Funding for this program will not exceed $2 million. There is no impact to the General Fund. Funding is available through the IRA from the USDA Forest Service.

This item was adopted.

43 Authorization to Amend Contract with Vision Building Rentals, LLC to Extend the Term and Increase Pay Authority (Ordinance S-51707) - District 7

Request authorization for the City Manager, or his designee, to increase funding in the amount of $250,000 for Contract 160860 with Vision Building Rentals, LLC for a total new contract value not to exceed $2,750,000 and to extend the term of the contract through April 21, 2025, to allow for administrative closeout of the contract. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from the City's allocation of the American Rescue Plan Act (ARPA) funds.

Summary

The City of Phoenix Office of Homeless Solutions (OHS) seeks to provide additional contract funding to Vision Building Rentals, LLC for the continued rental of various equipment, including a temporary shelter structure to provide congregate shelter for up to 100 individuals experiencing homelessness while the permanent shelter structure and larger portion of the 71st Avenue Navigation Center is completed. This temporary structure allows for the City to offer respite, sleeping quarters, and services infrastructure for individuals experiencing homelessness within the City and will continue to support the City of Phoenix in offering a regional approach to providing emergency shelter and homeless services.

Contract Term

Upon approval, the term of the contract will be extended through April 21, 2025, to allow for administrative closeout of contract.

Financial Impact
The total value of this contract shall not exceed $2,750,000. Funding is available through the City's ARPA allocation.

Concurrence/Previous Council Action
The City Council approved Contract 160860 with Ordinance S-50943 on May 29, 2024.

Location
11 S. 71 Avenue
Council District: 7

This item was adopted.

44 Authorization to Amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to Increase Authority (Ordinance S-51710) - District 7

Request authorization for the City Manager, or his designee, to amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to increase funding up to $250,000 for overflow shelter operations. The new total contract value will not exceed $2,375,000. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from the Office of Homeless Solutions's general funds.

Summary
Keys to Change provides essential services and homeless program operations for unsheltered individuals experiencing homelessness, 365 days per year, 7 days per week, and 24 hours per day, including holidays. Directly and through its 16 partners, the Keys Campus provides shelter, food, navigation, case management, postal services, workforce development, and housing, among other services. Keys to Change recognizes the urgent need for providing essential services to individuals experiencing homelessness and is committed to providing services aligned with the City of Phoenix’s Strategies to Address Homelessness Plan. The agency’s programs include services for the homeless that serve thousands each day and provide general assistance for individuals

in need. The additional funding will be used for expenses related to the operations of overflow shelter beds in the Lodestar Day Resource Center and St. Vincent de Paul dining hall on campus.

Contract Term
The contract term remains unchanged.

Financial Impact
The new total value of this contract shall not exceed $2,375,000. The additional $250,000 is available in the Office of Homeless Solutions' general fund budget.

Concurrence/Previous Council Action
The City Council approved Contract 160325 with Ordinance S-50614 on February 21, 2024.

Location
220 S. 12th Avenue
District: 7

This item was adopted.

45 Request to Enter into an Agreement with Housing for Hope, Inc. (Ordinance S-51717) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Housing for Hope, Inc. to fund the acquisition and supporting improvements of a safe house for pregnant women experiencing abuse. The total value of the agreement will not exceed $600,000. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available from Community Development Block Grant (CDBG) entitlement. There is no impact to the General Fund.

Summary
The Neighborhood Services Department's (NSD) Neighborhood Enhancement and Infrastructure Program, funded by the U.S. Department of Housing and Urban Development (HUD), provides grant funds to non-profit organizations for critical projects that provide a public benefit to Phoenix residents with low-and-moderate incomes.

Housing for Hope, Inc., a subsidiary of Catholic Charities Community Services, requested funds to acquire a single-family residential home to use as a safe house for pregnant women. The safe house will be an emergency resource for pregnant women leaving an unstable or unsafe environment due to emotional and/or physical domestic violence. Additionally, the safe house will provide wrap-around services, including meals, clothing, supplies, counseling, and referrals to community services. The safe house will assist in preventing homelessness by offering a short-term stay, 30 to 90 days, while permanent housing is arranged.

The project will support the City's responses to domestic violence and homelessness by providing an additional solution that prevents homelessness that could otherwise be experienced by pregnant women, and their children, escaping domestic violence.

Contract Term

The 12-month agreement term will begin on or about March 15, 2025, with an option to extend for six months, that may be exercised at the discretion of the City Manager, or designee.

Financial Impact

Funding is available in the Neighborhood Services Department's Neighborhood Enhancement and Infrastructure Program Budget using HUD CDBG funds. There is no impact to the General Fund.

This item was adopted.

47 Amend Contracts with Gordon C. James Public Relations, Inc. and Phoenix IG, LLC - Contracts 160200 and 162011 - Metro District (Ordinance S-51708) - District 1

Request to authorize the City Manager, or his designee, to amend the not to exceed amount of Contract 160200 with Gordon C. James Public Relations, Inc. (Consultant) to $375,000. Consultant provides community organizing services for the Metro District Community Collaboration (Metro District) 501(c)(3) organization. Staff also requests further authorization to amend Contract 162011 with Phoenix IG, LLC (Developer), or its designee, for cost sharing purposes and authorization to receive and disburse funds related to this item. Further request to authorize the City

Treasurer to accept, and the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

Summary

In March 2024, City Council authorized staff to contract with the Consultant for a one-year contract, with two one-year renewal options, for a maximum value of $125,000 (Ordinance S-50656). With the same action, City Council also authorized staff to receive funding from the Developer to equally share the costs of the Consultant's contract. This funding was intended for the initial year of the contract.

The Consultant has satisfactorily performed the scope of work included in the contract to enhance public safety and build business relationships as well as market and promote the Metro District. Furthermore, the Consultant has filed a 501(c)(3) application for the Metro District with the U.S. Internal Revenue Service, which should be finalized this year allowing for tax deductible contributions to the non-profit. For these reasons, staff and the Developer wish to exercise the option for the next year of the Consultant's contract, beginning April 8, 2025, and receive authorization to add $250,000 of payment authority for a new $375,000 total aggregate contract amount. The original contract authority and renewal options will remain the same, with all contract options expiring April 7, 2027. The Developer will continue to share 50 percent of the contract costs with the City under the funding agreement.

Over the final two option years of the contract, the Consultant will work to execute a fundraising plan with the goal of making the non-profit financially self-sufficient without City support.

Contract Term

The initial one-year term of the contract expires on April 7, 2025. There are two one-year renewal options.

Financial Impact

The aggregate contract value will not exceed $375,000. A total of 50 percent of the funds are available in the Downtown Community Reinvestment Fund, with an additional 50 percent of funds contributed by the Developer. Developer will pay its contribution directly to the City.

Concurrence/Previous Council Action
City Council approved contracts 160200 and 162011 (Ordinance S-50656) on March 6, 2024.

Location
The Metro District boundaries are: Peoria Avenue, Interstate 17, Dunlap Avenue and 31st Avenue
Council District: 1

This item was adopted.

48 Authorization to Amend Development Agreement with PV Land SPE, LLC (Ordinance S-51714) - District 3

Authorize the City Manager, or his designee, to amend Contract 154095 with PV Land SPE, LLC (Developer), or its City-approved designee, to extend the term of the reimbursement period.

Summary
The City and Developer entered into a development agreement (Agreement) in 2021 to facilitate the demolition and redevelopment of the former Paradise Valley Mall into a mixed-use development (Project). The Agreement allows for reimbursement by the City of certain public improvements constructed by the Developer utilizing the general fund (GF) share of Project-generated transaction privilege tax (TPT).

Following the completion of demolition and commencement of construction in 2022, a new state law, SB 1131, was passed in 2023 prohibiting municipalities from collecting a residential rental tax, effective January 1, 2025. Reimbursement of the residential rental tax was forecasted over a period of 25 years under the Agreement and was part of the Developer’s financial assumptions for constructing the Project.

In 2024, City Council authorized an amendment to allow the use of restricted Non-GF share of TPT generated on-site to reimburse for public infrastructure constructed on the site. The parties would like to extend the reimbursement term of the Agreement from 25 years to 30 years to make up for additional lost revenue from the elimination of the residential rental tax. All other terms and conditions of the Agreement will remain in full force and effect.

Financial Impact

Project-generated TPT is only available for actual public infrastructure and amenities completed by the Developer and accepted by the City for a 30-year term.

Concurrence/Previous Council Action

On February 17, 2021, City Council approved Contract 154095 (Ordinance S-47323). On June 26, 2024, City Council approved an amendment authorizing Non-GF TPT as reimbursable (Ordinance S-51125).

Location

4500 - 4610 East Cactus Road
Council District: 3

This item was adopted.

49 ***REQUEST TO WITHDRAW (SEE ATTACHED MEMO)* Amendment to the Downtown Redevelopment Area Boundary (Resolution 22280) - District 7**

Request to adopt a resolution to amend the Downtown Redevelopment Area boundary by removing a City-owned parcel.

Summary

The Downtown Redevelopment Area (RDA) was established on January 30, 1979, by Resolution 15128 and has been amended multiple times, most recently on June 8, 2020, by Resolution 21832. The RDA Plan provides a broad framework for the development of the area and lists specific redevelopment objectives. These basic redevelopment objectives include:

Remove substandard, deteriorating and obsolescent buildings.
Encourage physical and economic growth of Downtown Phoenix.
Assemble land into parcels for disposition and redevelopment.
Provide safe, efficient and attractive circulation and access systems to Downtown Phoenix.
Increase the housing supply.
Provide adequate public services and facilities to meet the needs of the downtown area, the City and region.

The City has taken many actions over the years to achieve these objectives. Downtown Phoenix has seen a significant increase in residential housing and new educational and employment opportunities, and is home to many cultural venues and events. One City-owned parcel within the RDA, as depicted in Attachment A and legally described in Attachment B, has met these objectives and can now be removed from the RDA. The removal of this parcel is a minor amendment to the RDA boundary and will not impact any other parcel/property owner.

Financial Impact

There is no impact to the General Fund as a result of this action.

Public Outreach

Public notice is not statutorily required under Arizona Revised Statute 36-1473.

Location

Northeast corner of Central Avenue and Portland Street. Assessor's Parcel Number (APN): 111-36-081A.
Council District: 7

This item was withdrawn.

50 Authorization to Enter into an Agreement with U.S. Department of Agriculture for Police Services (Ordinance S-51718) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to enter into an agreement with the U.S. Department of Agriculture - Office of Inspector General (OIG) to reimburse the Police Department up to $12,000 for police services. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

The purpose of this agreement is to receive reimbursement for police services associated with joint law enforcement operations involving Supplemental Nutrition Assistance Program (SNAP) fraud. The goal is to identify and locate individuals and businesses involved in SNAP fraud, conduct investigations, and effectuate prosecution. In turn, the OIG will reimburse the Police Department for police overtime incurred in support of the investigations. The OIG will not reimburse fringe benefits

associated with the overtime; therefore, the Police Department will absorb those expenditures.

Contract Term
Date of execution through September 30, 2025.

Financial Impact
The U.S. Department of Agriculture - Office of Inspector General will reimburse the Police Department up to $12,000. The Police Department's budget will absorb the fringe benefits associated with the overtime related to the investigations.

This item was adopted.

51 Authorization to Apply For, Accept and Enter Into an Agreement for the Arizona State Crisis Intervention Program (AzSCIP) Grant Program (Ordinance S-51720) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement for state grant funds through the Arizona Criminal Justice Commission's Arizona State Crisis Intervention Program (AzSCIP). Funding provided under this grant will not exceed $500,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary
The purpose of this Program is to prevent or reduce gun-related crime and violence, as well as improve the functioning of the criminal justice system, by supporting innovative and evidence-based practices, more effective information sharing, and multi-agency collaboration. Funding will support projects that will create and implement state crisis intervention court proceedings and related gun violence reduction programs and initiatives. All projects must have a direct connection to crisis intervention, which is focused on identifying risk and intervening before harm occurs. Through financial support for innovative, evidence-based projects at all levels of the state, AzSCIP will work to mitigate gun violence, preserve lives by diminishing gun-related fatalities, and decrease the frequency of gun-related injuries.

The Police Department will use this grant funding to mitigate gun violence

in Phoenix by partnering with an external mental health service provider to provide peer support navigation services to high-risk individuals, which will increase the availability and accessibility of crisis intervention services. This community-based firearm death and injury reduction effort will focus on identifying risk and intervening before harm occurs. The funding will help in decreasing the occurrences of gun-related homicides and incidents of gun-related injuries resulting from deliberate shootings, while minimizing the instances of gun-involved suicides and occurrences of accidental injuries due to firearms. In addition, the funding would allow the City to offer training on mental health, substance use, and suicide intervention for internal staff as well as caregivers and general community members.

The grant application is due on March 14, 2025. If approved, the Police Department will move forward with submitting the application.

Contract Term

The term of the contract will be two years, beginning on July 1, 2025, with two one-year extension options.

Financial Impact

No matching funds are required.

This item was adopted.

52 Request to Issue Revenue Contract Solicitations for Terminal 3 North 2 Concourse Concessions - District 8

Request the City Manager, or his designee, to authorize the Aviation Department to issue Revenue Contract Solicitations (RCS) for food and beverage concessions, retail concessions, and an airport lounge concession in the new North 2 Concourse in Terminal 3 at Phoenix Sky Harbor International Airport.

Summary

The new Terminal 3 North 2 Concourse (T3N2) will be operational in 2027. With the addition of the N2 concourse, the Aviation Department has developed a concession leasing strategy to guide the procurement of contracts for food and beverage, retail, and airport lounge concessions. This strategy is designed to ensure the airport offers diverse, high-quality options that meet the needs of our passengers.

The strategic concession planning process included reviewing enplanement forecasts and concourse construction schedules, determining the optimal concession square footage, programming the concession spaces, identifying contracting opportunities, and developing a timeline for the solicitations. This timeline also incorporates industry discussions and outreach to small businesses to ensure broad participation.

The goals of this RCS are to foster healthy competition while increasing local and small business participation, reflect current airport retail market trends, and optimize sales and revenue. Additionally, the solicitations aim to elevate the quality and uniqueness of souvenir, gifts, and retail merchandise offerings and showcase food and beverage offerings that authentically reflect the local community's culinary heritage. The solicitation opportunities will also include requirements for participation in the Aviation Department's sustainability and airport concession marketing programs, and requirements to support the Aviation Department's workplace initiatives and customer experience programs.

Procurement Information
The Aviation Department intends to issue three separate solicitation packages that will result in a total of six contract awards in accordance with the City of Phoenix Administrative Regulation 3.10 as follows:

Food and beverage concession package:
One full-service restaurant with bar;
Two quick-serve restaurants and cafe bar; and
One coffee cafe designated for a small business operator

Retail concession package:
One retail convenience, news, and gift store; and
One specialty retail boutique-style store

Airport lounge concession package:
One airport lounge

Packages will allow contracting opportunities for companies of all sizes,

including opportunity for subleasing, joint ventures, licensing agreements, and the inclusion of small businesses. One package will provide the opportunity for small business operators to compete and contract directly with the Aviation Department.

Responsive and responsible respondents will be evaluated according to the following criteria:
Proposed Concept(s) and Menu / Merchandising Plan
Design and Quality of Tenant Improvements
Management, Marketing, Operations, and Technology Plans
Experience and Qualifications of Respondent and Partners (if any)
Proposed Business Plan
Financial Return to the City (Airport Lounge Concession Package only)

The highest-ranked respondent for each opportunity will be recommended for the concessions lease awards. The Aviation Department intends to issue these solicitations on or about July 2025, with an estimated contract award on or about July 2026. The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

Public Outreach
This process will include all standard and required outreach efforts. The Aviation Department will conduct targeted outreach efforts to attract interest.

Contract Term
The proposed aggregate primary contract term for the airport lounge and food and beverage concepts will be between 12 to 15 years, and for the retail concepts will be between 10 to 12 years, which will be negotiated based on the respondent's planned capital investment.

Financial Impact
Rent for the food and beverage and retail concessions will be a percentage of gross sales. The percentage will be finalized upon RCS publication and will range between 8 percent to 18 percent depending on the concession category. Rent for the airport lounge concession will be a Minimum Annual Guarantee (MAG). The MAG will be finalized upon RCS

publication.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board Business Development Subcommittee recommended approval of this item by a vote of 3-0 on January 2, 2025.

The Phoenix Aviation Advisory Board recommended approval of this item by a vote of 7-0 on January 16, 2025.

The Transportation, Infrastructure, and Planning Subcommittee recommended approval of this item by a vote of 4-0 on February 19, 2025.

Location
Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road
Council District: 8

This item was approved.

54 Security Access Controls RFA 25-FMD-008 - Amendment (Ordinance S-51689) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 162215 with Everon, LLC, formerly known as ADT Commercial LLC, to provide parts and services for the Phoenix Convention Center Department (PCCD) and allow additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditure will not exceed $5,000,000.

Summary
This contract provides parts and services for a Citywide security access control upgrade project. This amendment is necessary to add PCCD as an authorized user and to request additional payment authority to support a PCCD project, which will include: upgrading all wiring between the access control panels and card readers and/or keypads, replacing all existing access control and intrusion detection hardware and software, adding approximately 150 card readers, and implementing interactive remote access using the City’s existing network infrastructure.

Contract Term
The contract term remains unchanged, ending on November 30, 2029.

Financial Impact
Upon approval of $5,000,000 in additional funds, the revised aggregate value of the contract will not exceed $26,520,000. Funds are available in the Public Works and Convention Center departments' budgets.

Previous Council Action
The City Council previously reviewed this request:
Security Access Control Cooperative Agreements 162215 (Ordinance S-50893) on May 29, 2024.

This item was adopted.

55 Airport Custodial and Floor Care Services RFP 23-032 - Amendment (Ordinance S-51700) - Districts 1, 7, 8 & Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 160028 with JanCo FS 3, LLC dba Velociti Services to provide custodial and floor care services for the Phoenix Convention Center Department (PCCD). Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $250,000.

Summary
This contract will provide staff, equipment, supplies, and supervision necessary to furnish custodial and floor care services to the Phoenix Convention Center, Orpheum Theatre, Symphony Hall, and Herberger Theater. This amendment is necessary to add PCCD as an authorized user and to request additional payment authority for PCCD.

Contract Term
The contract term remains unchanged, ending on March 3, 2029.

Financial Impact
Upon approval of $250,000 in additional funds, the revised aggregate value of the contracts will not exceed $224,250,000. Funds are available in the Aviation and Phoenix Convention Center departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Request to issue Request for Proposals (RFP) for Airport Custodial and Floor Care Services on May 31, 2023; and

The Phoenix Aviation Advisory Board Business and Development Subcommittee:
• Recommended approval of this item on November 2, 2023, by a vote of 3-0; and

The Phoenix Aviation Advisory Board:
• Recommended approval of this item on November 16, 2023, by a vote of 6:0; and

The Transportation, Infrastructure and Planning Subcommittee:
• Recommended approval of this item on January 31, 2024, by a vote of 4-0; and

The City Council previously reviewed this request:
• Airport Custodial and Floor Care Services Contract 160028 (Ordinance S-50535) on February 7, 2024.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Phoenix Deer Valley Airport, 702 W. Deer Valley Road
Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ
Phoenix Convention Center Department, 100 N. Third Street
Council Districts: 1, 7, 8, and Out of City

This item was adopted.

56 Emergency Medical Services and Fire Equipment Accessories and Parts IFB 25-FSD-031 - Recommendation for Award (Ordinance S-51716) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate contracts with Fire Truck Solutions, LLC; L.N. Curtis and Sons, Inc.; Matlick Enterprises, Inc. dba United Fire Equipment Company; and Freightliner of Arizona, LLC dba Velocity Truck Centers to provide emergency medical services (EMS) vehicles and fire equipment accessories and parts for emergency fleet vehicles for the Public Works

Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $1,508,175.

Summary

The Public Works Department is responsible for acquisition and maintenance of a variety of EMS vehicles and fire apparatus. Malfunctioning EMS and fire apparatus parts require equipment to be placed out of service. These contracts will allow Public Works Department to expedite vehicle repairs, maintain equipment availability for emergency response, and ensure emergency medical services and parts are available as needed to avoid disruption to operations.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on various discounts on multiple product lines, the procurement officer recommends award to the following vendors:

Selected Bidders
Fire Truck Solutions, LLC
L.N. Curtis and Sons, Inc.
Matlick Enterprises, Inc. dba United Fire Equipment Company
Freightliner of Arizona, LLC dba Velocity Truck Centers

See **Attachment A**.

Contract Term

The contracts will begin on or about April 1, 2025, for a three-year term with two one-year options to extend.

Financial Impact

The value of the contracts will not exceed $1,508,175.

Funding is available in the Public Works Department's budget.

This item was adopted.

57 Kitchen Hood Systems Maintenance and Repairs Contract IFB 25-FMD-033 - Request for Award (Ordinance S-51690) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with A P Fire Protection LLC to provide inspection, testing, maintenance, and repair of kitchen hood fire suppression systems for multiple departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $2,500,000.

Summary

This contract will provide inspection, testing, maintenance, and repair of kitchen hood suppression systems for multiple departments. The Public Works Department is responsible for maintaining these systems for various departments, including the Fire, Parks and Recreation, and Human Services departments.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10. Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder:
A P Fire Protection LLC: $6,390

Other Bidders:
RCI Systems, LLC: $6,995
Hiller Companies, LLC: $7,995
Fire Protection Service Corp dba Copperstate Fire Protection: $23,550

Contract Term

The contract will begin on or about March 5, 2025, for a three-year term, with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed $2,500,000. Funding is

available in the Public Works Department's operating budget.

This item was adopted.

58 Reciprocal Services Intergovernmental Agreement with the City of Glendale for Disposal of Solid Waste (Ordinance S-51701) - Out of City

Request to authorize the City Manager, or his designee, to enter into a Reciprocal Services Intergovernmental Agreement with the City of Glendale for Disposal of Solid Waste to manage solid waste materials delivered for processing or disposal at City facilities. This agreement will be conducted as a true balanced reciprocal agreement on a ton-for-ton basis with no monetary exchange required. Further request to authorize the City Treasurer to accept and for the City Controller to disburse funds related to this item, in the event of an emergency that requires either party to exceed the agreed upon amount of tonnage.

Summary

The City of Phoenix and the City of Glendale mutually agree it is beneficial and good business for each party to use the transfer station owned by the other on a reciprocal basis to support operations. This agreement allows business efficiency for managing refuse collection and disposal with vehicle routing that reduces excessive travel time and distances, reduces air pollution, and maximizes fuel economy.

Contract Term

The initial one-year contract shall begin on or about March 5, 2025, with four one-year options to extend.

Financial Impact

This agreement will be conducted as a ton-for-ton exchange with no monetary value. In the event of an emergency that requires either party to exceed the agreed upon amount of tonnage, the exceeding party will compensate the receiving party by paying the disposal associated gate rate or price per ton.

This item was adopted.

60 Happy Valley Road: 67th Avenue to 35th Avenue Roadway Improvements - Design-Bid-Build Services - ST85100437 (Ordinance S-51687) - District 1

Request to authorize the City Manager, or his designee, to accept Haydon Companies, LLC as the lowest-priced, responsive and responsible bidder and to enter into an agreement with Haydon Companies, LLC for Design-Bid-Build Services for the Happy Valley Road: 67th to 35th avenues Roadway Improvements project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $37,475,767.77.

Summary

The purpose of this project is to upgrade Happy Valley Road to include three through lanes and one buffered bike lane in each direction with raised median islands.

Haydon Companies, LLC 's services include, but are not limited to: roadway widening, installation of Americans with Disability Act sidewalk and curb ramps, scenic trails, raised medians, new bus bays, pads and stops, drainage improvements, new street lighting, upgrading traffic signals, mill and overlay, new striping and signage, and landscaping.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Three bids were received on November 19, 2024, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

The Opinion of Probable Cost and the three lowest responsive, responsible bidders are listed below:

Opinion of Probable Cost: $28,238,854.37
Haydon Companies, LLC: $37,475,767.77
Combs Construction Company, Inc.: $37,482,442.20
Pulice Construction, Inc.: $41,782,699.30

Although the bid exceeds the Engineer’s Opinion of Probable Cost by more than 10 percent, it has been determined the bid represents a fair and reasonable price for the required work scope. Additionally, the bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 660 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Haydon Companies, LLC will not exceed $37,475,767.77, including all subcontractor and reimbursable costs.

This project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation DBE program. Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Happy Valley Road from 67th to 35th avenues
Council District: 1

This item was adopted.

61 Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant - Amendment - WS90300011, WS90400023, and WS90500299 (Ordinance S-51696) - Districts 2 & 7

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 146957 with RFI Consultants, L.L.C. to provide continuous construction administration and inspection services for the Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

Summary
The purpose of this Project is to conduct an assessment and inspection services for the application of protective coatings, piping, and manholes for collection systems, lift stations, and the Cave Creek Water Reclamation Plant.

This amendment is necessary due to the remaining fund capacity on the contract, as the project was put on hold due to COVID-19 restrictions. This amendment will provide additional time to the agreement.

Contract Term
The term of the agreement amendment is three years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
There is no financial impact to this Project.

Location
General Location: Cave Creek and Deer Valley roads and 22nd Avenue and W. Lower Buckeye Road.
Districts: 2 and 7

Concurrence/Previous Council Action
The City Council approved:
- Construction Administration and Inspection Services Agreement 146957 (Ordinance S-44261) on February 21, 2018; and
- Construction Administration and Inspection Services Agreement 146957 Amendment (Ordinance S-49661) on May 3, 2023.

This item was adopted.

62 Reinforced Concrete Pipe Main Inspection and Assessment Program - Engineering Services Amendment - WS85508001 (Ordinance S-51697) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 151695 with Black & Veatch Corporation to

provide additional engineering services for the Reinforced Concrete Pipe Main Inspection and Assessment Program Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

Summary

The purpose of this Project is to continue with a multi-year inspection and assessment program to inspect and assess the condition of approximately 228 miles of reinforced concrete, cast iron, concrete cylinder ductile iron pipes, and other material types of water transmission mains that vary in age throughout the conveyance system.

This amendment is necessary to understand condition, improve system resilience, and identify leaks before major breaks occur. Extending the contract will allow for the continuation of the program using already encumbered funds and hold the program in place until there is a budget for a new inspection and assessment program. This amendment will provide additional time to the agreement.

Contract Term

The term of the agreement amendment is two years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

No additional funding is needed for this amendment.

Concurrence/Previous Council Action

The City Council approved:

- Engineering Services Agreement 151695 (Ordinance S-46395) on March 4, 2020; and
- Engineering Services Agreement 151695 Amendment (Ordinance S-49725) on May 31, 2023.

This item was adopted.

63 Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek

Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant - Amendment - WS90200056, WS90200053, WS90300009, and WS90300011 (Ordinance S-51698) - Districts 2 & 7

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 146955 with Arcadis U.S., Inc. to provide continuous construction administration and inspection services for the Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

Summary

The purpose of this Project is to conduct an assessment and inspection services for the application of protective coatings, piping, and manholes for collection systems, lift stations, and at the Cave Creek Water Reclamation Plant.

This amendment is necessary due to the remaining fund capacity on the contract as the Project was put on hold due to COVID-19 restrictions. This amendment will provide additional time to the agreement.

Contract Term

The term of the agreement amendment is three years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

There is no financial impact to this project.

Location

General Location: Cave Creek and Deer Valley roads and 22nd Avenue and W. Lower Buckeye Road.
Districts: 2 and 7

Concurrence/Previous Council Action

The City Council approved:

- Construction Administration and Inspection Agreement 146955 (Ordinance S-44261) on February 21, 2018; and
- Construction Administration and Inspection Agreement 146955 Amendment (Ordinance S-49660) on May 3, 2023.

This item was adopted.

64 Portland Cement Concrete Repair - 2-Step Job Order Contracting Services - JOC232 (Ordinance S-51704) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with the four contractors listed in **Attachment A,** to provide portland cement concrete repair job order contracting (JOC) services Citywide for the Street Transportation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $65 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The contractors' JOC services will be used on an as-needed basis to provide portland cement concrete repair services, including but not limited to: setting up and taking down traffic control devices in accordance with the City of Phoenix Traffic Barricade Manual; excavating, preparing subgrade, setting concrete forms to match existing grade and drainage elevations, and pouring and finishing concrete valley gutters with

and without aprons, curb and gutter, alley and driveway entrances, and sidewalk to match existing elevations and drainage; forming to fit field conditions, and pouring and finishing American Disabilities Act compliant concrete sidewalk ramps, including the installation of detectable warnings; replacing asphalt concrete pavement to match existing asphalt pavement and new concrete; adjusting utility junction boxes and manhole and hand hole covers; and performing other services as may be required in accordance with the Maricopa Association of Governments (MAG), Phoenix Supplement to MAG, and/or field designated to retrofit existing conditions within the dedicated public right-of-way on major arterial, collector, local, and industrial streets within Phoenix's city limits. Additionally, the JOC contractors will be responsible for fulfilling requirements of the Small Business Enterprise Program.

Procurement Information
The selections were made using a two-step qualifications and price-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Eleven firms submitted proposals and are listed in **Attachment A**.

Contract Term
The term of each master agreement is for up to five years, or until an aggregate expenditure of up to $16,250,000, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement value for each of the JOC contractors will not exceed $16,250,000, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $65 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to $3 million each. In no event will any job order agreement exceed this limit

without Council approval to increase the limit.

Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Public Outreach
The public will be notified on each project, if notification is required.

This item was adopted.

65 Aquifer Storage and Recovery Wells 303 and 301 - Construction Manager at Risk Construction Services Amendment - WS85010051 (Ordinance S-51686) - District 2

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 144845 with MGC Contractors, Inc. to provide additional Construction Manager at Risk Construction Services for the Aquifer Storage and Recovery Wells 303 and 301 Project. Further request to authorize execution of amendments to the agreement as necessary within the Council approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $8,557,839.98.

Summary
The purpose of this project is to augment Phoenix's potable water resources during times of long-term water shortages and emergency outages and to meet potable system demand balancing.

This amendment is necessary to meet agency requirements because of increased scope of work, as well as to add funds for construction. This amendment will provide additional time and money to the agreement.

Contract Term
The term of the agreement amendment is two years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the

agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed $24,720, including all subcontractor and reimbursable costs.

Amendment 1 increased the agreement by an additional $6,342,000, for a new total amount not to exceed $6,366,720.

This amendment will increase the agreement by an additional $8,557,839.98, for a new total amount not to exceed $14,944,559.98, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

Design Services Agreement 144844 (Ordinance S-43430) on April 19, 2017;

Design Services Agreement 144850 (Ordinance S-43436) on April 19, 2017;

Construction Manager at Risk Construction Phase Services Agreement 144845 (Ordinance S-43431) on April 19, 2017;

Construction Manager at Risk Design Phase Services Agreement 144946 (Ordinance S-43507) on May 10, 2017;

Construction Manager at Risk Design Phase Services Agreement 145054 (Ordinance S-43532) on May 31, 2017;

Construction Manager at Risk Construction Phase Services Agreement 145055 (Ordinance S-43535) on May 31, 2017;

Construction Administration and Inspection Services Agreement 147305 (Ordinance S-44464) on April 19, 2018; and

Construction Manager at Risk Construction Phase Services Agreement

144845 Amendment (Ordinance S-44667) on June 6, 2018.

Location
4902 E. Asher Hills Drive
Council District: 2

This item was adopted.

66 HVAC Maintenance and Repair Services - Amendment (Ordinance S-51688) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 152364 with HACI Service, LLC to provide HVAC maintenance and repair services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1,500,000.

Summary
The purpose of this amendment is to request additional funds for providing preventative maintenance services, repairs, and replacement parts on all heating, ventilation, and air conditioning (HVAC) units and replacement units on an as-needed basis for the Water Services Department.

Based on asset replacement schedules and condition assessments, HVAC units and cabinets at treatment plants and related facilities are due for replacement. Furthermore, additional funds are needed for the ongoing preventative maintenance and repairs. This amendment is necessary to ensure continued preventative maintenance, repair, and replacement of HVAC equipment.

Contract Term
The agreement term remains unchanged, ending June 30, 2025.

Financial Impact
This amendment will increase the authorization for the agreement by an additional $1,500,000, for a new total not-to-exceed agreement value of $11,573,000.

Funding is available in the Water Services Department's operating

budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

HVAC Maintenance and Repair Services for Water Services Department - Contracts 152361, 152375, 152362, 152363, and 152364 (Ordinance S-50978) on June 12, 2024, for an additional $750,000.

HVAC Maintenance and Repair Services for Water Services Department - Contracts 152375, 152362, and 152364 (Ordinance S-50730) on April 3, 2024, for an additional $1,823,000.

HVAC Maintenance and Repair Services for Parks and Recreation Department - Contracts 152361, 152375, 152362, 152363, and 152364 (Ordinance S-46664) on June 3, 2020.

This item was adopted.

67

Water Pipe and Miscellaneous Fittings - IFB 2021-WDD-436 - Amendment (Ordinance S-51706) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to consent the assignment of Water Pipe and Miscellaneous Fittings Contract 154214 with Dana Kepner Company, LLC to Core & Main LP.

Summary

The purpose of this amendment is to consent to assignment of the agreement with Dana Kepner Company, LLC to Core & Main LP (which has completed its acquisition of Dana Kepner Company, LLC). This amendment would allow for Water Services to continue to purchase the products to complete repairs and new installations of critical infrastructure.

The contract provides water pipe and miscellaneous fittings equipped with valves and pack joints, ball style and full port, for various locations throughout the Water Services Department. Contractor is responsible for providing fittings that are manufactured in compliance with the Environmental Protection Agency, Arizona Department of Environmental Quality, Maricopa County, and local requirements impacting the treatment and delivery of potable drinking water.

Contract Term
The contract term remains unchanged, ending on April 30, 2026.

Financial Impact
There is no requested change to the existing spending authorization for this contract as part of this amendment.

Concurrence/Previous Council Action
City Council previously reviewed and approved the original ordinance authorizing the contract to Dana Kepner Company, LLC, Water Pipe and Miscellaneous Fittings Contract 154214 (Ordinance S-47514) on May 5, 2021.

This item was adopted.

68 Utility Optimization Roadmap Contract RTO 2425-WAD-671 - Request for Award (Ordinance S-51711) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Arcadis U.S., Inc. to provide a Utility Optimization Roadmap for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $995,455.

Summary
This contract will provide the Water Services Department with consulting services to assist with creating a Utility Optimization Roadmap to move the organization forward with data collection, data management, and data optimization for business processes and prioritizing water-owned systems to efficiently and effectively manage the future state of the utility.

Procurement Information
A Request for Qualifications procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted proposals. Three vendors were deemed to be responsive to the posted specifications and responsible to provide the required services. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1000:

Method of Approach (0-480 points)
Experience (0-315 points)
Cost (0-205 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Arcadis U.S., Inc., 816.50 points

Contract Term
The contract will begin on or about March 1, 2025, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $995,455.

Funding is available in the Water Services Department's operating budget.

This item was adopted.

69 Support for Formation of Palatial Gardens Irrigation Water Delivery District (Resolution 22277) - District 6

Request to adopt a resolution to support formation of the Palatial Gardens Irrigation Water Delivery District (IWDD) through Maricopa County. The proposed IWDD includes the single-family residential properties generally bounded by Glendale Avenue to the south, 625 feet north of Glendale Avenue to the north, 12th Street to the west, and 16th Street to the east. This action has no financial impact to the City of Phoenix.

Summary
Under the provisions of Arizona Revised Statutes chapter 20, title 48, Irrigation Water Delivery Districts, when the majority of the lot or parcel owners who are entitled to or capable of receiving irrigation water from the same system want irrigation water delivered to their lands, they may propose organization of an IWDD. Maricopa County requires that applicants for an IWDD within the City's boundaries obtain the City Council's support before the County will start the process of forming or

re-establishing an IWDD.

If approved by the City Council, landowning neighbors seeking an IWDD then complete a special taxation impact statement and submit this document to the Maricopa County Board of Supervisors. The Board of Supervisors, along with Salt River Project (SRP), will decide if a petition to organize an IWDD may be circulated. See **Attachment A** for the consent from SRP to the Board of Supervisors and a map of the SRP delivery system.

This request has been reviewed by the Street Transportation and Water Services departments.

Financial Impact
This action has no financial impact to the City of Phoenix.

Public Outreach
On December 12, 2024, the City received a formal written request from one of its residents to pursue the City Council's approval to form an IWDD with Maricopa County (**Attachment B**).

Location
The proposed IWDD includes the single-family residential properties generally bounded by Glendale Avenue to the south, 625 feet north of Glendale Avenue to the north, 12th Street to the west, and 16th to the east.
Council District: 6

This item was adopted.

72 Enter into a Development Agreement Related to the Construction and Operation of Water and Sewer Facilities Necessary to Serve the Verdin Development (Ordinance S-51721) - District 2

Request to authorize the City Manager, or his designee, to negotiate and enter into a three-party development agreement between the City of Phoenix (City) and Taylor Morrison/Arizona, Inc., and MacEwen Ranch, LLC (collectively, Developer), outlining the parties' obligations related to repayment, impact fee credit, reimbursement, and other financial considerations associated with the construction and operation of water

and sewer facilities required to serve the Verdin Development. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, funds related to this item.

Summary

Pursuant to approved water and sewer master plans, the Developer is required to construct water and sewer facilities necessary to serve the Verdin Development. Several of the required facilities may be subject to Water or Sewer Repayment Agreements (Repayment), Water or Wastewater Development Impact Fee Credit Agreements (Credit), or reimbursement from the Verdin Community Facilities District (Reimbursement). The three-party development agreement will outline the terms and conditions by which the Developer may qualify for Repayment, Credit, or Reimbursement. Additionally, the Developer will be required to construct a public lift station and dual-force main. This agreement will establish the terms by which the Developer shall cover temporary revenue shortfalls related to the operation and maintenance of the lift station and dual-force main.

The following major deal points have been accepted by the Developer.

1. WASTEWATER LIFT STATION SHORTFALL

(a) The City conducted an in-depth financial analysis to calculate the estimated operational shortfall created by the timing of the Verdin lift station completion and planned buildout of the community (Shortfall Study).

(b) The agreement will specify the Verdin Developer's obligation to fund the City's operational and maintenance shortfall costs for the Verdin lift station upon the completion of construction and final acceptance of the lift station by the City. The shortfall obligation will be paid by the Developer in amounts covering a period of 10 years as estimated in the Shortfall Study, subject to payment terms to be defined in the agreement.

2. WASTEWATER CAPACITY

(a) The agreement will acknowledge that wastewater planned capacity allocation for Verdin will be estimated in accordance with City of Phoenix Water Services Department Engineering Policy P-103, dated November 19, 2004, as may be amended by the City, subject to Phoenix City Code

requirements.

3. REPAYMENT AGREEMENTS

(a) The agreement will specify the share of capital costs associated with oversizing sewer facilities to be constructed by the Developer (meaning those facilities providing excess capacity over that required to serve Verdin) that are not reimbursed from the Verdin Community Facilities District (Verdin CFD) but would, notwithstanding Section 28-23 Parts D and E of the Phoenix City Code, otherwise qualify for the Sewer Repayment Program as provided in Phoenix City Code Chapter 28, including terms as set forth in Section 28-23 Part G. Repayment Program eligible capital costs will be calculated as a percentage of the Title 34 compliant Guaranteed Maximum Price (GMP) of the sewer facilities, using the acreage of the benefited parcels outside of the Verdin CFD divided by the total benefited acreage (Verdin CFD and the benefited parcels outside of the Verdin CFD).

(b) The agreement will identify the water facilities that qualify for impact fee credit as provided in Phoenix City Code Chapter 29 and specify the requirement to enter into separate water Impact Fee Credit Agreements as applicable.

(c) The agreement will include a "Reimbursement Matrix" exhibit created by the City and Developer to serve as a guideline regarding the Repayment Program and Impact Fee Credit Agreements.

Financial Impact

There is no negative financial impact to the City.

Location

Council District: 2

This item was adopted.

74 Abandonment of Right-of-Way - ABND 240023 - Located between 7833 South 36th Street and parcel immediately west of APN: 301-23-003C (Resolution 22278) - District 8

Abandonment: 240023
Project: 23-1343
Applicant: Porchlight Homes
Request: To abandon a twenty-five foot right of way (ROW) that totals to 3,211 square feet.
Date of Hearing: June 13, 2024

Location
Generally located between 7833 South 36th Street and parcel immediately west of APN: 301-23-003C
Council District: 8

Financial Impact
A fee was also collected as part of this abandonment in the amount of $771.10.

This item was adopted.

75 Abandonment of Easement - ABND 240040 - 3444 North 27th Avenue (Resolution 22281) - District 4

Abandonment: 240040
Project: 04-2042
Applicant: Jeffrey L. Williams
Request: To abandon an existing irregular shaped drainage easement. The drainage easement was recorded within the Final Plat for Milo Generations AZ1 (Recording No. 20110302825, 4/8/2011, Book 1082, Page 11).
Date of Decision: October 24, 2024

Location
Generally located at 3444 North 27th Avenue
Council District: 4

Financial Impact
Pursuant to Phoenix City Code ch. 31, art. V, sec. 31-64(e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party

general liability claims against the City, maintenance expenses, and undesirable traffic patterns, and also the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

This item was adopted.

76 Amend City Code - Official Supplementary Zoning Map 1279 (Ordinance G-7365) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1279. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-117-05-2 and the entitlements are fully vested.

Summary

To rezone a site located approximately 875 feet east and 284 feet south of the southeast corner of the North Valley Parkway alignment and Carefree Highway.
Application No.: Z-117-05-2
Zoning: FH PCD NBCOD
Owner: Arizona State Land Department
Acreage: 23.03

Location

Located approximately 875 feet east and 284 feet south of the southeast corner of the North Valley Parkway alignment and Carefree Highway
Address: N/A
Council District: 2

This item was adopted.

77 Amend City Code - Official Supplementary Zoning Map 1281 (Ordinance G-7366) - District 1

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1281. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with

Z-65-06-1 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 1,100 feet north of the northeast corner of 31st Avenue and Sweetwater Avenue.
Application No.: Z-65-06-1
Zoning: R-4
Owner: Thunderbird Developers Holding Company, LLC
Acreage: 9.51

Location

Located approximately 1,100 feet north of the northeast corner of 31st Avenue and Sweetwater Avenue
Address: 13404 N. 30th Avenue
Council District: 1

This item was adopted.

78 Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-24--Z-60-23-2 - Approximately 375 Feet East of the Southeast Corner of 25th Place and Rose Garden Lane (Ordinance G-7364) - District 2

Request to authorize the City Manager, or his designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on December 18, 2024, and the Planning Commission on February 6, 2025.

Summary

Application: PHO-1-24--Z-60-23-2
Existing Zoning: A-1
Acreage: 5.02

Applicant: Creation RE, LLC
Owner: JJX3, LLC
Representative: Stephen Anderson, Gammage & Burnham, PLC
Appellant: Stephen Anderson, Gammage & Burnham, PLC

Proposal:
1. Request to modify Stipulation 4 regarding a minimum landscape strip.
2. Request to delete Stipulation 11 regarding minimum green infrastructure techniques.

3. Request to delete Stipulation 14 regarding overhead utilities in the public right-of-way.

VPC Action: The Paradise Valley Village Planning Committee (VPC) was scheduled to hear this request on December 2, 2024, but did not have a quorum. The VPC heard this request on January 6, 2025, and recommended approval to Stipulation 4, by a vote of 13-0; and approval to Stipulation 14, by a vote of 12-1. Stipulation 11 was withdrawn by the applicant.
PHO Action: The Planning Hearing Officer recommended denial as filed, approval with modifications, and an additional stipulation.
PC Action: The Planning Commission recommended denial as filed, approval with modifications, and an additional stipulation, per the Planning Hearing Officer recommendation, with a deleted stipulation, by a vote of 9-0.

Location
Approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane
Council District: 2
Parcel Address: 2601 and 2615 E. Rose Garden Lane

This item was adopted.

39 Request for Reconsideration of Item 37 from the February 19, 2025 Formal Council Meeting - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) - District 7

Request for reconsideration of Item 37 - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) to be placed on the agenda for the Formal City Council meeting on March 5, 2025.

Summary

At the February 19, 2025 Formal City Council meeting, Item 37 - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) was continued to the April 9, 2025 Formal City Council meeting by a vote of 9-0.

Pursuant to the Rules of Council Proceedings Rule 7(n), this reconsideration is being placed on the March 5, 2025 agenda in accordance with a memo requesting reconsideration from Councilman Galindo-Elvira **(Attachment A)** filed with the City Clerk on February 26, 2025.

If this request is approved, the City Council will reconsider this item. If this request is not approved, the City Council will not reconsider this item and the original action on the item will stand.

Discussion

Mayor Gallego announced Councilman Galindo-Elvira had requested this item be added to today's agenda.

A motion was made and seconded as appears below.

A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Pastor, to approve the reconsideration request of Item 37 from the February 19, 2025, Formal meeting. The motion carried by the following voice vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

40 Reconsideration of Item 37 from the February 19, 2025 Formal Council Meeting - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-51673) - District 7

Request to authorize the City Manager, or his designee, to grant a temporary access easement to CPLC Broadway and Central LIHTC, LLC (CPLC) for ingress and egress to the Pueblo Apartments for

consideration in the amount of the appraised value and other consideration. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

CPLC's Pueblo Apartment project at 316 W. Broadway Road is inaccessible from Broadway Road because of an open SRP irrigation ditch. The Planning and Development Department has stipulated that the project (KIVA 18-830) relocate and pipe the open irrigation ditch for permanent direct access from Broadway Road. The City will convey a temporary access easement across the adjacent City-owned property to the east for ingress and egress to the apartments during reconstruction of the SRP facilities. The temporary access does not negatively impact the use of the City-owned property. This easement will be an approximate two-year duration and will be terminated upon completion of the permanent driveway.

The temporary access easement is located within City-owned property, identified by Maricopa County Assessor parcel number 113-07-124.

Location

Near the northwest corner of S. Central Avenue and W. Broadway Road. Council District: 7

Discussion

Mayor Gallego communicated this item was a reconsideration of a grant of a temporary easement.

Prior to his motion, Councilman Galindo-Elvira reported on meeting with staff from Chicanos Por La Causa and the opportunity to tour the project. He stated the project would provide affordable housing that include 10 dedicated spaces for residents under the American with Disabilities Act. Councilman Galindo-Elvira said the need for affordable housing in Phoenix is high and District 7 will be one of the prime areas for that.

A motion was made by Councilman Galindo-Elvira, seconded by Vice Mayor O'Brien, that this item be adopted. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

41 *****ADDITIONAL INFORMATION (SEE ATTACHED MEMO)*** (CONTINUED FROM DECEMBER 4, 2024 AND FEBRUARY 19, 2025) - Loan Federal HOME-ARP Funds for Tanner Thomas Village Affordable Housing Development Project (Ordinance S-51500) - District 8**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to $2,365,349 in federal U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships American Rescue Plan (HOME-ARP) program funds with Tanner Community Development, or a City-approved nominee, for the Tanner Thomas Village affordable housing development project, and to take all actions and execute all documents to complete the loan. Authorization is also requested for the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

Summary

On June 6, 2024, the Housing Department issued a HOME-ARP Notice of Funding Opportunity (NOFO) for Non-Congregate Shelter and Rental Housing acquisition, rehabilitation, and/or new construction projects to reduce homelessness and increase housing stability. A NOFO Pre-Submittal Workshop was held on July 11, 2024. Applications were due on August 30, 2024.

Procurement Information

Three proposals for Rental Housing acquisition were received and reviewed by an evaluation committee comprised of the City's staff members representing various departments. The proposals were evaluated on a 1,000-point scale based on the following criteria: Operations; How Well the Project Addressed the Strategies to Address Homelessness Plan; Organization Capacity; and Project Readiness. The following were recommended for funding:

St. Catherine Manor (Housing for Hope, LLC/Catholic Charities) - 870 points
Tanner Thomas Village (Tanner Community Development) - 803 points
Senior Bridge (Steel+Spark) - 790 points

Tanner Thomas Village, located at 1803 E. Broadway Road (District 8), consists of 37 permanent supportive housing units for previously homeless veterans. The 37 permanent supportive housing units will serve veterans with Area Median Income (AMI) levels at or below 30 percent. Residents will receive supportive services through Tanner Community Development's on-site Community Resource Center, where health care navigation and equity, supplemental nutrition support, human and social services, economic self-sufficiency, and workforce development services will be provided. Additional project funding in the following amounts have been secured by the developer:

HUD Economic Development Initiative - $2,883,950
State of Arizona Governor's Office - $271,851

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the terms listed in the NOFO and HOME-ARP Program requirements.

Financial Impact
There is no impact to the General Fund. HOME-ARP is a federally funded program. Funding for this NOFO is made available from HOME-ARP funds. Funding is budgeted in the Housing Department's Capital Improvement Program (CIP) budget. Loan execution is anticipated for Fiscal Year 2024-25, and the loan will be paid to the developer during the construction period.

Public Outreach
As part of the HOME-ARP Allocation Plan's process, HUD required extensive public outreach to formulate the plan. Housing staff conducted six virtual listening sessions for community stakeholders and interviewed numerous service agencies and housing providers directly. More than 66

agencies participated in interviews and listening sessions during this process. This public input was used to draft the HOME-ARP Allocation Plan and inform the design of the NOFO to address the most critical needs of the community.

As part of the formal adoption process, the HOME-ARP Allocation Plan was made public, providing for a 15-day public comment period. The City published a 15-day comment period and public hearing notice in the Arizona Republic on August 29, 2022. A virtual public hearing was held to provide an opportunity for public comment on September 12, 2022. The public comment period was open from September 13 to September 27, 2022. City Council approved the HOME-ARP Allocation Plan on November 16, 2022. The HOME-ARP Allocation Plan was approved by HUD on February 6, 2023.

Location
1803 E. Broadway Road
Council District: 8

Discussion
Mayor Gallego announced this item was related to the Tanner Thomas Village affordable housing.

Kerwin Brown spoke in support of this item. He reported on attending the community meeting called by Councilwoman Hodge Washington and stated their acceptance of the conditions presented by her.

Councilwoman Hodge Washington acknowledged Mr. Brown's understanding and acceptance of the condition she had articulated.

Mayor Gallego asked Mr. Brown to speak about their service providers and the selection process.

Mr. Brown stated the selected service provider is Faithland and they are continuing to look for additional service providers. He opined Dr. Vaughn with Faithland, who works specifically with veterans, will be a great provider at this facility.

Mayor Gallego asked Mr. Brown to speak about their workforce provider,

Arizona Elk Society.

Mr. Brown reported he was not involved in the selection of the Arizona Elk Society as they were referred to them. He stated the Arizona Elk Society met with him and presented their equine therapy services, equine facilities, and how they work with veterans. Mr. Brown opined the Arizona Elk Society will be a great addition to the services provided to the veterans of this facility.

Mayor Gallego asked Mr. Brown to speak about the job readiness program the Arizona Elk Society will also be providing.

Mr. Brown reported the Arizona Elk Society will assist veterans in job searching, applications, and preparing for interviews. He stated there are other providers, including Desert Dogs, a veteran owned business that provides job readiness and jobs specifically for veterans in the construction sector.

Councilwoman Hodge Washington stated this project is a project the community spoke very clearly about what they wanted to see and was adamant they were supportive of this type of project but they had concerns about the logistics of the day-to-day operations and to ensure this project does not become a burden to their community.

Councilwoman Hodge Washington made a motion that this item be adopted and direct staff to include the following requirements in the Deed of Trust or the Declaration of Land Use Restriction Agreement (LURA) or Loan Agreement, as appropriate. Tanner Community Development is required to:
-Provide 24-hour, 7-day a week security on-site to include monitored surveillance cameras and on-site security personnel.
-Form a Community Advisory Committee to include representatives from the registered neighborhood associations, veterans organizations, and community members within a 1-mile radius of the project, included but not limited to People United Fight Back and the American Legion Post 65. There shall be continued effort to engage the community by offering site visits to see how maintenance and operations are conducted and providing community with proof of on-site services.

-Provide on-site in-person case management services -Monday through Friday from 8 a.m. to 5 p.m., utilizing the services of an organization that focuses on the veteran population, with a track record of at least 10 years of experience. There shall be in place a process to promptly address emergency needs during off-hours.
-Ensure that its services providers are certified or licensed for the services for which it is contracted to perform. For service providers providing mental health or substance abuse services, the provider must also satisfy and comply with the criteria established by the Substance Abuse and Mental Health Services Administration (SAMHSA) or similar best practices.
-Create an operational plan for the provision of services, assessing the short-term and long-term impact to the community, and evaluate the effectiveness of the services to the population being served. The operational plan shall be shared with the Community Advisory Committee and the City each year. The plan shall be updated on an annual basis.
-Track metrics related to employment retention, utilization of services, and other metrics important for the veteran population being served. There must be a clear, structured plan for maintaining sobriety, addressing the long-term stability of the community, and minimizing the impact to the nearby community. The metrics shall be shared with Community Advisory Committee and the City on a quarterly basis. Once a year, a report on the effectiveness of the project shall be shared with the Community Advisory Committee and the City.
-Provide a telephone number and email address for neighbors to call and reach out with issues and provide a response within two business days to said complaints.
-Supportive Services shall be funded through the project's net income/cash flow or that the recipient is putting required deposits into a Supportive Services reserve annually so that they can fund services for the long term.
-These conditions shall continue for the term of the LURA, the Deed of Trust, or Loan Agreement, whichever is longer.

Councilwoman Pastor seconded the motion.

Councilwoman Hodge Washington stated these conditions were not meant to be punitive but to ensure the community's concerns were heard

and they are documented in a manner that allows the community to have a say if they believe these conditions are not being met.

Councilwoman Pastor stated her appreciation to Councilwoman Hodge Washington for meeting with and hearing the community along with Tanner as well as all parties involved. She spoke about her personal and family's experience with equine therapy and how she was able to create a program for first responders to participate, outside the City's internal health network, in equine therapy.

Before his vote, Councilman Galindo-Elvira thanked Councilwoman Hodge Washington for her diligence and pursuit to make this project a reality at time when veterans are not being as respected as they should be. He opined the City has a duty to take care of veterans and he was appreciative the conditions included language regarding mental heath services and compliance with SAMHSA.

NOTE: One electronic comment in opposition to this item was received.

A motion was made by Councilwoman Hodge Washington, seconded by Councilwoman Pastor, that this item be adopted and direct staff to include the following requirements in the Deed of Trust or the Declaration of Land Use Restriction Agreement (LURA) or Loan Agreement, as appropriate. Tanner Community Development is required to:

-Provide 24-hour, 7-day a week security on-site to include monitored surveillance cameras and on-site security personnel.

-Form a Community Advisory Committee to include representatives from the registered neighborhood associations, veterans organizations, and community members within a 1-mile radius of the project, included but not limited to People United Fight Back and the American Legion Post 65. There shall be continued effort to engage the community by offering site visits to see how maintenance and operations are conducted and providing community with proof of on-site services.

-Provide on-site in-person case management services -Monday through Friday from 8 a.m. to 5 p.m., utilizing the services of an organization that focuses on the veteran population, with a track record of at least 10 years of experience. There shall be in place a process to promptly address emergency needs during off-hours.

-Ensure that its services providers are certified or licensed for the services for which it is contracted to perform. For service providers providing mental health or substance abuse services, the provider must also satisfy and comply with the criteria established by the Substance Abuse and Mental Health Services Administration (SAMHSA) or similar best practices.
-Create an operational plan for the provision of services, assessing the short-term and long-term impact to the community, and evaluate the effectiveness of the services to the population being served. The operational plan shall be shared with the Community Advisory Committee and the City each year. The plan shall be updated on an annual basis.
-Track metrics related to employment retention, utilization of services, and other metrics important for the veteran population being served, There must be a clear, structured plan for maintaining sobriety, addressing the long-term stability of the community, and minimizing the impact to the nearby community. The metrics shall be shared with Community Advisory Committee and the City on a quarterly basis. Once a year, a report on the effectiveness of the project shall be shared with the Community Advisory Committee and the City.
-Provide a telephone number and email address for neighbors to call and reach out with issues and provide a response within two business days to said complaints.
-Supportive Services shall be funded through the project's net income/ cash flow or that the recipient is putting required deposits into a Supportive Services reserve annually so that they can fund services for the long term.
-These conditions shall continue for the term of the LURA, the Deed of Trust, or Loan Agreement, whichever is longer.

The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring and Vice Mayor O'Brien
No:	0	
Absent:	1 -	Mayor Gallego

46 Regency Garage - Authorization to Issue Disposition and Redevelopment Solicitation - District 7

Request to authorize the City Manager, or his designee, to issue a Request for Proposals (RFP) for the disposition and redevelopment of the City-owned Regency Garage located at the southwest corner of 2nd and Adams streets for a mixed-use development project and authorization to begin negotiations with the recommended proposer.

Summary

The City owns the Regency Parking Garage located at the southwest corner of 2nd and Adams streets (Site), on a property comprised of approximately 0.95 acres in Downtown Phoenix. The Site is zoned Downtown Code - Business Core. This parking garage was built in 1972 and contains 506 parking spaces with 22,753 square feet (SF) of leasable ground floor commercial space. Currently, the Arizona Latino Arts & Cultural Center occupies approximately 8,000 SF of commercial/storage space on a month-to-month agreement. The Site also is subject to three active parking agreements.

On March 20, 2019, the City Council authorized a solicitation for the disposition and development of the Site; however, negotiations with the recommended proposer were mutually terminated in 2020 due to market uncertainty resulting from the COVID-19 Pandemic. In 2019, the Greater Phoenix Convention and Visitors Bureau (Visit Phoenix) and the Phoenix Convention Center Department commissioned the consulting firm of Convention Sports and Leisure (CS&L) to assess the market feasibility for the Phoenix Convention Center (PCC) and surrounding hospitality assets. The study was updated in 2022 to account for the Pandemic's impact on the tourism and hospitality industry. The consultant outlined three key recommendations necessary to support the long term needs of the PCC, one of which was to increase the surrounding convention hotel inventory by 800 - 1,200 hotel rooms. In 2024, Visit Phoenix commissioned a study to analyze downtown hotel room needs. The study acknowledges the near-term need for full service hotel rooms. Staff recommends disposition of the Site as it is not necessary for PCC operations and can be redeveloped into a mixed-use, full-service hotel development to support continued growth of the City's convention business.

With approval, the Community and Economic Development Department will issue a solicitation seeking proposals for redevelopment of the Site. Proposers will be required to propose a hotel development and demonstrate experience successfully completing at least one vertical, mixed-use development of at least seven stories within the last five years. Proposers may offer a combination of public benefit or cash compensation for the fair market value of the Site. The RFP will seek proposals that:

Provide a full-service hotel with no fewer than approximately 400 guest rooms.
Capitalize on the Site's prominent downtown location and proximity to the PCC.
Support the long term expansion needs of the PCC and the City's convention and visitor industry.
Implement the Adams Street Activation Study recommendations and other relevant City plans.
Are consistent with the Downtown Strategic Plan goals.

Procurement Information
Responsive proposals will be evaluated by a panel including City staff and community representatives. The evaluation criteria will be:

Concept to Activate the Site	0-375 points
Return to the City	0-350 points
Proposer's Qualifications and Experience	0-275 points

Following negotiations with the recommended proposer, staff will present business terms to the Economic Development and Housing Subcommittee for review and recommendation and subsequently to the full City Council for approval.

Financial Impact
There is no impact to the General Fund as a result of this action.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and Housing Subcommittee meeting on February 12, 2025, by a vote of

3-0.

Public Outreach
Staff presented information to the Downtown Core Community Association on January 5, 2025, and has offered information to the Downtown Voices Coalition and the Downtown Phoenix Inc. Stakeholders Open House.

Location
Southwest corner of 2nd and Adams streets.
Council District: 7

Discussion
A motion was made and seconded to approve this item.

Margaret Schultz, representing Worker Power, advocated for the City to lease the property to allow for long-term input to ensure the project continues to benefit the community as well as providing the City to gain additional revenue.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilwoman Pastor

53 Solar-Powered Electric Vehicle Charging Systems Contract RFA 25-0557 - Request for Award (Ordinance S-51692) - District 8

Request to authorize the City Manager, or his designee, to enter into a five-year contract with Beam Global (Beam) to provide transportable solar-powered electric vehicle charging systems for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to $425,000.

Summary

This contract will provide four EV ARC™ solar-powered electric vehicle charging systems for deployment across the Phoenix Sky Harbor International Airport (PHX, Airport) campus. These fully autonomous and transportable charging systems can be strategically placed and relocated as needed, enabling PHX to support City-owned electric vehicle operations. Portability is critical for meeting the electric vehicle fleet's charging demands while accommodating multiple ongoing construction projects at the Airport. These charging systems provide a construction-free solution to charge the Aviation Department's electric vehicle fleet operation during ongoing construction projects requiring the movement of personnel and equipment. Additionally, these systems provide a clean, renewable energy sourcing aligning with the City of Phoenix's greenhouse gas reduction and sustainability goals.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: **Special Circumstances Without Competition.**
Beam is the sole manufacturer of the EV ARC™ solar powered systems that are transportable and do not require disassembly to relocate.

Contract Term
The contract will begin on or about April 1, 2025, for a five-year aggregate term with no options to extend.

Financial Impact
The aggregate contract value for this contract will be up to $425,000 for the five-year aggregate term.

Funding is available in the Aviation Department's operating budget.

Location
Phoenix Sky Harbor International Airport
2485 E. Buckeye Road
Council District: 8

Discussion

A motion was made and seconded to approve this item.

Vladmir Steward questioned if the City would be able to receive the grant funds approved for this project under the Inflation Reduction Act.

Mayor Gallego opined the City may be able to.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilwoman Pastor

59 Avenida de las Mujeres del Movimiento Ceremonial Sign Topper - District 8

Request City Council approval to install a ceremonial sign topper honoring a group of women who formed the farm worker movement in Arizona during the period of 1967-1973. The ceremonial sign topper will be installed at the intersection of 10th Place and Hadley Street.

Summary

In the 1960s, Santa Rita Hall served as the hub of the Chicano movement aimed at addressing the social, political, and community disparities in advocating for the Latino community. During the period of 1967-1973, a group of women from the community helped form the farmer worker movement in Arizona. These women demonstrated their support by participating in marches, rallies, and assisting with Cesar Chavez's fast in 1972 at Santa Rita Hall. **Attachment A** identifies a group of women who helped form the farm worker movement.

The ceremonial sign topper will be flag mounted on the existing signpost at the intersection of 10th Place and Hadley Street. See **Attachment B** for an illustration of the proposed sign topper.

Financial Impact
The fabrication and installation costs of the ceremonial sign topper will be funded by Council District 7.

Location
10th Place and Hadley Street
Council District: 8

Discussion
Mayor Gallego announced this item was a collaboration between Districts 7 and 8.

A motion was made and seconded to approve this item.

Councilwoman Hodge Washington spoke about the recognition of a group of courageous women who played a pivotal role in the Farm Workers movement in the Phoenix community. She stated these women were on the front lines marching, rallying, organizing voter registration drives, and standing in solidarity with Cesar Chavez during his 1972 fast at Santa Rita Hall to protest laws that threaten the rights of migrant workers. In addition, Councilwoman Hodge Washington spoke about the significance of the installation of the Avenida de las Mujeres del Movimento Ceremonial sign topper near the Santa Rita Hall.

Councilwoman Hodge Washington thanked Councilman Galindo-Elvira for making this important moment a reality that ensures the history is preserved for generations to come. She expressed appreciation for this collaboration that uplifts shared history.

Councilman Galindo-Elvira expressed his appreciation for the collaboration with Councilwoman Hodge Washington. He spoke about the significance of honoring the women of the movement as this was an opportunity to say thank you and to memorialize the work that they have done.

Councilwoman Guardado thanked Councilwoman Hodge Washington and Councilman Galindo-Elvira for their work in making this recognition a reality. She stated this recognition meant a lot to her and for all the

women, who have been inspired by the Women of the Movement, and joined the labor movement, especially now in light of the current political climate.

Mayor Gallego thanked Councilman Galindo-Elvira and Councilwoman Hodge Washington for bringing this recognition forward as the City celebrated Women's History month. She opined this was an important event in the history of Phoenix and will be a magnificent way to honor the contributions of Arizona Latinas and their fight for a fair and better community, especially near the Santa Rita Hall.

A motion was made by Councilwoman Hodge Washington, seconded by Councilman Galindo-Elvira, that this item be approved. The motion carried by the following vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

70 Request for Reconsideration of Item 79 from the February 19, 2025 Formal Council Meeting - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) - District 7

Request for reconsideration of Item 79 - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) to be placed on the agenda for the Formal City Council meeting on March 5, 2025.

Summary

At the February 19, 2025 Formal City Council meeting, Item 79 - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) was continued to the April 9, 2025 Formal City Council meeting by a vote of 9-0.

Pursuant to the Rules of Council Proceedings Rule 7(n), this reconsideration is being placed on the March 5, 2025 agenda in accordance with a memo requesting reconsideration from Councilman

Galindo-Elvira **(Attachment A)** filed with the City Clerk on February 26, 2025.

If this request is approved, the City Council will reconsider this item. If this request is not approved, the City Council will not reconsider this item and the original action on the item will stand.

Discussion

Mayor Gallego announced Councilman Galindo-Elvira had requested this item be added to today's agenda.

A motion was made and seconded as appears below.

A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Stark, that this item be approved. The motion carried by the following voice vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

71 Reconsideration of Item 79 from the February 19, 2025 Formal Council Meeting - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24--Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) - District 7

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on January 15, 2025.

Summary

Application: PHO-2-24--Z-58-19-7
Existing Zoning: PUD RSIO
Acreage: 10.9

Owner: Chicanos Por La Causa Broadway and Central LIHTC LLC
Applicant/Representative: Prince Twumasi, Chicanos Por La Causa Inc.

Proposal:

1. Request to delete Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.

VPC Action: The South Mountain Village Planning Committee heard this request on January 14, 2025, and recommended denial as filed and approval with a modification by a vote of 11-3.
PHO Action: The Planning Hearing Officer took the case under advisement. On January 23, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed with a modification.

Location
Northeast corner of 6th Avenue and Broadway Road
Council District: 7
Parcel Address: 356 W. Broadway Road

Discussion
Prior to his motion, Councilman Galindo-Elvira expressed his appreciation for Chicanos Por La Causa for this project that would bring affordable housing to this community.

A motion was made by Councilman Galindo-Elvira, seconded by Vice Mayor O'Brien, that this item be adopted. The motion carried by the following vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

73 Approval of Historic Preservation Exterior Rehabilitation Grants (Ordinance S-51691) - Districts 4 & 7

Request for approval of 24 Historic Preservation Exterior Rehabilitation Grants for Fiscal Year (FY) 2024-25 totaling $385,320.89. In exchange for receiving grant funds, the property owners agree to sell to the City a

15- or 20-year conservation easement to protect the historic character of the property's exterior. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Applications for the Exterior Rehabilitation Grant Program for FY 2024-25 were due on November 15, 2024. A total of 35 property owners submitted applications; one of these was disqualified because the request was less than the $5,000 minimum grant amount. The remaining 34 applications were forwarded to the Exterior Rehabilitation Grant panel for evaluation. The panel consisted of three staff members, a member of the Historic Preservation Commission, and a neighborhood representative/past grant recipient.

The panel met on December 13, 2024, to review the applications. Scoring criteria included assessment of whether the application: followed historic preservation standards; addressed the physical needs of the property; reflected a logical sequence or logical planning of an overall rehabilitation project; resulted in a positive visual impact on the historic appearance of the property and streetscape; addressed a critical maintenance issue; and returned a vacant building to productive use. Additional points were awarded for projects that were individually listed or located in a priority historic district (Brentwood, East Evergreen, Garfield, Idylwilde Park, North Garfield, Oakland, Phoenix Homesteads, Roosevelt Park, Villa Verde and Woodland), as well as for the significance and integrity of the property, the adequacy of the proposed bids and budget, and the overall quality of the application.

The panel recommended the 24 grant applications listed below for a total of $385,320.89. Panel members agreed that the next highest application, which received a score of 33.1, as well as those that scored lower, should not be funded. Applicants who are not recommended for funding will be encouraged to meet with staff to improve their application and resubmit it during a future round.

5 ANGEL TRUST (James C. Aten and Luz Marina Aten); 1134 W. Culver Street; FQ Story - install new wood shingle roof. Score: 44.4. Amount: $20,000.

Robert Clement Fleury; 508 W. Portland Street; Roosevelt - install new

wood shingle roof. Score: 42.5. Amount: $20,000.

Bushu-Dang Family Trust; 502 W. Vermont Avenue; Medlock Place - repair steel windows and picture window. Score: 41.8. Amount: $20,000.

Jennifer L. Wadsworth Trust; 2014 N. Laurel Avenue; Fairview Place - install new asphalt shingle roofs, reinstall terracotta ridge caps. Score: 41.5. Amount: $16,236.50.

Japril Trust (Tess Calvert and Christian Peterson); 712 W. Palm Lane; Encanto-Palmcroft - install new wood shingle roof. Score: 41.3. Amount: $20,000.

Brown Family Trust (Blanca Brown); 1715 N. 17th Avenue; Fairview Place - replace windows, masonry repairs, exterior stucco, exterior paint. Score: 41.2. Amount: $20,000.

Jennifer R. Delgado; 232 E. Oregon Avenue; Windsor Square - repair steel windows. Score: 40.9. Amount: $20,000.

Richard A. and Cindi L. Schuster; 918 W. Willetta Street; FQ Story - repair wood windows. Score: 39.1. Amount: $17,125.

David A. and Alisha R. Solheim; 215 E. Oregon Avenue; Windsor Square - repair steel windows. Score: 39.0. Amount: $20,000.

Pavella-Rieger Family Trust (Janice Pavella and Sharon Rieger); 78 W. Culver Street; Roosevelt - install new asphalt shingle roof, remove existing porch on top of carport, replace roof support. Score: 38.7. Amount: $13,540.84.

Hart Diffley Trust; 1842 N. Laurel Avenue; Fairview Place - repair steel windows. Score: 38.6. Amount: $20,000.

William R. and Ann M. Skanadore; 318 W. Roma Avenue; Yaple Park - masonry repair, foundation repair, exterior paint. Score: 38.5. Amount: $9,596.53.

Paul M. and Karen A. Nakata; 530 W. Coronado Road; Willo - foundation repair, replace flooring. Score: 38.5. Amount: $16,311.39.

Travis D. Bradley and Jessica L. Suworoff; 918 W. Heatherbrae Drive; Woodlea - repair steel windows, foundation repair, masonry repair, exterior paint, exterior door repair or replacement. Score: 38.3. Amount: $12,566.64.

Will and Asuka James; 602 W. Turney Avenue; Yaple Park - repair steel windows. Score: 37.9. Amount: $20,000.

Jeffrey D. Critchley; 2037 N. 12th Street; Coronado - repair steel windows. Score: 37.7. Amount: $14,664.

Stacey M. Newman Living Trust; 1622 W. Wilshire Drive; Del Norte Place - foundation and masonry repair. Score: 37.2. Amount: $6,834.34.

Miguel Montes III and Kelly Kissman; 3024 N. 16th Drive; North Encanto - porch slab and post repair, repair steel windows. Score: 36.7. Amount: $5,750.

Mandy Lee Cornelius; 48 W. Lewis Avenue; Willo - repair or replace exterior siding, repair framing as needed. Score: 36.7. Amount: $13,795.65.

Ian White and Samuel Wilkes; 1114 W. Heatherbrae Drive; Woodlea - restore wood shingle roof, replace exterior siding, repair steel windows. Score: 36.2. Amount: $20,000.

Tiffany Ly and Cayley McDowell; 1611 N. 11th Avenue; Encanto-Palmcroft - install new dimensional asphalt shingle roof. Score: 36.1. Amount: $8,750.

Jeff and Gail Willmore; 10 E. Orange Avenue; Windsor Square - repair steel windows. Score: 35.8. Amount: $20,000.

Seabosxi Trust (Jeff and Betty Brewitt); 3034 N. 17th Avenue; North Encanto - foundation and masonry repair. Score: 34.9. Amount: $20,000.

Andrew W. Fiese; 342 W. Cambridge Avenue; Willo - replace ceiling joists, replace wall studs, repair steel windows. Score: 34.4. Amount: $10,150.

In exchange for the grant funds, the property owners agree to sell to the City a conservation easement to protect the historic character of the properties' exteriors. The term of the easement will be 15 years for grant amounts of $10,000 or less and 20 years for grant amounts between $10,001 and $20,000. The conservation easement will be recorded on the property's title and will run with the land.

Financial Impact

The 24 grant awards total $385,320.89. Funds in the amount of $200,000 are available in the General Fund Historic Preservation operating budget and $185,320.89 from the 2023 General Obligation Bond Program - Historic Preservation.

Concurrence/Previous Council Action

The Historic Preservation Commission recommended approval of this

item on January 13, 2025, by a 9-0 vote.
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on February 19, 2025, by a 4-0 vote.

Location
Twenty-two of the residential property addresses above are located in District 4 and two are in District 7.
Council Districts: 4 and 7

Discussion
Mayor Gallego announced this item.

A motion was made and seconded to approve this item.

Jeremy Thacker spoke in opposition to this item and advocated for these funds to be used to help first-time home buyers by providing down-payment match.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

79 Public Hearing and Resolution Adoption - General Plan Amendment GPA-CC-2-24-7 - 7th Avenue Between Washington Street and Jefferson Street (Resolution 22279) - District 7

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) to update the 7th Avenue / Washington Street / Jefferson Street station area Place Type classification from Medium Urban Center to Downtown Core. This item is a companion case to Z-TA-6-24-7 and must be heard first, followed by Z-TA-6-24-7.

Summary

Application: GPA-CC-2-24-7
Current Designation: Medium Urban Center Place Type
Proposed Designation: Downtown Core
Proposal: General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington Street / Jefferson Street station area from Medium Urban Center to Downtown Core

Owner: City of Phoenix
Applicant: City of Phoenix, Planning Commission
Representative: Jeff Stapleton, Community and Economic Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.
VPC Information Only: The Central City Village Planning Committee heard this item on December 9, 2024, for information only.
VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended approval, per the staff recommendation, by a vote of 10-1.
PC Action: The Planning Commission heard this item on February 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 9-0.

Location

7th Avenue between Washington Street and Jefferson Street
Council District: 7
Parcel Address: N/A

Discussion

Mayor Gallego announced this item was a public hearing related to 7th Avenue between Washington and Jefferson streets. She invited Planning and Development Department Director Joshua Bednarek to provide a brief introduction to this item.

Mr. Bednarek introduced Planning and Development Deputy Director Tricia Gomes who would provide a brief presentation on items 79 and 80.

Ms. Gomes stated Item 79 was a General Plan amendment to update the Place Types for the 7th Avenue and Washington and the 7th Avenue and Jefferson station location for a Medium Urban Center to Downtown Core.

Ms. Gomes reported that Item 80 was a proposed text amendment to the Downtown Code height and density maps for the properties from Adams Street to Jefferson Street between 7th and 8th Avenues. She said the height request was to change the maximum height from 30 feet to 250 feet and the density request was to change from 14.5 dwelling units per acre to 218 dwelling units per acre.

In addition, Ms. Gomes reported the Central City Village Planning Committee heard these items on January 13, 2025, and recommended approval, per the staff recommendation, by a vote of 10-1, and the Planning Commission heard these items on February 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 9-0. Furthermore, Ms. Gomes presented staff's recommendation for the City Council to approve both items.

Mayor Gallego thanked Ms. Gomes for her presentation. She stated this was an exciting opportunity to bring needed amenities, fabulous architecture and provide a series of fantastic projects to the downtown area.

Councilwoman Stark concurred this was very exciting and provided the right opportunity for the changes in the area resulted from the move of the police headquarters.

Mayor Gallego provided a brief background of the police headquarters move and the opportunity for redevelopment with community input.

Mayor Gallego affirmed there would be one public hearing for items 79 and 80 but two separate votes. She declared the public hearing open.

Vladmir Steward spoke in favor of the project and expressed concerns with the possibility of Maricopa County blocking the project due to the height and the proximity to other government buildings.

Noting there were no other residents wishing to speak, Mayor Gallego declared the public hearing closed.

A motion was made and seconded as appears below.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Vice Mayor O'Brien, that this item be approved per the Planning Commission recommendation with adoption of the related resolution. The motion carried by the following vote:

Yes:	9 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

80 Public Hearing - Amend Downtown Code - Ordinance Adoption - Text Amendment Application Z-TA-6-24-7 (Ordinance G-7368) - District 7

Request for a public hearing on a proposed text amendment to the Phoenix Zoning Ordinance, Text Amendment Z-TA-6-24-7 to amend Chapter 12, Section 1202.B (Downtown Code, Regulating Maps, Height Map) to amend the Downtown Code Height Map and to amend the Downtown Code Density Map, for an area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west. This is a companion case to GPA-CC-2-24-7 and should be heard after GPA-CC-2-24-7.

Summary

The intent of the proposed text amendment is to amend Chapter 12, Section 1202.B (Downtown Code, Regulating Maps, Height Maps) to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and Section 1202.C (Downtown Code, Regulating Maps, Density Map) to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre for an area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west.

Owner: Mark Victor Dye, Dye Capital LLC and City of Phoenix
Applicant: City of Phoenix, Planning Commission
Representative: Jeff Stapleton, City of Phoenix, Community and Economic Development Department

Staff Recommendation: Approval, as shown in Exhibit A of the Addendum A Staff Report.
VPC Information Only: The Central City Village Planning Committee heard this item on December 9, 2024, for information only.
VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended approval, per the staff recommendation, by a vote of 10-1.
PC Action: The Planning Commission heard this item on February 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 9-0.

Location

An area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west
Council District: 7
Parcel Addresses: 18 S. 7th Avenue; 701 and 704 W. Adams Street; 701 and 713 W. Washington Street; 702, 706, 714, and 718 W. Jefferson Street

Discussion

NOTE: See Item 79 for discussion related to this item.

NOTE: Councilwoman Pastor left the meeting after the vote.

The hearing was held. A motion was made by Vice Mayor O'Brien, seconded by

Councilwoman Stark, that this item be approved per the Planning Commission recommendation with adoption of the related ordinance. The motion carried by the following vote:

Yes: 9 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

81 *****ADDITIONAL INFORMATION (SEE ATTACHED MEMO)*** (CONTINUED FROM FEBRUARY 5, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-119-24-2 - Southeast Corner of 56th Street and Shea Boulevard (Ordinance G-7359) - District 2**

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-119-24-2 and rezone the site from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office.

Summary

Current Zoning: RE-43
Proposed Zoning: C-O/G-O
Acreage: 2.59
Proposal: Office

Owner: Ronald Urman, 56 & Shea Holdings, LLC
Applicant/Representative: Jason Morris, Withey Morris Baugh P.L.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee was scheduled to hear this item on December 2, 2024, for recommendation; however, there was no quorum.
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the staff recommendation, with two additional stipulations, by a vote of 6-2.

Location

Southeast corner of 56th Street and Shea Boulevard
Council District: 2
Parcel Address: 10425, 10433, 10437, and 10455 N. 56th Street

Discussion

Mayor Gallego reported this item was located on the southeast corner of 56th Street and Shea Boulevard and noted it was continued from a previous Council meeting to provide additional time for public input and discussion.

Mayor Gallego declared the public hearing open.

Jason Morris, on behalf of the applicant, provided a brief update on the public input and discussions held since the project was last presented to Council and thanked Councilman Waring for that extra time. He stated discussions included concerns and how they could be addressed and requested to reserve time to speak at the end of public comments for effectiveness.

Lisa Erickson, representing several surrounding neighborhoods affected by this zoning, presented a presentation about the history of the residential area. She spoke about the increased developer interest in the properties in the area. Ms Erickson stated there was an increased amount of traffic around 56th Street and Shea Boulevard. She stated the community worked with developers to implement stipulations that guard against over-commercialization. Ms. Erickson thanked City staff and the developer team for their time, work and support in finding a good solution for a difficult situation and stated their objection to the zoning was withdrawn.

Mayor Gallego announced there were 11 individuals wishing to speak.

Savannah Bakarich advocated for the project and expressed her support.

Grant Ballew advocated for the project and expressed his support.

Rick Pasquale reported he was the appellant in this case and stated he no longer had objections to this request as the developer had agreed

with the commercial use restrictions.

Mandy Brown advocated for the project and expressed her support.

Melinda Crantz advocated for the project and expressed her support.

Steve Bandler, speaking on behalf of the congregation of Beth Israel, expressed support for this project and the added restrictions.

Michael Loughrey advocated for the project and expressed his support.

Jennifer Scheerle advocated for the project and expressed her support.

Rebecca Segev advocated for the project and expressed her support.

Ariel Waller advocated for the project and expressed her support.

Trent Waller advocated for the project and expressed his support.

Todd Weiss advocated for the project and expressed his support.

Mr. Morris thanked everyone for the support of this project. He stated the list of stipulations that were a part of the record in addition to the deed restrictions have been agreed and committed to by the developer to ensure the uses are in keeping with what the neighborhoods expectations.

Councilman Waring reported he had received written comments today from some residents from Country Estates regarding this project. He asked Mr. Morris to talk about the meeting, held yesterday with Country Estates Homeowner Association president.

Mr. Morris stated Andy Anderson, HOA president, was present at yesterday's meeting and the stipulations that were a part of this project as well as the deed restrictions were agreed to and Mr. Anderson was a large part of that agreement and was supportive of the project.

Councilman Waring opined if Mr. Anderson was against this project he

would have expressed his disagreement at today's meeting and questioned if Mr. Anderson's support of this project was not disseminated to the few residents who had written today.

Councilman Waring thanked Mr. Morris for his work in the last month as well as those who spoke at today's meeting.

Councilman Waring asked Planning and Development Department Director Joshua Bednarek to speak about the City's perspective of this project in light of the newly agreed stipulations and restrictions.

Mr. Bednarek spoke about the additions included in his memo to Council that addressed design for the garages, notification for future development and several standards related to signs. He stated those additions were in excess of the existing stipulations regarding height, landscaping design that far exceed what was done in the previous RO case down the street from this project.

Councilman Waring opined that stipulations were not hints or suggestions, but rather were actual laws that the applicant would have to follow. He asked Mr. Bednarek if his understanding was correct.

Mr. Bednarek answered yes, as the stipulations were an extension of the zoning ordinance.

Councilman Waring reiterated the stipulations were not optional as he wanted to make clear to the public.

Councilman Waring briefly spoke about the case Mr. Bednarek referenced in his response and how it would be used as a template for future developments. He asked Mr. Bednarek's opinion if this case fit with what was committed to citizens in the area.

Mr. Bednarek answered yes.

Councilman Waring stated due to questions, confusions, and suggestions he had requested a continuance of this item at a previous Council meeting. He informed he was willing to make a motion.

NOTE: Six electronic comments in opposition to this item were received.

Mayor Gallego declared the public hearing closed.

A motion was made and second to approve this item.

Mayor Gallego complimented Councilman Waring for his diligence and work with this project and thanked all involved in finding a resolution to this case.

Prior to his vote, Councilman Waring thanked Councilwoman Stark for her assistance by contacting her constituents as this project is on the border of District 2 and District 3.

The hearing was held. A motion was made by Councilman Waring, seconded by Councilwoman Stark, that this item be approved per the March 3, 2025, memo from the Planning and Development Department Director with adoption of the related ordinance. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilwoman Pastor

82 ***ADDITIONAL INFORMATION (SEE ATTACHED MEMO)* Public Hearing and Possible Ordinance Adoption - Rezoning Application Z-158-24-7 - Approximately 560 Feet North of the Northeast Corner of 20th Avenue and Van Buren Street (Ordinance G-7367) - District 7**

Request to hold a public hearing on a proposal to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-158-24-7 and rezone the site from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District - Restricted Commercial) for office for professional use - counseling services.

Summary
Current Zoning: R-3
Proposed Zoning: R-5
Acreage: 0.17
Proposal: Office for professional use - counseling services

Owner/Applicant: Neighborhood Christian Clinic, Inc.
Representative: Peter Furlow, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended denial, by a vote of 10-0-1.
PC Action: The Planning Commission heard this item on February 6, 2025, and recommended denial, per the Central City Village Planning Committee recommendation, by a vote of 9-0.
The applicant's representative appealed the Planning Commission recommendation on February 13, 2025, in order to have a public hearing on the item.

Location
Approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street
Council District: 7
Parcel Address: 343 N. 20th Avenue

Discussion
Mayor Gallego reported this item was located on the northeast corner of 20th Avenue and Van Buren Street.

Mayor Gallego declared the public hearing open.

Mayor Gallego announced there would be two 10 minute presentations and each party could choose how they used the allotted time.

Gary Plooster, Executive Director of the Neighborhood Christian Clinic for the last 17 years, provided a brief history of the clinic, its board of physicians and community members, as well as its mission, funding and the behavior health care provided to the undeserved and uninsured working poor. He urged Council to approve the rezoning proposal to

ensure these critical services could be provided to a community in great need.

Peter Furlow, on behalf of the Neighborhood Christian Clinic, presented a presentation that included property overview, current uses and zoning, uses permitted by right, and requested entitlements. Mr. Furlow stated the request was to allow for professional counseling services with hours of operation Monday to Friday, from 9:00 a.m. to 5:00 p.m., and at most three patients receiving talk therapy at any time.

Councilwoman Stark asked Mr. Furlow to clarify how the house that would remain on the property was going to be used.

Mr. Furlow stated the single family home on the site would remain as employee or volunteer housing.

Councilwoman Stark questioned if the existing house could be used as a group home if it was not going to be used as an employee or volunteer housing. She asked if the existing house would be deed restricted.

Mr. Furlow answered yes.

Mr. Furlow stated after neighborhood meetings and mailings, they received a lot of comments and concerns. He spoke about the voluntary stipulations and deed restriction they placed on the property, including building height, future R-5 uses, architecture, signage, community outreach. He reported the deed restriction on the property was legally recorded on February 25, 2025. In addition, Mr. Furlow reported parking area and access would continue to be through the existing clinic, and showed a map of existing two-story commercial or industrial buildings in the surrounding site. Mr. Furlow requested to reserve the remainder of his time for rebuttal.

Mayor Gallego welcomed former Councilman Michael Nowakowski who was presenting on behalf of the neighborhood.

Mr. Nowakowski stated he has a home very close to this site. He requested Council to deny the rezoning of this property. He spoke in

detail about his opposition to the project as the area was a residential neighborhood.

Oscar Cota spoke regarding his concerns and opposition to the rezoning request.

Hilda Ortega-Rosales spoke about her concerns and opposition to this rezoning request.

Mayor Gallego invited Mr. Furlow back to the podium to address community concerns.

Mr. Furlow thanked everyone for their comments. He stated after the Planning Commission Hearing, they have had met separately with the individuals who spoke today, including a tour of the clinic a walk-through every change made in response to every comments and concerns they had provided. Mr. Furlow reported the address described on the first neighborhood meeting notice letter was the legally required address in the City of Phoenix and on the second notice they had made changes, including providing information, in English and Spanish, on the location of the property. In addition, Mr. Furlow stated the voluntary deed restriction was put in place to remove the unknown future uses of the property and reiterated there would be no changes to the current entrance and parking area of the property and would not add extra traffic to the neighborhood.

Mayor Gallego requested Mr. Furlow to address the lighting issue brought up by Mr. Cota.

Mr. Furlow stated the proposed clinic would only be opened from 9 a.m. to 5 p.m. and they would be happy to accept lighting stipulations as they did not wish to have lighting disrupting neighbors on either side.

Mayor Gallego asked if the existing lighting could work.

Mr. Furlow answered correct.

Councilwoman Hodge Washington asked what could the community expect from the property owner if any concerns would arise if this item moved forward.

Mr. Furlow answered the existing clinic has been opened for the last 20 years and the neighbors could be assured their concerns would be addressed.

Councilwoman Hodge Washington asked Mr. Furlow to explain what the deed restrictions means, their effectiveness and how long they exit for.

Mr. Furlow restated the deed restriction was recorded on February 25, 2025. He stated when someone looked up the property, the restrictions are spelled out right on the document and if this rezoning were to be approved today to R5 it lists the only uses that are permitted, including the existing R3 as well as professional counseling services, which means not other R5 uses are permitted on this property, it is legally binding, and shows up on title search. In addition, Mr. Furlow stated within the deed restriction one can make it end with the current owners or it can run with the land, and in this case the deed restriction was placed so that it runs with the land which binds future owners and minimizes the concerns of the neighborhood. Furthermore, he stated the only way this deed can be amended is with written consent of both the Rosales family as well as the Christian Clinic.

Councilwoman Hodge Washington thanked Mr. Furlow for the explanation.

Councilman Galindo-Elvira stated Mr. Furlow had said the entry for services would be from the clinic and asked him if that would continue and be the policy for the use of this building.

Mr. Furlow answered the entrance for service will be through the existing clinic as it was currently.

Councilman Galindo-Elvira stated he visited the site and noticed it met the character of the neighborhood and it was well kept up. He asked if that

was going to be ongoing and what could the expected about any patients in the front of the property.

Mr. Furlow answered the single family home in the property will remain as such and would not be used for the proposed clinic and the front of the home will not be utilized as it is not for patient use. He stated patients will be contained to the back of the property so that there will have internal circulation through a pathway from the current clinic into the proposed clinic.

Councilman Galindo-Elvira asked Mr. Furlow to re-explain how the parking area would be utilized as there were concerns about traffic congestion in the area.

Mr. Furlow explained the four parking spaces for the new clinic will be at the Neighborhood Ministries parking lot through a cross access agreement.

Councilman Galindo-Elvira stated during Mr. Furlow's presentation it was stated that at most three patients received talk therapy at any time. He asked if that was through the 9 a.m. to 5 p.m. hours.

Mr. Furlow answered that was related to the size of the proposed building which is quite small and it would only be able fit three therapy rooms, hence the statement of at most three clients at any given time receiving professional counseling.

Councilman Galindo-Elvira asked Mr. Furlow if he was being paid to represent the applicant.

Mr. Furlow answered no, this was a pro bono client and he was not being paid.

Councilman Galindo-Elvira asked Planning and Development Department Director Joshua Bednarek if the eight feet by four feet billboard was considered public notice.

Mr. Bednarek answered the signage referenced in the comments was the

required four feet by eight feet that is required as part of the rezoning process.

Councilman Galindo-Elvira asked if it was still the department's recommendation to approve this rezoning.

Mr. Bednarek answered yes, it was staff's recommendation to approve this item.

Mayor Gallego declared the public hearing closed.

Prior to his motion, Councilman Galindo-Elvira stated he had a walkthrough of the property to understand the accessibility for the use of this building and he was sufficiently satisfied that the applicant comes in good faith, especially with the deed restriction, and he agreed with staff's recommendation.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Stark, that this item be approved per the February 28, 2025, memo from the Planning and Development Department Director with adoption of the related ordinance. The motion carried by the following vote:

Yes:	7 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilman Robinson, Councilwoman Stark, Councilman Waring and Mayor Gallego
No:	1 -	Vice Mayor O'Brien
Absent:	1 -	Councilwoman Pastor

83 Public Hearing and Resolution adopting Legal Finding for the 69th & Thomas Redevelopment Area (Resolution 22282) - District 7

Public Hearing and adoption of Resolution 22282 finding the existence of a Redevelopment Area in the City of Phoenix and declaring the necessity of such area. The area is located at the southwest corner of 69th Avenue and Thomas Road.

Summary

In February 2025, a third-party analysis of existing conditions, 69th & Thomas Redevelopment Report (the "Report") (**Attachment B**)

prepared by ABLA, LLC (ABLA) was submitted to the Planning and Development Department. The Report proposes the creation of the 69th & Thomas Redevelopment Area for 9.94 acres of property near 69th Avenue and Thomas Road.

A Redevelopment Area designation aims to identify the presence of “Blighted” or “Slum Conditions” as defined by Arizona’s Redevelopment Statue, Arizona Revised Statue (ARS) 36-1471 et seq. (the “Act”). This analysis is crucial in determining whether the proposed site can be designated as a “Redevelopment Area.” The Redevelopment Area (subject site) consists of 5 parcels that will be combined into one approximately 10-acre parcel for redevelopment as part of a single project.

The NRP Group (the “Developer”) is in escrow to acquire the subject site and proposes to develop it with an affordable housing multi-family project pursuant to GPA-MV-1-24-7 and rezoning case Z-53-24-7. The subject site faces numerous physical and public safety challenges that have hindered its redevelopment. ABLA's Report states that the street right-of-way and adjacent sidewalks are inadequate and the subject site attracts crime and other unwanted activities. The Report concludes that the subject site is not suitable for development as envisioned without substantial financial investment to address these significant issues.

Creation of the 69th & Thomas Redevelopment Area will assist the Developer to create a new affordable housing development that will address the slum and blight conditions on the subject site and the adjacent street and sidewalk infrastructure. Designation as a "Redevelopment Area" allows for the City to continue working with the Developer to facilitate a variety of revitalization measures, which include blight elimination, special development funding mechanisms, and to work on a Redevelopment Area Plan for the subject site to provide for future revitalization efforts when the Developer builds the affordable housing project. A Redevelopment Area Plan adopted by City Council is required prior to condemnation of any private property for economic development purposes pursuant to state law; however, no condemnation action is proposed as part of this Redevelopment Area for the subject site.

In order to assess current conditions on the subject site, data was collected on the current land use, building and site conditions, neighborhood maintenance ordinance, and incidence of crime and fire for the subject site and larger area. After analysis of the Report, the Planning and Development Department concurs with the Report's conclusions that the following applies to the subject site:

1) There is defective or inadequate street layout;
2) There is faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3) There is obsolete subdivision platting;
4) There is deterioration of the site and its improvements;
5) There are unsafe and unsanitary conditions that relate to the condition of the property; and,
6) There are conditions that endanger life or property by fire, criminal activity and other causes.

These factors impede the provision of affordable housing accommodations, constitute an economic and social liability, and negatively impact the public health, safety, morals, or welfare as present on the subject site. Individually or in combination, these conditions substantially impair or arrest the redevelopment of the subject site and sound growth of the City of Phoenix. These factors support the findings that one or more blighted conditions exist on the subject site and the redevelopment is in the interest of the public health, safety, morals, or welfare of the City.

The Planning and Development Department recommends that the City Council approve a resolution for the 69th & Thomas Redevelopment Area as proposed: declaring the findings as necessary for the Planning and Development Department to assist the Developer in writing a Redevelopment Area Plan to address development of the subject site. The planning process for the Redevelopment Area will include a public hearing as required by state law. All property owners within the Redevelopment Area will be notified of the hearing. After Council adoption of the Plan, the City may request authorization to issue a request for development proposals for the area.

Location
The area is located at the southwest corner of 69th Avenue and Thomas Road
Council District: 7

Discussion
Mayor Gallego introduced this item and noted it was also in District 7.

Mayor Gallego declared the public hearing open.

Mayor Gallego noted there were no individuals wishing to speak, she declared the public hearing closed.

A motion was made and seconded as appears below.

Planning and Development Department Director Joshua Bednarek noted that a two-thirds vote was required for this item.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation with adoption of the related resolution. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilwoman Pastor

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

None.

000 CITIZEN COMMENTS

City Attorney Julie Kriegh stated during Citizen Comment, members of the

public may address the City Council for up to three minutes on issues of interest or concern to them. She advised the Arizona Open Meeting Law permits the City Council to listen to the comment, but prohibits council members from discussing or acting on the matters presented.

John Forsythe spoke about civil rights and the federal government investigation into the Phoenix Police Department.

John Paul Rwambali spoke about his experience receiving assistance during last summer's heat and advocated for the City to keep shelters opened during the summer heat.

Sandi Simon spoke about the demolition of the Alhambra Grade School gym building and advocated for the historic building to be saved from demolition.

Mark Shafer advocated for needed funding for the homeless community including housing, mental health, and drug abuse.

Frank Urban, with Fund for Empowerment, advocated for the continuance of the heat relief programs and for shelters to stay opened and be located close to resources the homeless community needs.

Elizabeth Venable stated she was glad Council voted for Neighborhood Ministries, which in her opinion was an improvement and a difference from how the Council acted in the past, and spoke about the number of shelter beds, funding, cost savings due to these investments and the importance to continue to provide these services.

Missy Pruitt spoke about animal welfare and advocated for the City's assistance in this issue.

ADJOURN

There being no further business to come before the Council, Mayor Gallego declared the meeting adjourned at 4:49 p.m.

MAYOR

ATTEST:

CITY CLERK

MW

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the formal session of the City Council of the City of Phoenix held on the 5th day of March, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of June, 2025.

CITY CLERK