City of Phoenix

Minutes

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

187442 **City Council Formal Meeting**

Wednesday, December 3, 2025 **2:30 PM** **phoenix.gov**

CALL TO ORDER AND ROLL CALL

The Phoenix City Council convened in formal session on Wednesday, December 3, 2025 at 2:35 p.m. in the Council Chambers.

Present: 8 - Councilwoman Betty Guardado, Councilwoman Anna Hernandez, Councilwoman Kesha Hodge Washington, Councilwoman Laura Pastor, Councilwoman Debra Stark, Councilman Jim Waring, Vice Mayor Ann O'Brien and Mayor Kate Gallego

Absent: 1 - Councilman Kevin Robinson

Vice Mayor O'Brien participated in the meeting virtually.

Mayor Gallego announced Councilman Robinson was absent as he was leading the City's delegation on the first non-stop flight between Phoenix and Asia, noting today was a historic day. She congratulated Ginger Spencer who was newly appointed Assistant City Manager.

Mayor Gallego acknowledged the presence of Elsie Duarte and Oscar Monroy, Spanish interpreters. In Spanish, Ms. Duarte announced their availability to the audience.

The City Clerk confirmed copies of the titles of Ordinances G-7450 through G-7461; S-52406, S-52435, and S-52437 through S-52481; and Resolution 22348 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.

BOARDS AND COMMISSIONS

1 Swearing In of Municipal Court Judges

Request to permit the swearing in of Municipal Court Judges.

Summary

Administer the oath of office for the Honorable Brett Hutchison and Honorable Christine Mulleneaux each to a four-year term as Judge of the Phoenix Municipal Court to expire on November 19, 2029.

Concurrence/Previous Council Action

On September 25, 2025, the Judicial Selection Advisory Board (JSAB) recommended approval to the Public Safety and Justice Subcommittee.

On November 5, 2025, the Public Safety and Justice Subcommittee recommended approval to the City Council by a vote of 4-0.

On November 19, 2025, the City Council approved appointment of Judge Hutchison and Judge Mulleneaux by a vote of 9-0.

Mayor Gallego noted two Municipal Court Judges were being sworn in who were unanimously approved by Council at the last meeting.

Prior to Judge Hutchison doing his oath of office, he introduced his wife. Mayor Gallego administered the oath of office to Municipal Court Judge Brett Hutchison. She invited Judge Hutchison and his wife to approach the dais so Council could extend their appreciation. Prior to Judge Mulleneaux doing her oath of office, she introduced her husband. Mayor Gallego administered the oath of office to Municipal Court Judge Christine Mulleneaux. Mayor Gallego invited Judge Mulleneaux and her husband to approach the dais so Council could extend their appreciation.

Municipal Court Judges were sworn in.

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

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

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that Items 2-11 be recommended for approval, except Item 11. The motion carried by the following voice vote:

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

2 Liquor License - Hopsology Taproom and Wine Bar - District 1

Request for a liquor license. Arizona State License Application 360416.

Summary

Applicant
Adam Vath, Agent

License Type
Series 3 - Microbrewery

Location
4925 W. Bell Road, Suite C-9
Zoning Classification: PSCOD
Council District: 1

This request is for a new liquor license for a microbrewery. This location is currently licensed for liquor sales with a Series 7 - Beer and Wine Bar, liquor license.

The 60-day limit for processing this application is December 6, 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
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Hopsology Taproom and Wine Bar (Series 7)
4925 W. Bell Road, Suite C-9, Glendale
Calls for police service: 13
Liquor license violations: None

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 currently hold a Series 7 liquor license maintaining an active liquor license demonstrates my reliability and commitment to operating within legal and regulatory frameworks. With 15 years of brewing experience, I have developed the technical expertise and business acumen necessary to responsibly hold and manage a liquor license."

The public convenience requires and the best interest of the community

will be substantially served by the issuance of the liquor license because: “Our small-batch brewery will serve as a community gathering space and educational hub that enriches our local area in several meaningful ways: Community Education & Engagement: These programs will provide hands-on learning opportunities with our brewing classes. Charitable Commitment: The expansion of our brewery will allow us to increase our charitable contributions with our current charity tap. As a small-batch operation, we will contribute to the local economy while maintaining a personal, community-focused approach.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Hopsology Taproom and Wine Bar - Data
Attachment B - Hopsology Taproom and Wine Bar - Map

This item was recommended for approval.

3 Liquor License - Serra Gaucha Happy Valley - District 1

Request for a liquor license. Arizona State License Application 362976.

Summary

Applicant
Nandino Beronja, Agent

License Type
Series 12 - Restaurant

Location
2460 W. Happy Valley Road, Ste. 1169
Zoning Classification: PUD/PCD
Council District: 1

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. This business has plans to open in January 2026.

The 60-day limit for processing this application is December 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 information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Serra Gaucha Brazilian Steakhouse (Series 12)
16160 N. 83rd Avenue, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

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 currently hold a liquor license with our first location, Serra Gaucha Brazilian Steakhouse for the past 9 years. It has given me invaluable insight on how to promote and sell alcohol safely, through employee

training, upholding company standards and employee responsibility."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "I believe it will the local area a new concept to a steak-house dining experience, it being a more 'dinner and show' with the gauchos slicing meats table side."

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 - Serra Gaucha Happy Valley - Data
Attachment B - Serra Gaucha Happy Valley - Map

This item was recommended for approval.

4 Liquor License - Special Event - St. Francis Xavier Roman Catholic Parish Phoenix - District 4

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

Summary

Applicant
Mark Vinci

Location
4715 N. Central Avenue
Council District: 4

Function
Dinner

Date(s) - Time(s) / Expected Attendance
February 14, 2026 - 6 p.m. to 11 p.m. / 130 attendees

Staff Recommendation

Staff recommends approval of this application.

This item was recommended for approval.

5 Liquor License - 2Cango Restaurant - District 4

Request for a liquor license. Arizona State License Application 360507.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
4904 N. 19th Avenue
Zoning Classification: C-2 TOD-1
Council District: 4

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 December 6, 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:
"The owner has two years experience in the liquor industry and no violations. The owners will ensure the employees as well as the owners attend Arizona liquor law training to prevent sales to obviously intoxicated patrons and prevent sales to underage."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The owners would like to add their unique restaurant to highlight food from their country and support the community. Although they have not had their grand opening, customers have come to the business and want to eat. They are asking if alcoholic alcoholic beverages will also be served to complement their food. The owners bake their own bread and other types of international cuisine."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - 2Cango Restaurant - Data
Attachment B - 2Cango Restaurant - Map

This item was recommended for approval.

6 Liquor License - El Tio Meat Market - District 4

Request for a liquor license. Arizona State License Application 362314.

Summary

Applicant
Hamde Shiha, Agent

License Type
Series 10 - Beer and Wine Store

Location
2848 N. 43rd Avenue
Zoning Classification: C-1
Council District: 4

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 December 6, 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 am assured to uphold the laws and regulations about liquor 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 alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in liqour store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - El Tio Meat Market - Data
Attachment B - El Tio Meat Market - Map

This item was recommended for approval.

7 Liquor License - Special Event - CASA Academy - District 5

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

Summary

Applicant
Tacey Cundy

Location
8047 N. 35th Avenue

Council District: 5

Function
Annual School Event

Date(s) - Time(s) / Expected Attendance
February 20, 2026 - 7 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

8 Liquor License - Mountain Mike's Pizza Phx - District 5

Request for a liquor license. Arizona State License Application 361148.

Summary

Applicant
Nicholas Cabatingan, Agent

License Type
Series 12 - Restaurant

Location
1775 N. 99th Avenue, Ste. 100
Zoning Classification: PUD
Council District: 5

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 December 15, 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
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Mountain Mike's Pizza (Series 12)
13736 W. Bell Road, Ste. 4, Surprise
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

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 an opportuity to give back by providy jobs an community space. Our current location in Surprise has had no violations and through charity provided over $10,000 in funds to local 501(c)3 orgs."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We will provide entrey level employment and skill building opportunities

to Pheonix youth. We also offer a wholsome place for familys to gather and celebrate an occasion."

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 - Mountain Mike's Pizza Phx - Data
Attachment B - Mountain Mike's Pizza Phx - Map

This item was recommended for approval.

9 Liquor License - Fuzz Bot Brewing - District 6

Request for a liquor license. Arizona State License Application 364297.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 7 - Beer and Wine Bar

Location
5030 E. Ray Road, Ste. J-5
Zoning Classification: C-2 PCD
Council District: 6

This request is for an ownership transfer of a liquor license for a beer and wine bar. 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 December 13, 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:
"Fuzz Bot brewery operates with a strong commitment to quality, compliance, and community responsibility. They have established clear operational procedures that ensure all aspects of production, service, and sales meet or exceed local and state alcohol regulations. Their management team hold the necessary experience and certifications related to alcohol service and safety, including staff training in responsible beverage service and age verification practices."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Fuzz Bot Brewing is dedicated to enhancing the local economy, culture, and community experience. They are more than a place to enjoy high-quality craft beer - they are a gathering space that supports local agriculture, artisans, and events."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Fuzz Bot Brewing - Data
Attachment B - Fuzz Bot Brewing - Map

This item was recommended for approval.

10 Liquor License - Dilla Libre Tres Phoenix - District 7

Request for a liquor license. Arizona State License Application 364108.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
521 W. McDowell Road
Zoning Classification: C-2
Council District: 7

This request is for a new liquor license for a restaurant. 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 December 9, 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
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Dilla Libre Uno Phoenix (Series 12)
1339 E. Northern Avenue, Phoenix
Calls for police service: 1
Liquor license violations: None

Dilla Libre Dos Scottsdale (Series 12)
8018 E. Thomas Road, Ste. 1, Phoenix
Calls for police service: None
Liquor license violations: None

Public Opinion
Two valid letters protesting the issuance of this license were received and are on file in the Office of the City Clerk. The letters are from local residents who would like the applicant to comply with stipulations outlined in a good faith agreement submitted with the protest letters.

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 committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: “Opening it's third location in Arizona, Dilla Libre Tres Phoenix serves award-winning, high-quality, authentic Mexican cuisine. Applicant would like to continue the tradition of offering delicious, innovative dishes and would like to offer guests 21 and over the opportunity to order alcoholic beverages with the meals served.”

Staff Recommendation
Staff gave careful consideration to the protest letters received, however after reviewing the application in its entirety, staff recommends approval of this application as submitted pursuant to Title 4 of Arizona Revised Statutes.

Attachments
Attachment A - Dilla Libre Tres Phoenix - Data
Attachment B - Dilla Libre Tres Phoenix - Map

This item was recommended for approval.

11 Liquor License - Hatcher Beer and Smoke Shop LLC - District 3

Request for a liquor license. Arizona State License Application 361690.

Summary

Applicant
Rebhi Awawdah, Agent

License Type
Series 10 - Beer and Wine Store

Location
9501 N. 7th Street
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a tobacco shop. This location was previously licensed for liquor sales with a Series 6 - Bar liquor license and does not have an interim permit.

The 60-day limit for processing this application is December 6, 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 PHX Luv Neighborhood Association. They are concerned about the existing number of beer and wine store and liquor store licenses in the area, and feel that adding this new license does not meet the need and convenience of the neighborhood. They believe that adding a new beer and wine store license with a smoke shop does not align with the neighborhoods current efforts to improve the community. They are also concerned that the issuance of this new license will have a negative effect on their ongoing efforts to reduce crime and blight in their community.

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:
“Growing my store trying to serve the community.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“More convenience for our community.”

Staff Recommendation
Staff recommends disapproval of this application based on the neighborhood protest. Staff also notes that 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 - Hatcher Beer and Smoke Shop LLC - Data
Attachment B - Hatcher Beer and Smoke Shop LLC - Map

Discussion
Following the motion, Mayor Gallego confirmed there was no one wishing to speak on this item.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be recommended for disapproval based on neighborhood protest. Also, staff notes that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with applicable City of Phoenix Codes and Ordinances. The motion carried by the following vote:

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

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

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

An electronic comment was submitted for the record with a neutral position on Item 65.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Guardado, that Items 12-77 be approved or adopted, except Items 16, 23, 30, 32-33, 38-39, 46, 48, 68, 71-72 and 76; continuing Items 74-75 to the December 17, 2025 City Council Formal Meeting and Item 77 to the January 7, 2026 City Council Formal Meeting; and noting that Item 73 is withdrawn and item 23 has additional information. The motion carried by the following vote:

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

Items 12-15, Ordinance S-52437 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.

12 City of Glendale

For $33,000 in payment authority for outstanding services owed for base charges during the current Fiscal Year 2025-26 for Intergovernmental Agreement 123273 to provide water and treatment services to the Camelback Ranch area located within the boundaries of the City of Phoenix, but outside the City's water distribution system, for the Water Services Department.

This item was adopted.

13 State of Arizona, Office of the Auditor General

For $75,000 in payment authority to reimburse the State of Arizona Auditor General for the annual Economic and Fiscal Impact Analysis of the Phoenix Convention Center (PCC). The analysis is required under

Arizona Revised Statutes 9-626 to measure the effects of direct, indirect, and induced economic activity of the PCC expansion project and to meet obligations to qualify for the State's payment for its debt service. The Auditor General contracts an auditing firm to perform the annual study. The payment is for work to be completed in 2025 and 2026.

This item was adopted.

14 Settlement of Claim(s) Gomez v. City of Phoenix

To make payment of up to $50,000 in settlement of claim(s) in *Gomez v. City of Phoenix*, CV2023-052565, 22-0392-002, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Public Works Department on July 5, 2022.

This item was adopted.

15 Settlement of Claim(s) Rojas v. City of Phoenix

To make payment of up to $50,000, in settlement of claim(s) in *Rojas v. City of Phoenix*, CV2024-002078, 23-0377-001, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department on May 14, 2023.

This item was adopted.

17 Acquisition of Easements for the 16th Street and Ardmore Road Hohokam Drainage Basin I Project (Ordinance S-52446) - District 8

Request to authorize the City Manager, or designee, to acquire easements either by donation, purchase within the City's appraised value, purchase at a settlement amount arrived through mediation and determined by the City Manager or designee to be reasonable under the circumstances, or by the power of eminent domain, for the 16th Street and Ardmore Road Hohokam Drainage Basin I Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Acquisition of easements are required for construction of a storm drain system which includes a high capacity drop inlet and graded basins to effectively capture floodwater. The collected flow will be conveyed through the storm drain and discharged at the southeast corner of the proposed detention basins.

The parcels affected by this project are 1701 E. Dobbins Road and 1623 E. Pickrell Drive, identified by Maricopa County Assessor's parcel numbers 301-37-009 and 301-35-033.

Financial Impact
Funding for this project is available in the Street Transportation Department's Capital Improvement Program budget.

Location
East Dobbins Road and South 16th Street
Council District: 8

This item was adopted.

18 Acquisition of Easements for the Basin 5 - Circle K Park Project (Ordinance S-52448) - District 8

Request to authorize the City Manager, or his designee, to acquire easements either by donation, purchase within the City's appraised value, purchase at a settlement amount arrived through mediation and determined by the City Manager or designee to be reasonable under the circumstances, or by the power of eminent domain, for the Basin 5 - Circle K Park Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary
Acquisition of easements are required to alleviate drainage issues in the area. Highline Canal Park will be redeveloped to incorporate a detention basin, which will serve as the outfall for three future storm drain systems.

The parcel affected by this project and included in this request is located at 1307 E. Pedro Drive, identified by Maricopa County Assessor's parcel number 300-37-514.

Financial Impact
Funding is available in the Street Transportation Department's Capital Improvement Program budget.

Location
South of Euclid Avenue, between 7th and 14th streets.

Council District: 8

This item was adopted.

19 Acquisition of Easements for the 14th-15th Street Storm Drain Project (Ordinance S-52449) - District 8

Request to authorize the City Manager, or his designee, to acquire easements by donation, purchase within the City's appraised value, or by the power of eminent domain required for the 14th to 15th Street Storm Drain Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The acquisition of easements is required to alleviate drainage issues in the area. A storm drain and a high-capacity inlet will be constructed to capture runoff from the mountains prior to 15th Street and Dobbins Road. The storm drain will discharge flow to the southeast corner of the proposed detention Basin 5 at Circle K Park.

The parcels affected by this project are identified in **Attachment A**.

Financial Impact

Funding is available from the Street Transportation Department's Capital Improvement Program budget, using General Obligation Bonds.

Location

South of Euclid Avenue, between 14th Street and 16th Street.
Council District: 8

This item was adopted.

20 Acceptance of an Easement for Drainage Purposes (Ordinance S-52451) - District 1

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

Summary

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

Easements
MCR: 20250594085
Applicant and Grantor: 15 Alameda, LLC; its successor and assigns
Date: October 14, 2025
Purpose: Drainage
Location: West of the northwest corner of N. 15th Avenue and W. Alameda Road
APN: 210-07-025C
File: FN 250027
Council District: 1

This item was adopted.

21 Acceptance of an Easement for Public Utility Purposes (Ordinance S-52463) - District 4

Request for the City Council to accept an easement for public utility purposes; further ordering the ordinance recorded. Legal description is recorded via separate recording instrument.

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

Easement
MCR: 20250614219
Applicant and Grantor: DAP Management Group, LLC; its successor and assigns
Date: October 23, 2025
Purpose: Public Utility
Location: 4610 N. 7th Avenue
APN: 155-37-001A; 155-37-097B
File: 250023
Council District: 4

This item was adopted.

22 Loop Detector Installation Services Contract - IFB 26-0049 - Request for Award (Ordinance S-52461) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Kimbrell Electric, Inc. to provide Loop Detector Installation

Services for the Street Transportation 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 $12,500,000.

Summary

This contract will provide the labor, materials and equipment required for the installation of new and replacement traffic detection sensor loops throughout the City. The underground magnetic sensors detect vehicles at signalized intersections, improving traffic signal timing to provide for the safe, efficient and convenient movement of people and goods on City streets.

Procurement Information

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

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Kimbrell Electric, Inc.

Contract Term

The contract will begin on or about December 3, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $12,500,000. Funding is available in the Street Transportation Department's operating budget.

This item was adopted.

24 Intergovernmental Agreement with the Town of Cave Creek for Equipment Placement at Radio Site (Ordinance S-52481) - District 1

Request to authorize the City Manager, or his designee, to execute an Intergovernmental Agreement (IGA) with the Town of Cave Creek for the Town of Cave Creek to place its equipment at a City-owned radio site. There is no costs associated with the IGA and no financial impact to the

City of Phoenix.

Summary

This IGA will allow the Town of Cave Creek to place a piece of free-standing, solar-powered equipment at the Mt. Gillan radio site located at 701 W. Carefree Highway, Phoenix, AZ 85085. The equipment will not require connection to power or communication facilities. The Town of Cave Creek will have limited access to the site for equipment maintenance, generally no more than once per month.

Contract Term

This IGA will commence on or about December 3, 2025 for an initial term of three years and thereafter will be automatically renewed each year for a successive one-year term.

Financial Impact

There is no financial impact to the City of Phoenix.

Location

701 W. Carefree Highway, Phoenix, AZ (Mt. Gillan)
Council District: 1

This item was adopted.

25 Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-52453) - Citywide

Request to authorize the City Manager, or his designee, to transfer retirement funds for Michael Frieh in the amount of $9,701.74 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of his credited service:

Frieh, Michael: $9,701.74

Concurrence/Previous Council Action
This item was approved by the COPERS Board at the November 6, 2025 meeting.

This item was adopted.

26 Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-52478) - Citywide

Request to authorize the City Manager, or his designee, to transfer retirement funds for Stephanie Bond in the amount of $281,884.07 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary
Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-322, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of her credited service:

Bond, Stephanie: $281,884.07

Concurrence/Previous Council Action
This item was approved by the COPERS Board at the October 2, 2025 meeting.

This item was adopted.

27 Cost Estimating On-Call Services Contracts - RFQu FY26-086-02 - Request for Award (Ordinance S-52465) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Abacus PM LLC, Rider Levett Bucknall LTD, and Vanir Construction Management, Inc. to provide cost estimating on-call services for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed $500,000.

Summary
These contracts will provide reviews and cost validation for new buildings, rehabilitation, and change orders for various Housing Department projects.

Procurement Information
A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List.

Nine offerors submitted qualifications and were deemed to be responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following minimum qualifications:

1. Method of Approach
2. Qualifications and Experience
3. Price Schedule

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

Abacus PM LLC
Rider Levett Bucknall LTD
Vanir Construction Management, Inc.

Contract Term
The contracts will begin on or about January 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts' value will not exceed $500,000. The contracts are funded with United States Department of Housing and Urban Development and/or other Housing Department funds. There is no impact to the General Fund.

This item was adopted.

28 Home Inspection Services Single-Family Home Contract - RFP FY26-086-03 - Request for Award (Ordinance S-52467) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Assured Quality Inspections L.L.C. to provide single-family home inspections for the Housing Department's scattered sites properties. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed

$25,000.

Summary

This contract provides inspection services for single-family residences designated as Public Housing. Pursuant to the United States Department of Housing and Urban Development's approval of the City's Section 18 and Section 32 plans, these properties may be disposed of in accordance with applicable federal guidelines. Inspections will adhere to the Standards of Professional Practice for Arizona Home Inspectors, as set forth by the Arizona Board of Technical Registration.

Procurement Information

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

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

Method of Approach	350 points
Qualification and Experience	350 points
Pricing	200 points
References	100 points

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

Assured Quality Inspections L.L.C.

Contract Term

The contract will begin on or about January 1, 2026, for a five-year term with no options to extend.

Financial Impact

The total contract value will not exceed $25,000. The contract is funded with U.S. Department of Housing and Urban Development funds. There is no impact to the General Fund.

This item was adopted.

29 Amend Ordinance to Add Federal HOME-ARP Funding for the Salvation Army to Expand Family Emergency Shelter Services (Ordinance S-52469) - District 8

Request to authorize the City Manager, or his designee, to amend Ordinance S-49878 to add up to $2 million in federal United States Department of Housing and Urban Development (HUD) HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program funds with the Salvation Army, or a City-approved nominee, to expand family emergency shelter services. Additionally, request 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

The Salvation Army currently operates a family emergency non-congregate shelter which houses families experiencing homelessness for up to 120 days. The shelter provides housing, meals, case management, vocational counseling, crisis counseling, life skills classes, and other activities for 24 families.

The Salvation Army proposes to add an additional residential building to the Salvation Army emergency family shelter campus. The new building would expand the capacity of the shelter by 12 rooms, with beds for as many as 60 individuals, increasing the total number of families served at any one time to 36. It is expected that the additional rooms, over the course of a year, will serve approximately 173 families, including an estimated 267 children.

The Housing Department is seeking approval for an additional allocation of up to $2 million in HOME-ARP funding, bringing the total City commitment of HOME-ARP funding to $8 million. The Salvation Army requested additional funding to address an increase in development, construction, and labor costs. The total project cost is $10 million.

Contract Term

The term of the contract will begin around January 2026 and run for a minimum of 15 years after expansion completion.

Financial Impact

There is no impact to the General Fund. HOME-ARP is a federally funded program. Funding is budgeted in the Housing Department's Capital Improvement Program budget. Loan execution is anticipated for Fiscal Year 2025-26 and the loan will be paid to the developer during the construction period.

Concurrence/Previous Council Action

City Council approved Ordinance S-49186 on November 16, 2022, to enter into an agreement for $6 million with the Salvation Army to expand the family emergency shelter utilizing HUD Community Development Block Grant (CDBG) funds.

City Council approved Ordinance S-49878 on June 14, 2023, to enter into an agreement for up to $6 million replacing federal CDBG funding with federal HOME-ARP Program funding.

Location

2707 E. Van Buren Street
Council District: 8

This item was adopted.

31 HVAC Maintenance, Repair, and Replacement Contract - PKS-IFB-26-0052 - Request for Award (Ordinance S-52441) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Artic Air Heating & Cooling, Inc., HACI Service LLC, and VG423G dba AC Medics to provide HVAC Maintenance, Repair, and Replacement Services for the Parks and Recreation 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 $4 million.

Summary

This contract will provide services necessary for HVAC systems and equipment in Parks and Recreation Department (Parks) facilities, including recreation centers and the Japanese Friendship Garden. Many facilities have aged units or new technology that City staff is unable to maintain. The services will be used for preventive maintenance, equipment repairs, installations, and part replacements as needed.

These services are essential to ensure the health and safety of employees, residents and the public within Parks facilities.

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

Ten vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders
Artic Air Heating & Cooling Inc.: $390
HACI Service LLC: $400
VG423G dba AC Medics: $400

Contract Term
The contracts will begin on or about November 5, 2025, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts value will not exceed $4 million.

Funding is available in the Parks and Recreation Department's budget.

This item was adopted.

34 Temporary Event Staffing Services Contract - RFQu QVL PCC 22-001 - Amendment (Ordinance S-52464) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to allow additional expenditures under contracts with Legacy Professional Solutions LLC (158222), Marathon Staffing Group Inc. (158192) and S4 Global Solutions LLC (158221) to provide temporary event staffing 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 $1,600,000.

Summary
These contracts provide temporary labor to support event activities for

PCCD clients. The adjustment to these contracts is essential to sustain service levels and meet rising client expectations amid growth in event activity.

Since the contracts' inception, PCCD has seen a measurable shift in business demand. Event bookings have increased by 12 percent, and the number of dark days between events has declined. This compressed schedule requires additional labor to maintain operational continuity, expedite room turnovers, and meet contractually guaranteed timelines.

Client expectations have also evolved. Convention clients now request enhanced services such as midday room resets, expanded cleaning during live events and customized general session designs. These enhancements not only elevate the client experience but also generate additional billable services. The resulting revenue offsets City investment through increased sales tax, hotel bed tax, and repeat bookings.

To further elevate service delivery, PCCD launched its Client Service Level program, offering premium support to high-value clients. This initiative aligns with the department’s mission to enhance the community’s economic vitality and its vision of being a premier convention center.

Approval of this spending authority will enable PCCD to meet client needs, honor contractual obligations and uphold the City’s reputation as a leading convention destination. Without this adjustment, the department risks service disruptions, financial penalties and reduced competitiveness in attracting major conventions.

Contract Term
The contract terms remain unchanged, ending on April 30, 2028.

Financial Impact
Upon approval of $1,600,000 in additional funds, the revised aggregate value of the contracts will not exceed $2,900,000. Funds are available in the Phoenix Convention Center Department’s operating budget.

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

Temporary Event Staffing Services Contracts 158222, 158192 and 158221 (Ordinance S-49544) on April 5, 2023.

Location

Phoenix Convention Center, 100 N. 3rd Street
Orpheum Theatre, 203 W. Adams Street
Symphony Hall, 75 W. 2nd Street
Council Districts: 7 and 8

This item was adopted.

35 Authorization to Amend Lease Agreement 123630 with Horseheads Industrial Capital II, LLC (Ordinance S-52439) - District 8

Request to authorize the City Manager, or his designee, to amend Lease Agreement 123630 with Horseheads Industrial Capital II, LLC to extend the term for seven years commencing on April 1, 2026, and provide for two additional five-year options to extend. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The Police Department currently leases 23,565 square feet of industrial warehouse space for the Public Records and Services Bureau under Lease Agreement 123630 through March 31, 2026. The Police Department does not require continued occupancy beyond the end of the term as these operations will be relocated to 100 W. Washington Street. The Fire Department wishes to assume occupancy April 1, 2026, for administration and operational needs and requests authorization to extend the term for continued tenancy.

Base rent beginning April 1, 2026, will be $16 per square foot per year, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. Base rent will increase two percent annually during the extended term. The Fire Department will also be responsible to pay common area operating expenses for its pro rata share of all operating and maintenance expenses related to the site and improvements; including utilities, janitorial service, common area insurance, taxes, HVAC equipment maintenance, and building maintenance costs.

Contract Term
Upon approval, the extended term of the lease agreement will be seven years commencing April 1, 2026, with two five-year options to extend.

Financial Impact
Rent during the first year of the extension, beginning April 1, 2026, will be $31,420 per month, or $377,040 for the year, plus applicable taxes. Base rent will increase two percent annually thereafter. Common area operating expenses, janitorial services and utilities are estimated to be $15,219.06 per month, plus applicable taxes, and may be adjusted annually depending on need. Funds are available in the Fire Department's operating budget.

Concurrence/Previous Council Action
Contract 123630 was authorized by Ordinance S-34929 on March 8, 2008.
Contract 123630-001 was authorized by Ordinance S-44648 on June 6, 2018.

Location
1717 E. Grant Street, Suite 100
Council District: 8

This item was adopted.

36 Amendment of Ordinance S-52312 for Adashi Fire Incident Management System Contract - RFA 25-0770 - Request for Award (Ordinance S-52477) - Citywide

Request to authorize the City Manager, or City Manager's designee, to amend Ordinance S-52312 to include a request for exceptions to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. The original request was to enter into a contract with Versaterm Public Safety US, Inc. to provide an Adashi Fire Incident Management System platform specifically designed for public safety to improve emergency scene awareness, safety, span of control, response, management, and reporting of critical incidents for the Phoenix Fire Department. 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-52312.

Summary

On October 15, 2025, the City Council approved the contract with Versaterm Public Safety US, Inc. to provide an Adashi Fire Incident Management System platform. The negotiated contract includes indemnity and assumption of liability provisions that require an exception to Phoenix City Code Section 42-18. Upon approval, Ordinance S-52312 will be amended to include an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18.

This contract will provide a robust, end-to-end incident and resource management platform to support emergency response. Versaterm's Adashi Fire Incident Management System's core suite of products includes solutions for operational resource management, mobile notifications, incident mapping, situational awareness, automatic vehicle location, command and control, personnel accountability and reporting. These solutions are offered in a software as a service (SaaS) managed service model, focusing on ease of use, robust integration and real-time collaboration with continuous improvements.

The Phoenix Fire Department's commitment to public safety includes incorporating innovative technology. This revolutionary new software tool enhances station notifications for incoming incidents, boosting turnout and response times. It provides command officers and firefighters with access to critical data and facilitates the creation of a common operating picture across the entire agency, offering street view maps, weather radar and other customizable features. The implementation of this software tool will allow the Department to transition from the current process performed on paper to an electronic, integrated and real-time unified emergency scene management tool.

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

Contract Term

The contract will begin on or about December 15, 2025, for a three-year term with two one-year options to extend the term.

Financial Impact

The aggregate value of the contract will not exceed $1,678,382, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
Adashi Fire Incident Management System - RFA 25-0770 - Request for Award, (Ordinance S-52312) on October 15, 2025.

This item was adopted.

37 Comprehensive Community Vulnerability Assessment Consultant Contract - RFP-25-0441 - Request for Award (Ordinance S-52438) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Integrated Solutions Consulting, Corporation to provide Comprehensive Community Vulnerability Assessment Consultant Services for the Fire 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 $160,000.

Summary

This contract will provide design, facilitation and production of a Comprehensive Community Risk Vulnerability Assessment (CRA). This CRA will address current and anticipated community risks and needs over the next five to ten years. The goal is to identify potential hazards within communities, analyze their potential impacts and prioritize mitigation efforts. This process will inform the development and implementation of programs to mitigate, respond to and recover from disasters, emphasizing preemptively addressing gaps before major lifelines are impacted.

Procurement Information

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

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:
Capacity (0-400 points)
Experience and Expertise (0-300 points)

Method of Approach (0-200 points)
Pricing (0-100 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:
Integrated Solutions Consulting, Corporation

Contract Term
The contract will begin on or about December 8, 2025, for a one-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $160,000. The project will be funded by Urban Area Security Initiative grant funds.

This item was adopted.

40 Amendment of Ordinance S-52319 for Annual Maintenance for X-Ray Machines Contract - RFA 24-0367 - Request for Award (Ordinance S-52473) - Citywide

Request the City Manager, or the City Manager's designee, to amend Ordinance S-52319 to include a request for exceptions to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. The original request was to enter into a contract with Smiths Detection Inc. to provide annual x-ray machine maintenance for the Phoenix Police Department. 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-52319.

Summary
On October 15, 2025, the City Council approved the contract with Smiths Detection Inc., to provide annual x-ray machine maintenance. The negotiated contract includes indemnity and assumption of liability provisions that require an exception to Phoenix City Code Section 42-18.

The contract will provide annual x-ray machine maintenance, including priority 24-hour on-site response for any necessary repairs to ensure optimal functionality. The Phoenix Police Department is responsible for on-site security for several critical infrastructure buildings located in downtown Phoenix. The x-ray machines are used to screen those

entering City buildings. The coverage is provided by Smiths Detection Inc., and this agreement guarantees immediate maintenance response.

Upon approval, Ordinance S-52319 will be amended to include an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18.

Contract Term
The contract will begin on or about December 3, 2025, for a five-year term with no options to extend the term.

Financial Impact
The aggregate value of the contract will not exceed $162,266, and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
Annual Maintenance for X-Ray Machines Contract - RFA 24-0367 - Request for Award (Ordinance S-52319) on October 15, 2025.

This item was adopted.

41 (CONTINUED FROM NOVEMBER 19, 2025) - Versaterm CommunityConnect and Call Triage Software Licenses Contract - RFA 25-0570 - Request for Award (Ordinance S-52406) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Versaterm Public Safety US, Inc. to provide Versaterm CommunityConnect and Call Triage Software Licenses for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. Further request an exception to the indemnification and assumption of liability provisions of Phoenix City Code Section 42-18. The total value of the contract will not exceed $7,001,967.

Summary
This contract will provide software licenses for the CommunityConnect and Call Triage services. The CommunityConnect service is used by the Police Department to provide automated communication and follow-up with crime victims and reporting parties from initial incident reporting through incarceration. The City is required to provide a victim notification

system in compliance with House Bill 2482, which is now part of State statute, and the CommunityConnect service meets those requirements. This service is critical to Police Department operations as it enables efficient management of victim notifications and will improve communication with the community.

The Call Triage service is an automated resolution emergency call system. The Police Department Communications Bureau will use this system to triage incoming non-emergency calls and provide automated resolution to a portion of requests without the need for staff to engage with the caller on non-emergency phone lines. This service provides a solution to the staffing needs of the Communications Bureau and will help ensure that national standard call answering metrics are met by the Department.

These items have 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. Versaterm Public Safety US, Inc. is the exclusive provider of the CommunityConnect and Call Triage software licenses which are utilized by the Police Department.

Contract Term

The contract will begin on or about July 1, 2026, for a three-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed $7,001,967 for the five-year aggregate term. Funding is available in the Police Department's operating budget.

This item was adopted.

42 Amend Terminal Facility License Agreement 162794 with AGI Ground Inc. (Ordinance S-52471) - District 8

Request authorization for the City Manager, or his designee, to amend Facility License Agreement 162794 (License) with AGI Ground Inc. (AGI) to add approximately 414 square feet of exclusive space in Terminal 4 at Phoenix Sky Harbor International Airport.

Summary

AGI currently leases approximately 638 square feet of exclusive-use space in Terminal 3 to support its operations in Terminal 3. To further support its expanded operations in Terminal 4, AGI is requesting to lease an additional approximately 414 square feet of exclusive-use space in Terminal 4, to be used primarily for office space. This amendment would bring AGI's total exclusive space to approximately 1,052 square feet.

Further request authorization for the Aviation Director to make future additions, subtractions, and changes to AGI's exclusive space, not to exceed a total of 3,000 square feet, as the Aviation Director deems necessary or appropriate to attain the highest and best use of Aviation Department resources, as well as to accommodate future AGI business needs for the duration of the License.

Contract Term

The term of the License remains on a month-to-month basis.

Financial Impact

AGI will pay the current terminal rental rate of $197.88 per square foot per year for the additional 414 square feet, resulting in an estimated monthly revenue of $6,826.86 to the City. The terminal rental rate will be adjusted annually on July 1 in accordance with the Rates and Charges provision of Article IX of Chapter 4 of the Phoenix City Code.

Location

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

This item was adopted.

43 New Cargo Facility Lease Agreement with AGI Ground, Inc. at Phoenix Sky Harbor International Airport (Ordinance S-52475) - District 8

Request to authorize the City Manager, or his designee, to enter into a

new cargo facility lease agreement (Lease) with AGI Ground, Inc. (AGI) to lease not more than 5,760 square feet of space in Building A of the West Air Cargo complex at Phoenix Sky Harbor International Airport (PHX).

Summary

AGI currently provides ground handling support services to AeroMéxico and WestJet airlines under Commercial Use Permit 529-26. AGI recently expanded its services agreement with AeroMéxico to include cargo handling operations. To support its cargo handling operation and to provide covered storage for its ground handling equipment, AGI requests to lease two cargo bays with a total area of 3,840 square feet in Building A of the West Air Cargo complex at PHX. The Lease will include an option for AGI to lease one additional cargo bay with a total area of 1,920 square feet, contingent upon AGI securing additional cargo handling contracts with other airlines at PHX. AGI will also be required to complete tenant improvements to separate its leased cargo bay space in Building A from adjacent non-leased cargo bay areas with additional airlines requiring cargo support services.

AGI will be required to complete tenant improvements within six months following the effective date of the Lease. The improvements are necessary to make the leased space suitable for AGI's cargo operations.

Contract Term

The term of the Lease will be three years, with three one-year options to extend the term at the sole discretion of the Aviation Director.

Financial Impact

AGI will pay the rental rate per square foot per year for the West Air Cargo and West Air Cargo GSE facilities as established by the Airport Rates and Charges program authorized under Phoenix City Code Section 4-173(B). Rent for the first year of the Lease will be approximately $69,120. The cargo facilities rental rate will be adjusted annually according to the Rates and Charges provision of Article IX, Chapter 4, of the Phoenix City Code.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development

Subcommittee approved this item on October 3, 2025, by a vote of 3-0.
The Phoenix Aviation Advisory Board approved this item on October 16, 2025, by a vote of 6-0.
The Transportation, Infrastructure and Planning Subcommittee approved this item on November 19, 2025, by a vote of 4-0.

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

This item was adopted.

44 Designated Aviation Channeling Services Contract - AVN RFP 25-0498 - Request for Award (Ordinance S-52447) - District 8

Request to authorize the City Manager, or his designee, to execute a contract with Telos Identity Management Solutions LLC to provide designated aviation channeling services (DAC) for the Aviation Department. Further request to authorize the City Controller to disburse funds related to this item.

Summary
Federal regulations require Phoenix Sky Harbor International Airport (Airport) to conduct background checks on all Airport workers before issuing a badge that authorizes unescorted access to restricted areas of the Airport. The Transportation Security Administration (TSA) requires that airports use a TSA-certified and approved Designated Aviation Channeler (DAC) service provider that will: (1) receive, validate, and aggregate biographic and biometric data from the Airport and transmit the data to the TSA for airport worker screening, (2) automate the transmission of the biographic and biometric data from the Airport to the TSA and from the TSA to the Airport, (3) provide a web-based portal for the Airport to obtain transmitted airport worker screening information, and (4) integrate with the Airport's identity management system and existing fingerprint equipment.

The Airport provides security credentials requiring the services of a DAC to over 23,000 airport employees.

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

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

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee evaluated those offers based on the following criteria:

Method of Approach
Fee Schedule
Qualifications and Experience of the Firm
Customer Service/Ongoing Support

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

Telos Identity Management Solutions LLC

Contract Term
The term of the contract is proposed to begin on or about January 1, 2026, for an initial three-year term with two one-year options to extend the term for an aggregate five-year term.

Financial Impact
The total cost of the contract will not exceed $3 million over the aggregate five-year term.

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

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee approved this item on October 3, 2025, by a vote of 3-0. The Phoenix Aviation Advisory Board approved this item on October 16, 2025 by a vote of 6-0.

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

Council District: 8

This item was adopted.

45 Access Agreement with Honeywell International, Inc. for Groundwater and Soil Vapor Well Monitoring at Phoenix Sky Harbor International Airport (Ordinance S-52474) - District 8

Request to authorize the City Manager, or his designee, to execute an access agreement with Honeywell International, Inc. (Honeywell) for access to Aviation Department-owned land located on and north of Phoenix Sky Harbor International Airport for the purpose of installing and monitoring groundwater and soil vapor wells.

Summary

The Arizona Department of Environmental Quality and the City of Phoenix required Honeywell to install wells on Aviation Department-owned land located within the existing Super Fund Site known as "Motorola 52nd Street Super Fund Site" to monitor and remediate releases of petroleum hydrocarbon products from underground storage tanks at a Honeywell facility that have migrated onto Aviation Department-owned land. The Aviation Department and Honeywell previously entered into similar access agreements, which have expired, to install and monitor wells on Aviation Department-owned land. Honeywell's access to the land is authorized under Section V, Subsection (g) of Remediation Agreement 124536 between the City and Honeywell. Upon approval of the access agreement, access authorization provided by Section V, Subsection (g) will be replaced by the new access agreement.

Contract Term

The term of the access agreement will be month-to-month and will expire on the date the City determines that Honeywell has completed decommissioning all wells on Aviation Department-owned land.

Financial Impact

No rent or fees are due to the Aviation Department under the access agreement. Honeywell is conducting all remediation activities at its own expense.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development

Subcommittee approved this item on October 3, 2025, by a vote of 3-0.
The Phoenix Aviation Advisory Board approved this item on October 16, 2025, by a vote of 6-0.
The Transportation, Infrastructure and Planning Subcommittee approved this item on November 19, 2025, by a vote of 4-0.

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

This item was adopted.

47 Phoenix Sky Harbor International Airport Terminal 4 Infrastructure North Concourse 4 Passenger Boarding Bridges Replacement - 2-Step Construction Manager at Risk Services - Rescind and Award - AV21000112 (Ordinance S-52468) - District 8

Request to authorize the City Manager, or his designee, to rescind the award to Clayco, Inc., and to accept M. A. Mortenson Company as the next responsive proposer, and to execute an agreement with M. A. Mortenson Company to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Sky Harbor International Airport Terminal 4 Infrastructure North Concourse 4 Passenger Boarding Bridges Replacement project. Further request to authorize the 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 fee for services will not exceed $15 million.

Summary
The purpose of the project is to replace six City-owned Passenger Boarding Bridges (PBBs) at Gates B23, B24, B25, B26, B27 and B28 of Phoenix Sky Harbor International Airport Terminal 4 North Concourse 4 (T4N4) with modern jet bridges that operate more efficiently, safely, and improve the passenger experience.

M. A. Mortenson Company will begin in an agency support role for Construction Manager at Risk Preconstruction Services. M. A. Mortenson Company will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) agreement.

M. A. Mortenson Company's preconstruction services include: project site survey and inventory of existing conditions; validate site constraints, site investigations and utility locations; attend all project meetings as necessary to maintain the project objectives; coordinate work with Owner and Design Team to secure all permits and approvals from various agencies and federal, state, county, and local utility authorities; identify GMP packaging strategy and present alternate strategies to optimize the sequence of construction; provide detailed cost estimating and reconciliation with third party estimator for each design phase; provide value engineering and cost reduction efforts to optimize project budget; provide for construction phasing and scheduling; evaluate sequencing based on stakeholder feedback and minimize interruption to City operations; and participate with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

M. A. Mortenson Company's initial construction services will include preparing a GMP proposal provided under the agreement. M. A. Mortenson Company will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. M. A. Mortenson Company will be required to solicit bids from pre-qualified subcontractors and to perform the work using the City's subcontractor selection process. M. A. Mortenson Company may also compete to self-perform limited amounts of work.

M. A. Mortenson Company's additional construction services include: demolishing and removing six PBBs and installing new bridges located at T4N4; providing the necessary associated infrastructure required to support the new bridges; demolishing and removing the glycol plant after installing the six new bridges; providing the necessary associated electrical infrastructure to support the preconditioned air units on each bridge; providing additional distribution panel in support of the new bridge installation(s); providing necessary security access and ACAMS door controls for new bridges; preparing a subcontractor selection plan; preparing a GMP proposal that meets the City's approval; arranging for the procurement of materials and equipment; developing as needed time-scaled logic construction schedule and manage site operations; developing bid package instructions to bidders and solicit subcontractor bid proposals; maintaining a safe work site for all project participants; maintaining all project records in electronic

format; and other work as required for a complete project.

Procurement Information
The selection was made using a two-step qualifications and price-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received, including the scoring results, until an agreement is awarded. Two firms submitted proposals and are listed below.

Selected Firm
Rank 1: Clayco, Inc.

Additional Proposer
Rank 2: M. A. Mortenson Company

After discussion with Clayco, Inc., the City has terminated negotiations and intends to execute a contract with the second ranked firm M. A. Mortenson Company for this project.

Contract Term
The term of the agreement is five years 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 M. A. Mortenson Company will not exceed $15 million, including all subcontractor and reimbursable costs.

Funding is available in the Aviation 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 termination of the agreement.

Concurrence/Previous Council Action
The City Council approved Engineering Services Agreement 159048 (Ordinance S-50049) on July 3, 2023, and Construction Manager at Risk Preconstruction and Construction Services Agreement 160479 (Ordinance S-50791) on May 1, 2024.

Location
2485 E. Buckeye Road
Council District: 8

This item was adopted.

49 Goodyear Airport Infield Paving - Phase II - Engineering Services Amendment - AV41000079 (Ordinance S-52479) - Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 160280 with TRACE Consulting, LLC to provide additional engineering services for the Goodyear Airport Infield Paving Phase II project. Further request to authorize the execution of amendments to the Agreement as necessary within the City 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 $220,108.

Summary
The purpose of this project is to implement one of the recommendations of the 2018 Master Plan Update to improve infield areas between Runway 3/21 and Taxiway A at Goodyear (GYR) Airport. The seven infield areas to be improved for Phase II of this project are located north of Taxiway A1, between Taxiways A1 and A2, between Taxiways A4 and A5, between Taxiways A5 and A6, between Taxiways A6 and A7, between Taxiways A7 and A8, and between Taxiways A9 and A10. The goals of this project include infield grading requirements according to Federal Aviation Administration standards, infield paving as a safety improvement to mitigate the dangers of jet blast and propwashing blowing around foreign object debris and to improve ease of maintenance in the infields, and utility vault adjustments to be consistent with the new grading and paving. Phase I of the GYR Infield Paving Project previously completed design for three infields.

The amendment is necessary to provide construction administration and inspection services for the remaining seven infields between Runway 3-21 and Taxiway Alpha that are being updated from gravel or asphalt millings to asphalt paving. The amendment will provide additional funds to the Agreement.

Contract Term

The term of the Agreement remains unchanged 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 engineering services was approved for an amount not to exceed $735,000, including all subconsultant and reimbursable costs. The amendment will increase the Agreement by an additional $220,108, for a new total amount not to exceed $955,108, including all subconsultant and reimbursable costs.

Funding for the amendment is available in the Aviation Department's Capital Improvement Program using state grants. 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 termination of the Agreement.

Concurrence/Previous Council Action

The City Council approved:

Engineering Services Agreement 155730 (Ordinance S-48220) on January 5, 2022.

Engineering Services Agreement 160280 (Ordinance S-50724) on April 3, 2024.

Location

1658 S. Litchfield Road, Goodyear, AZ

Council District: Out of City

This item was adopted.

50 Concrete Services - IFB 26-FMD-017 - Request for Award (Ordinance S-52440) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Degan Construction, LLC, Harcon Concrete, Inc., and Viasun Corporation to provide concrete services for the Public Works Department on an as-needed basis. Further request to authorize the City Controller to disburse all funds related to this item. The total aggregate amount of the contracts will not exceed $3,200,000.

Summary

The Public Works Department is responsible for concrete projects and services. These projects include the maintenance and repair of concrete foundations, driveways, parking lots, walkways, Americans with Disabilities Act (ADA) ramps, curbing, light-pole bases, parking wheel stops, vertical walls, and other specialized concrete repairs across citywide facilities. Contractors will be responsible for larger projects that require the use of a concrete truck, extensive site preparation, and demolition. These services will support multiple City departments, including Police and Fire, and provide the capability to support General Obligation Bond ADA work requirements.

Procurement Information

An Invitation for Bid (IFB) was conducted in accordance with Administrative Regulation 3.10. A total of 18 bidders submitted proposals; one was deemed non-responsive. Three bids were determined to be responsive to the posted specifications and responsible for providing the required services.

Following evaluation based on labor rates, the Procurement Officer recommends award to the following bidders identified in **Attachment A**:
Degan Construction, LLC
Harcon Concrete, Inc.
Viasun Corporation

Contract Term

The contracts will begin on or about January 1, 2026, for a three-year term, with a two-year option to extend.

Financial Impact

The total aggregate contract value will not exceed $3,200,000. Funding is available in the Public Works Department's Operating and Capital Improvement Program budget.

This item was adopted.

51 Telecommunications Services, Private Line Services, Intrastate and Interstate Services License with CenturyLink Communications, LLC (Ordinance S-52454) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with CenturyLink Communications, LLC to construct, install, operate, maintain, and use the Public Highways and public utility easements in the City of Phoenix to provide telecommunication facilities in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

CenturyLink Communications, LLC desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide telecommunications-based services to the public. The license will be for a period of five years with an option for a one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Telecommunications Services, Private Line Services, and Intrastate and Interstate Services License with an option for one-time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using linear footage and the Consumer Price Index.

This item was adopted.

52 Telecommunications Services, Private Line Services, and

Intrastate Services License with Level 3 Telecom of Arizona, LLC (Ordinance S-52455) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with Level 3 Telecom of Arizona, LLC to construct, install, operate, maintain, and use the Public Highways and public utility easements in the City of Phoenix to provide telecommunication facilities in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

Level 3 Telecom of Arizona, LLC desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide telecommunications-based services to the public. The license will be for a period of five years with an option for a one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Telecommunications Services, Private Line Services, and Intrastate Services License with an option for one-time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using linear footage and the Consumer Price Index.

This item was adopted.

53 **Telecommunications Services, Private Line Services, and Interstate Services License with Level 3 Communications, LLC (Ordinance S-52456) - Citywide**

Summary

Level 3 Communications, LLC desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide telecommunications-based services to the public. The license will be for

a period of five years with an option for a one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Telecommunications Services, Private Line Services, and Interstate Services License with an option for one-time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using linear footage and the Consumer Price Index.

This item was adopted.

54 Request Authorization to Accept Funding and Enter Into an Intergovernmental Agreement with Flood Control District of Maricopa County and City of Scottsdale for Fiscal Year 2025 Capital Improvement Program - Deer Valley Channel Hazard Mitigation Project (Ordinance S-52480) - District 2

Request authorization for the City Manager, or their designee, to accept funding and enter into an agreement with the Flood Control District of Maricopa County (FCDMC) and City of Scottsdale for the Fiscal Year 2026 Capital Improvement Program related to the Deer Valley Hazard Mitigation Project. Additionally, request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds associated with this project. The City's contribution to this project is anticipated to not exceed $950,000.

Summary

As the design of the Paradise Ridge Drainage Improvements Project progressed, it became clear that additional improvements were needed on the east side of Scottsdale Road. These enhancements are essential to capture flows from the Deer Valley Wash and convey them effectively to the Paradise Ridge Improvements project channel. This additional scope aims to further reduce the existing floodplain west of Scottsdale Road with the City of Phoenix.

The work at Scottsdale Road will require this Intergovernmental Agreement (IGA) between the FCDMC, the City of Phoenix, and the City of Scottsdale to outline the roles and responsibilities of the project partners with respect to the design, construction, cost sharing and other activities associated with a box culvert crossing Scottsdale Road.

This project aims to address flooding issues affecting residents and businesses south of Loop 101, ultimately reducing the risk of flooding in the area.

Financial Impact

The estimated cost for these additional improvements is $3.8 million based on the best available information at the time of this agreement. The actual expenses will be shared as follows: FCDMC will cover 50 percent with each city contributing 25 percent as project partners.

The City's contribution is not anticipated to exceed $950,000. This amount will be funded through a combination of sources: the Local Drainage Solutions Program, the Arizona State Land Department (ASLD) Paradise Ridge IGA (Ordinance S-46461), and the Mortenson Development Agreement (Ordinance S-52226).

Concurrence/Previous Council Action

The City Council approved an IGA with ASLD regarding the reimbursement procedure for the cost of the Paradise Ridge Drainage Improvements Project (Ordinance S-46461) on June 18, 2020.

The City Council approved a Development Agreement with Mortenson Development regarding a contribution to the cost of the Paradise Ridge Drainage Improvements Project (Ordinance S-52226) on June 20, 2025.

Location

Deer Valley and Scottsdale Road
Council District: 2

This item was adopted.

55 24th Street Water Treatment Plant Rehabilitation 2025 - Construction Manager at Risk Services - WS85290033 (Ordinance

S-52442) - District 6

Request to authorize the City Manager, or his designee, to enter into an agreement with PCL Construction, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the 24th Street Water Treatment Plant Rehabilitation 2025 project. Further request to authorize execution of amendments to the agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $88,930,000.

Summary

The purpose of this project is to rehabilitate and/or replace the various treatment systems at the 24th Street Water Treatment Plant due to age and usage.

PCL Construction, Inc. will begin in an agency support role for Construction Manager at Risk Preconstruction Services. PCL Construction, Inc. will assume the risk of delivering the project through a Guaranteed Maximum Price agreement.

PCL Construction, Inc.’s Preconstruction Services include, but are not limited to: provide detailed cost estimating and knowledge of marketplace conditions; provide project planning and scheduling; provide for construction phasing and scheduling that will minimize interruption to City operations; provide alternate system evaluation and constructability studies; advise City on ways to gain efficiencies in project delivery; provide long-lead procurement studies and initiate procurement of long-lead items; assist in the permitting processes; protect the City's sensitivity to quality, safety, and environmental factors; and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

PCL Construction, Inc.’s initial Construction Services will include preparation of a Guaranteed Maximum Price proposal provided under the agreement. PCL Construction, Inc. will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. PCL Construction, Inc. will be required to solicit bids from prequalified subcontractors and to perform the work using the City’s

subcontractor selection process. PCL Construction, Inc. may also compete to self-perform limited amounts of work.

PCL Construction, Inc.'s additional Construction Services include: construct and rehabilitate the treatment systems as described in Section 1; select subcontractors/suppliers for this project; prepare a Guaranteed Maximum Price proposal that meets the approval of the City; coordinate with various City of Phoenix departments, other agencies, utility companies; arrange for procurement of materials and equipment; schedule and manage site operations; bid, award, and manage all construction related contracts while meeting City bid requirements including the local and SBE participation goal; provide quality controls; bond and insure the construction; and maintain a safe work site for all project participants.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Two firms submitted proposals and are listed below:

Selected Firm
Rank 1: PCL Construction, Inc.

Additional Proposer
Rank 2: Filanc

Contract Term
The term of the agreement is five years 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 PCL Construction, Inc. will not exceed

$88,930,000 including all subcontractor and reimbursable costs.

Funding is available in the Water Services 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
24th Street Water Treatment Plant
Council District: 6

This item was adopted.

56 Transition Ramps - City of Phoenix Standard Details - Engineering Services - ST87220004 (Ordinance S-52466) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Toole Design Group, LLC to provide Engineering Services that include project management and design for the Transition Ramps-City of Phoenix Standard Details 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 fee for services will not exceed $50,000.

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 related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception 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 purpose of this project is to identify a design approach for Phoenix to create standard details and associated construction specifications for transition (bike) ramps that allow bicyclists to transition from the street to a shared use path or other recreational facility. On May 8, 2024, Toole Design Group, LLC was contracted to perform design services for the Transition Ramps-City of Phoenix Standard Details project under the Engineering/Consulting 2023-24 On-Call Services contract. Additional scope of work is needed to complete this project. Toole Design Group, LLC is not on the City's Engineering/Consulting 2025-27 On-Call contract, therefore, it is requested to direct select them for this service.

Toole Design Group, LLC's services include, but are not limited to: completion of project work to develop standard details and associated construction specifications, additional project management services, and additional stakeholder outreach services.

Procurement Information
Toole Design Group, LLC was chosen for the project using a Direct Select process set forth in the Arizona Revised Statutes Section 34-103. The Direct Select process will ensure project design specifications are met.

Contract Term
The term of the agreement is one year 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 agreement value for Toole Design Group, LLC will not exceed $50,000, including all subconsultant and reimbursable costs.

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.

Previous Council Action
The City Council approved Citywide Engineering On-Call Services Agreement 157236 (Ordinance S-49068) on October 12, 2022.

This item was adopted.

57 Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call Services for Calendar Years 2026-28 (Ordinance S-52472) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 12 consultants listed in **Attachment A**, to provide Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call services citywide for Calendar Years 2026 to 2028. 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 $30 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 On-Call consultants will be responsible for providing On-Call Environmental / Natural-Cultural Resources / National Environmental Policy Act (NEPA) services that include, but are not limited to: NEPA documentation and related supporting technical analysis and reports, cultural resources, biology and natural resources, Rivers and Harbors

Act, Clean Water Act, air quality and noise, green infrastructure, and evaluation.

Procurement Information
The selections were made using a qualifications-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. Twenty-seven firms submitted proposals and are listed in **Attachment A**.

Contract Term
The term of each agreement is up to three years, or up to $2.5 million, whichever occurs first. 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 each of the On-Call consultants will not exceed $2.5 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $30 million.

Funding is available in the Capital Improvement Program and Operating budgets of the various City departments that will utilize these agreements. The agreements will be managed by Office of the City Engineer's Environmental Services Division.The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

This item was adopted.

58 Water Service Line Replacement - Engineering Services - WS85504000 (Ordinance S-52450) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Tristar Engineering and Management, Inc. to provide Engineering Services that include minor design and construction

administration and inspection services for the Water Service Line Replacement 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 fee for services will not exceed $16 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 related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception 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 purpose of this project is to provide minor design and construction administration and inspection services on an as needed basis for Water Service Department's Water Service Line Repair and Replacement Job Order Contract (JOC) program.

Tristar Engineering and Management, Inc.'s services include, but are not limited to: general project administration; construction inspections and service inspections; citywide inspections of four different JOCs replacing or repairing the City of Phoenix water service leaks; provide onsite inspector for each contractor crew; resident engineering services during construction; daily interaction with contractors to clarify job requirements; administration of contractor’s contract; decision making in the field regarding technical project issues; monitoring job progress; review and certification of progress payments and job orders; preparation of record of service repairs and/or record of drawings; public information and public relations services, and coordination with other City departments, governmental agencies and operations staff; daily update on the City of Phoenix web-based portal on work activity for the JOC; in daily

communication with Water Engineering Project Manager; and some minor water main or water service design may be required.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Six firms submitted proposals and are listed below:

Selected Firm
Rank 1: Tristar Engineering and Management, Inc.

Additional Proposers
Rank 2: Entellus, Inc.
Rank 3: Brown and Caldwell, Inc.
Rank 4: Wilson Engineers, LLC
Rank 5: Sunrise Engineering, LLC
Rank 6: Olsson, Inc.

Contract Term
The term of the agreement is five 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 agreement value for Tristar Engineering and Management, Inc. will not exceed $16 million, including all subconsultants and reimbursables.

Funding is available in the Water Services 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.

This item was adopted.

59 Horizontal Lifeline and Vertical Fall Protection System Inspection and Repair - IFB-26-0008 - Request for Award (Ordinance S-52444) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with P3 Safety Solutions, LLC to provide Horizontal Lifeline and Vertical Fall Protection System Inspection and Repair for the Water Services Department (WSD). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed $800,000.

Summary

This contract will provide Water Services with the ability to conduct annual inspections and repair services (as needed) for horizontal lifeline and vertical fall protection systems. The Horizontal Lifelines and Vertical Fall Protection Systems are used for a variety of reasons and are vital to the daily operations within the Water Services Department operations. The equipment ensures the safety of the WSD employees and assists them in performing their job functions.

Procurement Information

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

One vendor submitted a bid and is listed below. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder:
P3 Safety Solutions, LLC

Contract Term

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

Financial Impact

The aggregate contract value will not exceed $800,000.

Funding is available in the Water Services Department Operating budget.

This item was adopted.

60 Manhole Pest Control Services for Roach Treatment - Amendment (Ordinance S-52445) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 155162 with Proficient Pest Specialists LLC to provide treatment of sanitary sewer structures with insecticide paint to control roaches. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $500,000.

Summary

The purpose of this amendment is to request additional funds for labor, certifications, materials, equipment, insecticides, plastics, tarps, caution tape, barricades, and traffic control devices required to treat sanitary sewer manholes and cleanouts located within the City.

The contractor is expected to treat one-half of the manholes and one-half of the sewer cleanouts each year. Manholes are located throughout the City's more than 540 square mile service area.

Contract Term

The agreement term remains unchanged, ending September 30, 2026.

Financial Impact

Upon approval of $500,000 in additional funds, the revised aggregate value of the contract will not exceed $2,500,000.

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

Concurrence/Previous Council Action

The City Council approved:

Manhole Pest Control Services for Roach Treatment Contract 155162 (Ordinance S-47849) on August 25, 2021.

This item was adopted.

61 Sewer Rods for Water Services Department - Amendment

(Ordinance S-52458) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 153756 with AZ Wastewater Industries, Inc., to provide additional funding to the agreement. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed $60,900.

Summary

The purpose of this amendment is to request additional funds to conduct preventative maintenance of the sanitary system using various processes like mechanical rodding. Mechanical rodding clears and removes debris from the wastewater collection system, which utilizes sewer rods to operate. The mechanical rodding vehicle and equipment uses the sewer rods to push and pull various tools through the sanitary sewer mains to clear accumulated debris, grease, or roots.

Consistent cleaning is an integral component to preventative maintenance of the sanitary sewer system required by the Arizona Department of Environmental Quality's Capacity, Management, Operations, and Maintenance permit.

Contract Term

The agreement term remains unchanged, ending on February 28, 2026.

Financial Impact

The initial authorization for sewer rods was for an expenditure not-to-exceed $38,813.

This amendment will increase the authorization of the agreement by an additional $22,000 for a new total not-to-exceed value of $60,813.

Concurrence/Previous Council Action

The City Council approved:

Sewer Rods Agreement 153756 (Ordinance S-47279) on February 3, 2021.

This item was adopted.

62 Customer Information System Managed Services Contract - Amendment (Ordinance S-52452) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to the Customer Information System Managed Services Contract 163045 with Ernst & Young LLP. This amendment also seeks an exception to Phoenix City Code Section 42-18 to authorize inclusion of indemnification and assumption of liability provisions in the agreement that would otherwise be prohibited.

Summary

This contract and amendment enables the Water Services and Public Works departments to receive managed services, including continuous 24/7 operation, maintenance, and enhancement of the Customer Information System. This amendment also seeks approval for an exception under Phoenix City Code Section 42-20. This exception would permit the inclusion of a limitation of liability clause in this contract, which is otherwise prohibited under Section 42-18. The proposed clause would cap the contractor's total liability at the greater of:

Five times the fees paid for services in the past 12 months or;
Eleven million dollars.

This liability cap does not apply in situations involving fraud, intentional misconduct, or when the law or professional standards do not allow such a limit.

Contract Term

The contract term remains unchanged.

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 approved the Customer Information System Managed Services Contract 163045 (Ordinance S-51939) on May 21, 2025.

This item was adopted.

63 Amend City Code - Ordinance Adoption - Application PHO-1-25--Z-20-17-2 - Approximately 1,420 Feet West of the Northwest

Corner of North Valley Parkway and Bronco Butte Trail (Ordinance G-7452) - District 2

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on August 20, 2025, and the Planning Commission on November 6, 2025.

Summary

Application: PHO-1-25--Z-20-17-2
Existing Zoning: C-2 M-R NBCOD
Acreage: 0.04

Applicant / Representative: Declan Murphy on behalf of TWC
Owner: Robert Jr. and Sabrina Eaton

Proposal:
1. Request to delete Stipulation 1 regarding detached sidewalks.
2. Request to delete Stipulation 2 regarding street improvements.
3. Request to delete Stipulation 4 regarding east and west pedestrian connections along Paseo del Pardo.
4. Request to delete Stipulation 5 regarding pedestrian pathways.
5. Request to delete Stipulation 6 regarding the use of artificial turf.
6. Request to delete Stipulation 7 regarding turf being used in active retention basins.
7. Request to delete Stipulation 9 regarding the hotel development.
8. Request to delete Stipulation 10 regarding color and material palette for the buildings.
9. Request to delete Stipulation 11 regarding the glazing on all building windows.
10. Request to delete Stipulation 12 regarding screening of service areas.
11. Request to delete Stipulation 13 regarding a minimum landscape setback along property lines adjacent to public right-of-way.
12. Request to delete Stipulation 14 regarding the Bronco Butte Water Tank preservation.
13. Request to delete Stipulation 15 regarding view corridors of Bronco Butte, Pyramid Peak, Union Hills, and No Name Mountain.

14. Request to delete Stipulation 16 regarding maximum building height.
15. Request to delete Stipulation 17 regarding sufficient right-of-way for a collector street.
16. Request to delete Stipulation 18 regarding sewer force main construction.
17. Request to delete Stipulation 19 regarding approval of offsite paving plans.
18. Request to delete Stipulation 20 regarding updating the Sonoran Foothills PCD Street Master Plan.

VPC Action: The North Gateway Village Planning Committee heard this item on August 14, 2025, and recommended approval, with a modification, by a vote of 8-0.
PHO Action: The Planning Hearing Officer (PHO) heard this item on August 20, 2025 and took the item under advisement. On September 16, 2025, the PHO took this item out from under advisement and recommended denial as filed, approval with modifications.
Appeal: The item was appealed by the applicant/representative on September 23, 2025, therefore the item was scheduled to be heard by the Planning Commission.
Staff Recommendation: Denial as filed, approval with modifications, per the PHO recommendation.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended denial as filed, approval per the PHO recommendation, with modifications, by a vote of 6-2.

Location
Approximately 1,420 feet west of the northwest corner of North Valley Parkway and Bronco Butte Trail
Council District: 2
Parcel Address: 2747 W. Bronco Butte Trail

This item was adopted.

64 Amend City Code - Ordinance Adoption - Rezoning Application Z-107-25-3 - Northwest Corner of 7th Avenue and Bell Road (Ordinance G-7455) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application

Z-107-25-3, and rezone the site from C-O/G-O (Commercial Office District, General Office Option) to C-2 (Intermediate Commercial) to allow a gas station, convenience store, and restaurant/coffee shop.

Summary
Current Zoning: C-O/G-O
Proposed Zoning: C-2
Acreage: 5.13 acres
Proposal: Gas station, convenience store, and restaurant/coffee shop

Owner: 710 West Bell Road, LLC
Applicant: George Willett, LASCO Development Corporation
Representative: Adam Baugh, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this item on October 21, 2025, and recommended approval, per the staff recommendation, by a vote of 8-0.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended approval, per the staff memo dated October 30, 2025, by a vote of 8-0.

Location
Northwest corner of 7th Avenue and Bell Road
Council District: 3
Parcel Address: 17140 and 17160 N. 7th Avenue; and 710 and 712 W. Bell Road

This item was adopted.

65 Amend City Code - Ordinance Adoption - Rezoning Application Z-83-25-4 - Southeast Corner of 19th Avenue and Montebello Avenue (Ordinance G-7454) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-83-25-4, and rezone the site from C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:6 SL (Walkable Urban Code, Transect 5:6 District, Transit Solano Character Area) to allow mixed-use, commercial and residential uses.

Summary

Current Zoning: C-2 TOD-1
Proposed Zoning: WU Code T5:6 SL
Acreage: 12.40 acres
Proposal: Mixed use, commercial and residential uses

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

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Alhambra Village Planning Committee was scheduled to hear this item on October 28, 2025, for recommendation; however, there was no quorum.
PC Action: The Planning Commission heard this case on November 6, 2025, and recommended approval, per the staff recommendation, by a vote of 8-0.

Location

Southeast corner of 19th Avenue and Montebello Avenue
Council District: 4
Parcel Address: 1825 and 1835 W. Montebello Avenue; and 5537, 5645, and 5655 N. 19th Avenue

This item was adopted.

66 Amend City Code - Ordinance Adoption - Rezoning Application Z-96-25-4 - Northwest Corner of 3rd Street and Lexington Avenue (Ordinance G-7453) - District 4

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-96-25-4, and rezone the site from C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) and R-5 TOD-1 (Multifamily Residence District - Restricted Commercial, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:5 MT (Walkable Urban Code, Transect 5:5 District, Midtown Transit Character Area) to allow commercial uses with on-site parking.

Summary

Current Zoning: C-2 TOD-1 (0.81-acres) and R-5 TOD-1 (0.84-acres)
Proposed Zoning: WU Code T5:5 MT
Acreage: 1.65 acres
Proposal: Commercial uses with on-site parking

Owner: Moosedreams Management, LLC, et al.
Applicant/Representative: George Pasquel, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee was scheduled to hear this item on October 6, 2025, for recommendation; however, there was no quorum.
PC Action: The Planning Commission heard this case on November 6, 2025, and recommended approval, per the staff recommendation, by a vote of 8-0.

Location
Northwest corner of 3rd Street and Lexington Avenue
Council District: 4
Parcel Address: 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, and 3318 N. 3rd Street; 220 E. Lexington Avenue; and 3305, 3309, and 3315 N. Morris Drive

This item was adopted.

67 Amend City Code - Ordinance Adoption - Rezoning Application Z-86-25-7 - Approximately 1,100 Feet South of the Southeast Corner of 69th Avenue and Van Buren Street (Ordinance G-7458) - District 7

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-86-25-7, and rezone the site from RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow truck and semi-truck parking; and residential.

Summary
Current Zoning: RE-43
Proposed Zoning: A-1
Acreage: 1.00 acre
Proposed Use: Truck and semi-truck parking; and residential

Owner: Mario Martinez
Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this item on October 21, 2025, and recommended approval, per the staff recommendation, by a vote of 5-0.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street
Council District: 7
Parcel Address: 11 N. 69th Avenue

This item was adopted.

69 **Amend City Code - Ordinance Adoption - Rezoning Application Z-68-24-8 (Venue on Washington PUD) - Approximately 220 Feet West of the Northwest Corner of 16th Street and Washington Street (Ordinance G-7457) - District 8**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-68-24-8 and rezone the site from C-3 (General Commercial) to PUD (Planned Unit Development) for an event venue and uses permitted in WU Code T5:5.

Summary
Current Zoning: C-3
Proposed Zoning: PUD
Acreage: 0.76
Proposal: Event venue and uses permitted in WU Code T5:5

Owner: Michael Marlowe, Klondyke Studios, LLC
Applicant/Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Central City Village Planning Committee heard this item on October 21, 2024, for information only.
VPC Action: The Central City Village Planning Committee heard this item on October 20, 2025, and recommended approval, per the staff recommendation, by a vote of 12-0-1.
PC Action: The Planning Commission heard this case on November 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 220 feet west of the northwest corner of 16th Street and Washington Street
Council District: 8
Parcel Address: 1520 and 1526 E. Washington Street

This item was adopted.

70 Amend City Code - Ordinance Adoption - Rezoning Application Z-103-25-8 - Approximately 570 Feet West of the Northwest Corner of 27th Avenue and Baseline Road (Ordinance G-7459) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-103-25-8, and rezone the site from S-1 (Ranch or Farm Residence) to C-2 (Intermediate Commercial) to allow commercial uses - bank and restaurant.

Summary
Current Zoning: S-1
Proposed Zoning: C-2
Acreage: 1.89 acres
Proposed Use: Commercial uses - bank and restaurant

Owner: Baseline Land, LLC
Applicant: Tim Rasnake, Archicon Architecture & Interiors, LC
Representative: Mitchell Mastrin, Archicon Architecture & Interiors, LC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Laveen Village Planning Committee heard this item on October 20, 2025, and recommended approval, per the staff recommendation, with a modification and additional stipulations, by a vote

of 10-0.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended approval, per the staff memo dated October 31, 2025, by a vote of 8-0.

Location
Approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road
Council District: 8
Parcel Address: N/A

This item was adopted.

73 Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-4-25--Z-47-87-1(3) - Northeast Corner of 32nd Street and Sunnyside Lane - District 3

Request to hold a public hearing on a Planning Hearing Officer application for the following item and consider adoption of the Planning Commission recommendation on November 6, 2025.

Summary
Application: PHO-4-25--Z-47-87-1(3)
Existing Zoning: R-O
Acreage: 1.12

Owner/Applicant/Representative: Lee Wright, Metronet Infrastructure Group, LLC
PHO Appellant: Patrick Gray and Chinnaz Sayegh
PC Appellant: Lee Wright, Metronet Infrastructure Group, LLC

Proposal: Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 16, 1999 and the elevations date stamped May 18, 1999.

VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended denial, by a vote of 11-1.
PHO Action: The Planning Hearing Officer (PHO) heard this item on September 17, 2025, and recommended approval with additional stipulations.
PHO Appeal: The PHO recommendation was appealed, therefore the

item was scheduled to be heard by the Planning Commission.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended denial, per the Paradise Valley Village Planning Committee recommendation, by a vote of 7-1.
PC Appeal: The Planning Commission recommendation was appealed by the owner/applicant/representative on November 13, 2025.

Location
Northeast corner of 32nd Street and Sunnyside Lane
Council District: 3
Parcel Address: 15151 N. 32nd Street

This item was withdrawn.

74 (CONTINUED FROM NOVEMBER 19, 2025) - Authorization to Grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52435) - District 5

Request authority to grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396. The Council is considering the Planning Hearing Officer's recommendation regarding rezoning application PHO-1-25--Z-29-12-7(5) for this development by a public hearing held on the same council agenda as this item. This item must be heard following that hearing.

Summary
Following the City of Phoenix’s adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, Sheely Center submitted a demand to the City under A.R.S. § 12-1134, asserting that the ordinance diminished the fair market value of its property located at Parcel No. 102-34-002E.

Parcel Address: 2209 N. 99th Ave.
Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center)
Representative: Jason Morris, Withey Morris Baugh, P.L.C. and Andrew Gould, Holtzman Vogel Baran Torchinsky & Josefiak PLLC

Pursuant to A.R.S. § 12-1134(E), Ordinance G-7396 authorizes the City

Council, in its sole discretion, to grant binding waivers of the special permit requirements for data centers. In accordance with this provision, Sheely Center has formally requested such a waiver. The special permit requirements set forth in Ordinance G-7396 were enacted by the City Council to address public health and safety concerns and to mitigate adverse secondary impacts on surrounding neighborhoods, businesses, and residents.

The purpose of the City's requirements are to protect public health and safety. Therefore, the waiver requires the proposed data center to address and mitigate potential health and safety impacts on neighboring properties, including, among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution. The waiver describes requirements for each category to comply with Ordinance G-7396. At the City's request, Sheely Center has submitted detailed information and committed to measures designed to mitigate the potential impacts of its proposed data center. Specific requirements will be outlined in the Waiver which will be available to the public 24 hours prior to the meeting. The requirements may be modified after the waiver is published.

The Planning and Development Department reviewed these submissions and determined that the waiver request meets all the submittal requirements. They found that Sheely Center's mitigation commitments appear to adequately address the ordinance's public health and safety objectives. The City Manager reviewed and makes a recommendation to approve the attached Waiver request.

Location
Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

This item was continued to the December 17, 2025 City Council Formal Meeting.

75 (CONTINUED FROM NOVEMBER 19, 2025) - Public Hearing and Ordinance Adoption - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of

99th Avenue and Thomas Road (Ordinance G-7451) - District 5

Request to hold a public hearing and authorize the City Manager, or his designee, to consider the Planning Hearing Officer's recommendation by the City Council on matters heard by the Planning Hearing Officer on June 18, 2025.

Summary

Application: PHO-1-25--Z-29-12-7(5)
Existing Zoning: PUD
Acreage: 197.0

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL
Applicant / Representative: Jason Morris, Withey Morris Baugh, P.L.C.

Proposal:
1. Request to modify Stipulation 1 regarding the site plan within the development narrative.

VPC Action: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.
PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

This item was continued to the December 17, 2025 City Council Formal Meeting.

77 (CONTINUED FROM OCTOBER 15 AND NOVEMBER 5, 2025) - Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6

Request to hold a public hearing on the Planning Hearing Officer rezoning application for the following item and consider adoption of the Planning Commission recommendation on September 4, 2025.

Summary

Application: PHO-1-25--Z-323-79-6
Existing Zoning: C-O
Acreage: 1.16

Applicant: Brett Slavicek, Slavicek Holdings, LLC
Owner: Slavicek Holdings, LLC
Representative: Jason Morris, Withey Morris Baugh P.L.C.
Appellant: Kurt Waldier, Gilbert Blilie, PLLC

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2. Request to delete Stipulation 2 regarding parking ratios.
3. Request to delete Stipulation 3 regarding commencement of construction.
4. Request to modify Stipulation 4 regarding building height.

VPC Action: The Camelback East Village Planning Committee (VPC) opted not to hear this item.
PHO Action: On May 21, 2025, the Planning Hearing Officer took the item under advisement. On July 7, 2025, the Planning Hearing Officer took the item out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.
PC Action: The Planning Commission heard this item on September 4, 2025, and recommended denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification, by a vote of 5-1.
The Planning Commission recommendation was appealed on September 10, 2025.

Location
Northwest corner of 24th Street and Missouri Avenue
Council District: 6
Parcel Address: 5500 N. 24th Street

This item was continued to the January 7, 2026 City Council Formal Meeting.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman

Stark, to suspend the rules to take Item 68 out of order. The motion carried by the following voice vote:

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

68 **Amend City Code - Ordinance Adoption - Rezoning Application Z-111-25-7 - Approximately 250 Feet South of the Southeast Corner of 1st Avenue and McKinley Street (Ordinance G-7456) - District 7**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-111-25-7 and rezone the site from DTC-Downtown Gateway (Downtown Code, Gateway Character Area) to DTC-Downtown Gateway HP (Downtown Code, Gateway Character Area, Historic Preservation Overlay) to allow for a Historic Preservation Overlay for KPHO Building (now First Studio).

Summary
Current Zoning: DTC-Downtown Gateway
Proposed Zoning: DTC-Downtown Gateway HP
Acreage: 0.28-acres
Proposal: Historic Preservation Overlay for KPHO Building (now First Studio)

Owner: First Studio, LLC
Applicant: City of Phoenix, Historic Preservation Commission
Representative: Kevin Weight, City of Phoenix, Planning and Development Department, Historic Preservation Office

Staff Recommendation: Approval.
HPC Action: The Historic Preservation Commission heard this item on October 20, 2025, and recommended approval, per the staff recommendation, by a vote of 7-0.
VPC Action: The Central City Village Planning Committee heard this item on October 20, 2025, and recommended approval, per the staff

recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended approval, per the Historic Preservation Commission and the Central City Village Planning Committee recommendations, by a vote of 8-0.

Location
Approximately 250 south of the southeast corner of 1st Avenue and McKinley Street
Council District: 7
Parcel Address: 631 N. 1st Avenue

Discussion
Julia Taggart conveyed this item related to the KPHO facility as it was Arizona's first television station building with the first broadcast on December 4, 1949. She stated a celebration would take place tomorrow morning at First Studio Gallery, noting she spoke with the families of the broadcast pioneer television stars. She expressed this building meant something to many people as it was the start of television and broadcasting in Arizona. She thanked Randy and Theresa Murray for pursuing historic status to preserve the building and said the second floor housed an exhibit of its history. Ms. Taggart emphasized a plaque was placed in front of the building and stated they were aiming to get the building on the national register next year. She pointed out if that was granted Arizona would be the second state with a television station building listed. She expressed appreciation for the group picture with Council as it would go in the studio and thanked Council for their support.

Rita Davenport thanked Council for honoring the Wallace and Ladmo Show and acknowledged their talent, noting the shows she did on the broadcasting station. She emphasized this was a historic vote for a historic cast.

One electronic comment was submitted for the record in support of this item.

Mayor Gallego said she presented Randy Murray with a proclamation for KPHO Day in Phoenix for tomorrow and thanked the speakers for celebrating the City's history.

Motion was made by Councilwoman Stark to approve this item. The motion was seconded by Councilwoman Hodge Washington.

Councilwoman Stark stated Ms. Taggart was a constituent in her district who was passionate about history, especially in Phoenix. Councilwoman Stark pointed out Ms. Taggart had done a lot in the Sunnyslope area and thanked Ms. Taggart for bringing this item forward.

Councilwoman Hodge Washington thanked Ms. Taggart for bringing this item forward, noting she was working on another matter in her district. Councilwoman Hodge Washington expressed appreciation for Ms. Taggart's passion for history and said she supported this overlay for the KPHO studio to preserve its past. Councilwoman Hodge Washington emphasized it was a cornerstone of Arizona's media history as this dedication honored the legacy of local journalism. She added this action would protect a landmark that shaped the community's stories and ensure future generations could appreciate the space and Arizona's broadcast heritage.

Councilwoman Pastor remarked she was an advocate of preserving Phoenix's history and historic buildings as they told a story about the City. She conveyed this particular building was the first of Arizona's television broadcasting, noting KPHO was the only Phoenix station that provided news, entertainment, elections and sports in one building. She expressed the Wallace and Ladmo Show emerged from the City's cultural identity and generations of Phoenicians would now see a modern space and learn about the its history. She thanked Ms. Taggart for her passion of preserving buildings and everyone else who was part of this item.

Following the vote, Mayor Gallego said she hoped the celebration being held tomorrow was incredible.

A motion was made by Councilwoman Stark, seconded by Councilwoman Hodge Washington, that this item be adopted. The motion carried by the following vote:

Yes: 8 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

16 **Amend City Code Chapter 12, Article VII, Division 2 to Add Section 12-1504 Relating to Campaign Finance Reporting Requirements (Ordinance G-7460) - Citywide**

Request to modify Phoenix City Code Chapter 12, Article VII, Division 2 to add new Section 12-1504, that outlines the campaign finance reporting requirements for Political Action Committees and Candidate Committees as required by State law, noting that the new reporting requirements apply to the City's election year, which is defined as the 12-month period beginning on April 1 through the following March 31.

Summary

SB1581, which was passed by the Arizona Legislature and enacted into law on May 2, 2025, changed the campaign finance reporting requirements for political action committees and candidate committees. The changes for candidate committees assume all jurisdictions hold their primary (1st) and general (2nd) elections in the same calendar year. However, the City of Phoenix 1st (primary) election is held in November of even-numbered years and the 2nd (general) election is held in March of odd-numbered years. Therefore, the changes made by SB1581 for candidate committees do not work for City of Phoenix elections. To remedy this issue, and to comply with the legislature’s intent, staff recommends amending the Phoenix City Code **(Attachment A)** to add the changes made by SB1581, but applying them to the City’s election year which begins on April 1 and ends on March 31, instead of a regular calendar year (January-December).

Financial Impact

There is no financial impact to the City.

Discussion

The City Clerk read the title of the ordinance for this item.

Motion was made by Vice Mayor O'Brien to approve this item. The motion was seconded by Councilwoman Pastor.

Mayor Gallego thanked the City Clerk's Office and Law staff for working with Council on this item.

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

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

23 Union Comments on Proposed Changes to Memoranda of Understanding - Citywide

Under the terms of the Meet and Confer Ordinance, employee organizations are afforded an opportunity to comment after having submitted proposed changes to existing Memoranda of Understanding (MOUs) by December 1, 2025.

This item on the agenda allows the unions to inform the City Council as to their priorities, concerns, and general goals for the Meet and Confer process.

The Meet and Confer Ordinance also requires that the public be given an opportunity to make comments on the union proposals at the December 17, 2025, City Council meeting.

Discussion

Mayor Gallego announced this item was for union comments on proposed changes to memoranda of understanding (MOU) regarding contracts with City labor organizations. She mentioned the City had an outlined process and this item was the labor partners opportunity to comment on proposed changes to their MOUs. She conveyed an opportunity for the public to comment on the labor groups proposed MOU changes would occur at the December 17, 2025 Formal Meeting.

Mayor Gallego opened the floor for union comments.

Bryan Willingham, President of United Firefighters Association Local 493, stated their organization represented 3,000 firefighters in the Valley, noting 2,000 firefighters worked in Phoenix. He recognized Council for taking care of residents with additional funding to increase the Fire Department's resources and staffing. He added in recent years major investments were made to strengthen the City's emergency response system which improved service delivery to residents. He mentioned there were nine new stations and added apparatus in their system that would decrease response times.

Mr. Willingham emphasized the issue in this year's negotiations was the City remaining competitive to retain and recruit the required firefighters to sustain service levels. He indicated last year Phoenix firefighters responded to more than 235,000 calls, noting the City continued to grow which increased their workload. He conveyed many Valley fire departments significantly raised wages while the City's classification and compensation study had not kept pace. He stressed competitive wages were essential to maintain reliable and consistent service for Phoenix residents. He said retention improved emergency response by keeping experienced firefighters on every engine and rescue unit as well as reduced turnover and overtime.

Mr. Willingham remarked their submitted proposal strengthened specialty pay for high risk units that protected Sky Harbor Airport, downtown and major economic centers like Taiwan Semiconductor Manufacturing Company, plus supported retention through improved benefits. He stated Local 493 remained committed to good faith bargaining and finding solutions that respected the City's fiscal realities while sustaining reliable service to the community. He pointed out a firefighter worked 2,912 hours a year and outlined the amount of time worked between a firefighter and regular government employee which was 2,080 hours a year. He explained a firefighter did not get overtime until that individual worked their 54th hour which was a Fair Labor Standards Act exemption. He recognized Council for the changes made as it helped with firefighter suicides due to Post-Traumatic Stress Disorder. He said he understood

the City's fiscal situation, but he was advocating for firefighters in a manner that respects what they do and how well they do it.

Mayor Gallego confirmed the Council did not have questions for Mr. Willingham. She announced the public would have an opportunity to provide comments at the December 17, 2025 Formal Meeting.

Councilwoman Hernandez said she reviewed the proposals from each unit and looked forward to negotiations. She expressed the community had concerns with the labor contract negotiation process, such as lack of transparency and opportunities for public participation, especially related to the Police Department. She directed staff to research negotiation processes for cities that include a public process and transparency practices, such as allowing community members to join negotiation meetings as well as posting videos and minutes throughout the negotiation process. She requested the findings be reported back to Council by February 2026 and asked staff if that could be done.

City Manager Ed Zuercher responded yes, noting the City had done some research of transparency practices.

Councilwoman Guardado requested Mr. Willingham explain the negotiation process related to transparency and communication with members and the public.

Mr. Willingham said he was opposed to the research request from Councilwoman Hernandez because the City's process was transparent and changing it could put the City and the negotiation process in a stalemate. He specified the City's labor groups come up with proposals, noting some concepts were not realistic until going through the negotiation process. He indicated when agreement was reached on a contract the Council was provided the information which included cost. He mentioned after consensus the public as well as Council had time to support or oppose the contracts before finalization. He added pattern bargaining was an equitable process so that all groups got the same agreed upon terms.

Councilwoman Guardado agreed with Mr. Willingham and opposed the

research request, noting the City's negotiation process was open to looking at the needs for all staff. She recalled the turnover issue when she first came into office and thanked Council for all that had been done since then to retain staff with better wages and benefits. She expressed having open negotiations would fracture the process as it was not an equitable way to have real dialogue.

Mayor Gallego announced discussion should be focused on the agendized item which was union comments and proposed changes to the MOUs.

Councilwoman Hodge Washington expressed caution about continuing this conversation without advice from counsel on whether or not it was permissible. She said she understood the request for more alternatives of the process, but she did not have a position on the request without information.

Councilwoman Hernandez thanked Mr. Willingham as this was the public engagement piece. She emphasized her request was specifically for research on how other cities handled it.

Councilwoman Guardado asked Councilwoman Hernandez to repeat her request.

Councilwoman Hernandez restated she directed staff to research negotiation practices for cities that include a public process and transparency practices, such as allowing community members to join negotiation meetings as well as posting videos and minutes throughout the negotiation process.

Councilwoman Pastor remarked she wanted to be clear on the process as there was a blackout period and requested staff explain that point.

Mr. Zuercher affirmed there was a point in the process when there was a blackout period, noting the City was not at that point yet.

Assistant City Manager Lori Bays introduced Human Resources Director Jason Perkiser who had the exact dates.

Councilwoman Pastor asked if the public would have an opportunity to speak at the next meeting.

Mr. Zuercher replied that was correct.

Mr. Perkiser responded there was a blackout period that would begin in March when both the labor groups and management were not permitted to speak with Council about the negotiation process. He added the public could comment on the submitted proposals at the next formal meeting, noting there were additional opportunities for public comment before the contracts were voted on by Council.

This item was heard and an opportunity for public and employee organization comments was provided.

30 Amend Ordinance to Add Federal HOME-ARP Funding for the St. Catherine Manor Affordable Housing Development Project (Ordinance S-52470) - District 8

Request to authorize the City Manager, or his designee, to amend Ordinance S-51499 to add up to $375,000 in federal United States Department of Housing and Urban Development HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program funds with Housing for Hope, LLC, or a City-approved nominee, for the St. Catherine Manor affordable housing development project. Additionally, request 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 for Non-Congregate Shelter and Rental Housing acquisition, rehabilitation and/or new construction projects to reduce homelessness and increase housing stability. St. Catherine Manor was one of the projects recommended for funding. This project includes 11 units dedicated to serving seniors experiencing homelessness with Area Median Income (AMI) levels of less than 60 percent with food, clothing, health care, and other community program referral supportive services.

Eight of the 11 units will serve seniors at 30 percent AMI or below.

On December 4, 2024, City Council approved Ordinance S-51499 to enter into an Affordable Housing Loan Program agreement for up to $3,038,203 in federal HOME-ARP Program funds with Housing for Hope, LLC, or a City-approved nominee, for the St. Catherine Manor affordable housing development project.

The Housing Department is seeking approval for an additional allocation of up to $375,000 in HOME-ARP funding, bringing the total City commitment of HOME-ARP funding to $3,413,203. Housing for Hope, LLC/Catholic Charities requested funding to cover additional project costs for required utility, infrastructure, and street improvements to 14th Way. The total project cost is $3,413,203.

Contract Term
The term of the contract will begin around January 2026 and run for a minimum of 15 years after project completion.

Financial Impact
There is no impact to the General Fund. HOME-ARP is a federally funded program. Funding is budgeted in the Housing Department's Capital Improvement Program budget. Loan execution is anticipated for Fiscal Year 2025-26 and the loan will be paid to the developer during the construction period.

Concurrence/Previous Council Action
City Council approved Ordinance S-51499 on December 4, 2024, to enter into an agreement for $3,038,203 in HOME-ARP funds with Housing for Hope, LLC for the St. Catherine Manor affordable housing development project.

Location
1431 E. Southern Avenue
Council District: 8

Discussion
Councilwoman Hodge Washington stated Items 29 and 30 were great uses of the City's HOME-ARP funds as they represented 12 new rooms

for family members and 11 units for seniors. She emphasized the need to continue funding these important projects as federal partners made changes that affected permanent housing support in Phoenix. She conveyed these dollars would reduce homelessness and improve housing stability without impacting the General Fund. She thanked the Housing Department for these projects as more rooms meant more families were sheltered and more seniors were supported. She also thanked the Salvation Army and St. Catherine Manor for their partnership and expressed her support for these items.

A motion was made by Councilwoman Hodge Washington, seconded by Councilwoman Pastor, that this item be adopted. The motion carried by the following vote:

Yes: 8 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

32 Mountain Preserve Trail Maintenance Services - PKS-RFP-25-0744 - Request for Award (Ordinance S-52460) - Districts 1, 2, 3, 6, 7 & 8

Request to authorize the City Manager, or his designee, to enter into a contract with Arizona Trail Builders LLC to provide Mountain Preserve Trail Maintenance Services for the Parks and Recreation 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 $2.5 million.

Summary

The City's mountain preserve trails are beautiful open spaces for nature, recreation and fitness opportunities. This contract will provide mountain preserve trails maintenance services for the Parks and Recreation Department, supporting more than 200 miles of wild desert areas with rocky terrain and natural hazards that require regular and specialized maintenance services. Arizona Trail Builders LLC specializes in general maintenance and the removal of non-designated trails through reshaping and seeding methods to return the land back to its natural state. These services are essential to preserving the integrity, accessibility and natural

beauty of the City's mountain preserve trails.

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

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

Qualification and Experience (0-400 points)
Method of Approach (0-300 points)
Key Personnel (0-200 points)
Price (0-100 points)

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

Arizona Trail Builders LLC

Contract Term
The contract will begin on or about January 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $2.5 million for the five-year aggregate term. Funding is available in the Parks and Recreation Department's budget.

Location
Council Districts: 1, 2, 3, 6, 7 and 8

Discussion
Motion was made by Vice Mayor O'Brien to approve this item. The motion was seconded by Councilwoman Pastor.

Councilwoman Hernandez stated the City had all types of parks, such as small pocket parks, baseball and soccer fields, nature preserves with

trails, dog parks and parks with open spaces. She conveyed the City makes positive investments in its parks, noting this item invested in trails and outdoor space. She claimed most parks in her district did not have accessible and open bathrooms as well as prohibited sleeping and sharing meals. She said she voted in support of this contract because the City needed accessible spaces. She asked for a list of what trails and which parks would be cleared as they became available.

City Manager Ed Zuercher responded yes, that information would be provided to Council once it was available.

Mayor Gallego expressed the City's parks were a gem, noting a poll revealed that open space was the number one thing that united the City's diverse the community and visitors.

Tim Sierakowski expressed concern about the care of City parks, noting this maintenance program was discussed 10 years ago. He mentioned Echo Canyon was the busiest trail and had been closed for almost two months due to lack of maintenance. He urged Council to continuously maintain park trails and requested Echo Canyon be opened.

Jerry Van Gasse stated Echo Canyon was eroded by a storm two months ago, noting the City had trail maintenance six years ago. He asked for this item to be continued as it did not go through the Parks and Recreation Board.

Councilwoman Hodge Washington said she gathered from the comments there was no mechanism for the public to identify needed repairs for the trail system. She requested staff explain how the public can make a service request.

Parks and Recreation Director Cynthia Aguilar advised there were several ways the public can report issues to the City, such as the 311 system, the main email address and phone number, and rangers and other staff who were on site and in the parks where issues can be reported.

Councilwoman Hodge Washington inquired about the City's oversight on any vendor under this procurement process for preserve trail

maintenance.

Ms. Aguilar responded this would allow the City to go outside the scope of work from the City's internal resources to conduct trail maintenance. She conveyed the City performed the trail maintenance with other contracts in place in addition to employees and volunteers who helped with trail maintenance. She added there were contractors who did work, including trail maintenance and other projects within the preserves.

Councilwoman Hodge Washington restated there were employees and volunteers that participated in trail maintenance. She asked how many employees worked on the trail maintenance portion as she assumed they outnumbered the volunteer base.

Ms. Aguilar replied there were approximately 100 rangers and about 60 percent of those employees were in the preserves, noting they went through different training related to trail maintenance. She added some employees obtained special certificates specific to erosion control and other needed maintenance. She conveyed there was a core team of employees that helped, along with a large number of park volunteers who were instrumental to trail maintenance.

Councilwoman Hodge Washington recapped the City was not only reactive to complaints received from the public, but also proactive in identifying trail issues.

Ms. Aguilar affirmed that was correct.

Councilwoman Pastor inquired how the City informed the public on maintenance completion.

Ms. Aguilar responded when there was trail work that impacted the public signs were posted at the site. She continued if there was a large project that information would be placed on the City's website, noting there was a dedicated page for posting such information.

Councilwoman Pastor questioned larger projects like Echo Canyon was on the website and showed updated project information, including the

time frame.

Ms. Aguilar answered that was the goal, noting Echo Canyon did not have a definitive end date but updates were posted regarding the current status.

Councilwoman Pastor stated the City was aware of erosion and asked what was being done.

Ms. Aguilar replied after the recent rainfall three large boulders were identified as unsafe because the sediment washed away underneath them. She advised the City brought in geo-technical and civil engineers to assess the situation then had to find contractors to secure the boulders while drilling was being done. She explained the contractors were drilling inside the boulders to insert expanding grout that broke small pieces off to decrease the boulder size. She stated it might open within a week but staff was waiting on further evaluation by the engineers.

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

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

33 Stagehand Services Contract - IFB PCC 26-0010 - Request for Award (Ordinance S-52443) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to enter into a contract with UTP Productions, Inc. to provide stagehand services for the Phoenix Convention Center 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 $750,000.

Summary

This contract will provide the Phoenix Convention Center Department with skilled stagehand and technical personnel to support the technical

infrastructure needed for conventions, concerts, theatrical productions, trade shows and civic gatherings. These services are necessary to ensure the venues operate smoothly, remain event-ready year-round and continue to meet professional production standards.

Stagehand and technical personnel perform critical functions such as installing, operating and maintaining equipment; assisting with troubleshooting; and supporting ongoing maintenance and equipment upgrades. Their expertise ensures that events are executed safely and effectively while protecting the City's technical assets.

The contract also specifies that all stagehands meet required qualifications and are deployed in accordance with labor regulations and union agreements.

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

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
UTP Productions, Inc.

Contract Term
The contract will begin on or about March 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $750,000.

Funding is available in the Phoenix Convention Center Department's Operating budget.

Locations

Phoenix Convention Center - 100 N. Third Street
Symphony Hall - 75 N. Second Street
Herberger Theater Center - 222 E. Monroe Street
Orpheum Theatre - 203 W. Adams Street
Council Districts: 7 and 8

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

Yes: 8 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

38 LeadsOnline Contract - RFA-25-0708 - Request for Award (Ordinance S-52459) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with LeadsOnline, LLC to provide the Real Time Crime Investigation System for the Phoenix Police Department. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,740,000.

Summary
This contract will provide a technological service utilized to track and collect transaction fees from pawnshops and second-hand dealers. The software's data collection and reporting applications assist with new and on-going investigations. The Phoenix Police Department's Pawnshop Detail utilizes the service to assist in numerous investigations and recover hundreds of thousands of dollars in stolen property for victims each year.

In addition to tracking and collecting transaction fees, the Pawnshop Detail receives monthly regulatory fees that result in approximately $850,000 revenue dollars each year from dealer transactions.

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. The Phoenix Police Department's Pawnshop Detail utilizes the LeadsOnline web-based service to collect and manage transactional reporting from pawnshops and second-hand dealers, which in turn is transmitted to the Maricopa County Sheriff's Office (MCSO) as required by Arizona Revised Statute 44-1625 and City Ordinance 19-40.

Contract Term
The contract will begin on or about February 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $1,740,000 for the five-year aggregate term. Funding is available in the Phoenix Police Department's operating budget.

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

39 Retroactive Authorization to Apply for the Community Based Violence Intervention and Prevention Initiative Grant Program (Ordinance S-52462) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Bureau of Justice Assistance for the Community Based Violence Intervention and Prevention Initiative grant program in an

amount not to exceed $2,000,000. 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 program is to reduce violent crime by supporting jurisdictions in implementing targeted enforcement, prevention, and intervention strategies. It emphasizes the use of data-driven, cross-sector approaches to identify and address key drivers of violence. Through enhanced coordination, intelligence gathering, and strategic resource deployment, the program aims to disrupt violent crime patterns and improve public safety outcomes. These efforts are designed to strengthen law enforcement capabilities and ensure a focused, effective response to violent crime.

The requested funding will be used to support the Police Department's development of the Maryvale Precinct's Real-Time Operations Center (RTOC), enhancing the ability to combat violent crime through data-driven strategies and real-time intelligence. The project will deploy connected technologies, such as video and license plate cameras, at high-impact locations to support intelligence gathering and provide officers with immediate, actionable information. By improving coordination and strategic resource deployment, the RTOC will help disrupt violent crime patterns and strengthen public safety outcomes.

The grant application was due on November 3, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term

The contract term will be for five years from the date of the approved award.

Financial Impact

No matching funds are required.

Discussion

Motion was made by Vice Mayor O'Brien to approve this item. The motion was seconded by Councilwoman Pastor.

Prior to her vote, Councilwoman Hernandez said she had been with the Phoenix Police Department related to real-time operations center work along the Interstate 17 corridor. She pointed out the projects included video surveillance and license plate cameras that engaged in other data collecting to reduce crime. She expressed she was opposed to those tools and did not support the surveillance and data collecting of residents by the State. She emphasized she supported investments in housing and advocated for this funding to be invested in Maryvale residents. She voiced her vote was no on this item.

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

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

46 Phoenix Deer Valley Airport Relocate Taxiway B and Construct Connectors B6 and B9 - Construction Manager at Risk Services Amendment - AV31000092 FAA / ADOT (Ordinance S-52457) - District 1

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 158539 (Agreement) with J. Banicki Construction, Inc. to provide additional Construction Manager at Risk construction services for the Phoenix Deer Valley Airport Relocate Taxiway B and Construct Connectors B6 and B9 project. Further request to authorize execution of amendments to the Agreement as necessary and within the City 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 the amendment will not exceed $13.5 million.

Summary

The purpose of the project is to meet updated design standards required by Federal Aviation Administration Advisory Circulars, which define separation between runway and adjacent taxiways.

The amendment is necessary for the removal and relocation of 81,000 square yards of crushed aggregate slope protection and the installation of five inches of P-401 asphalt on eight inches of P-209 crushed aggregate base course over one foot of P-155 lime-treated subgrade. The amendment will provide additional funds to the Agreement according to grant funding phases.

Contract Term

The term of the Agreement is unchanged from issuance of the original construction services 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 for Construction Manager at Risk Construction Services was approved for an amount not to exceed $12.1 million, including all subcontractor and reimbursable costs.

The amendment will increase the cost of the Agreement by an additional $13.5 million, for a new total amount not to exceed $25.6 million, including all subcontractor and reimbursable costs.

The Aviation Department anticipates grant funding for the project. Funding for the amendment is available in the Aviation 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 termination of the Agreement.

Concurrence/Previous Council Action

The City Council approved:

Engineering Services Agreement 150110 (Ordinance S-45685) on June 5, 2019;

Construction Manager at Risk Preconstruction Services Agreement 152002 (Ordinance S-49299) on January 4, 2023; and

Construction Manager at Risk Construction Services Agreement 158539 (Ordinance S-49712) on May 31, 2023.

Location
702 W. Deer Valley Road
Council District: 1

Discussion
Motion was made by Vice Mayor O'Brien to approve this item. The motion was seconded by Councilwoman Stark.

Cesar Corral spoke in support of this item on behalf of local union trades. He expressed appreciation for Council supporting this item as it recognized union skill and professionalism and emphasized this was an opportunity for local workers to deliver quality work safely. He thanked Council for their leadership and continued commitment to partnering with a workforce that wanted to prove its value.

Mark Cardenas, with the Western States Carpenters Union, commended the City for selecting J. Banicki Construction as they were a local union contractor and had a local workforce. He remarked this work supported apprenticeships and ensured major aviation assets were built with the highest standards and skill. He added J. Banicki Construction had a record of delivering complex infrastructure projects on time with craftsmanship that reflected the City. He expressed this item supported fair wages and ensured airports were ready for future growth.

Councilwoman Guardado said she supported this item and was happy this was local union work. She stated the City supported apprenticeship programs which were important for youth to have these kinds of opportunities which created jobs. She congratulated Carpenters Union 1912 and thanked them for their advocacy of apprenticeship programs as another option for good jobs.

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 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

48 **Phoenix Goodyear Airport Infield Paving Phase II - Design-Bid-Build Services - AV41000079 (Ordinance S-52476) - Out of City**

Request to authorize the City Manager, or his designee, to accept J. Banicki Construction, Inc. as the lowest-priced, responsive, and responsible bidder and to execute an agreement with J. Banicki Construction, Inc. for Design-Bid-Build Services for the Phoenix Goodyear Airport Infield Paving Phase II project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $3,320,698.30.

Summary

The purpose of the project is to grade seven infields between Taxiways A1 and A2, between A4 and A5, between Taxiways A5 and A6, between Taxiways A6 and A7, between Taxiways A7 and A8, between Taxiways A9 and A10, and install two-inch thick asphalt paving at the Phoenix Goodyear Airport.

J. Banicki Construction, Inc.’s services include all grading and paving, adjustment to new grades of certain appurtenances within those infields, including catch basins and inlets, some concrete storm drain piping, monitoring wells, electrical duct bank and conduits, and associated manholes, handholes, lights, and signs.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Four bids were received on October 15, 2025, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in 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: $3,556,937.20
J. Banicki Construction, Inc.: $3,320,698.30
Combs Construction Company, Inc.: $3,627,577.15
Kiewit Infrastructure West Co.: $4,866,000.00

Due to volatile material costs and increased labor prices in the construction industry, a 10 percent contingency is being requested to allow for project uncertainties. The initial agreement will be executed at the bid amount of $3,320,698.30. Use of the 10 percent contingency above that amount will not be allowed without the prior written approval of the Aviation Department Director and the City Engineer.

Contract Term
The term of the agreement is five years 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 J. Banicki Construction, Inc. will not exceed $3,320,698.30, including all subcontractor and reimbursable costs.

The project will use 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 Aviation 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
1658 S. Litchfield Road, Goodyear, AZ

Council District: Out of City

Discussion

Motion was made by Vice Mayor O'Brien to approve this item. The motion was seconded by Councilwoman Stark.

Bill Ruiz, with the Western States Regional Council of Carpenters, informed Councilwoman Guardado they had 1,000 apprentices at 1912, noting Local 1912 was the fastest growing Local in the country. He thanked Council for their support on this item regarding the infield paving project at Goodyear Airport, along with their support of union labor as it showed Council recognized the value of skilled local workers. He stated this project meant members had local work and ensured critical assets like Goodyear Airport were built to the highest standards. He thanked Council for their leadership and continued trust in the men and women who built and maintained the communities.

Mayor Gallego congratulated Mr. Ruiz on the 1,000 apprentices at 1912.

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

71 Public Hearing - Amend City Code - Ordinance Adoption - Administrative Design Review - Z-TA-8-25-Y (Ordinance G-7461) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-8-25-Y and to request City Council approval, per the Planning Commission recommendation to amend the Phoenix Zoning Ordinance Chapter 12, Section 1203 (Land Use Matrix, Downtown Code) to allow public utility buildings and facilities to obtain administrative approval from the City when in full compliance with all applicable development regulations of the Downtown Code, including any specific Character Area

regulations. Under current ordinance, all public utility buildings and facilities must obtain approval from the Design Review Committee through a public hearing process.

Summary

The intent of the proposed text amendment is to allow administrative personnel to review and approve design review plans without a public hearing to ensure proper compliance with the new state requirements as required by Section 9-500.49, Arizona Revised Statutes.

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, per the language proposed in Exhibit A, as reflected in the staff report **(Attachment B).**
PC Action: The Planning Commission heard this item on November 6, 2025, and recommended approval, per the language proposed in Exhibit A of the staff report, by a vote of 8-0 **(Attachment C).**

Discussion

Mayor Gallego declared the public hearing open. Noting no one was present wishing to speak, she declared the public hearing closed.

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

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

72 Public Hearing and Resolution Adoption of the Historic Preservation Plan (PreserveHistoricPHX 2025) (Resolution 22348) - Citywide

This report requests to hold a public hearing and adopt a resolution on the City's historic preservation plan update, PreserveHistoricPHX 2025.

Summary

The City of Phoenix adopted its first comprehensive historic preservation plan, PreserveHistoricPHX, in 2015. PreserveHistoricPHX 2025, a plan update, provides the opportunity to celebrate the achievements made after the original plan adoption, identify challenges, and assess new opportunities to further historic preservation in Phoenix. PreserveHistoricPHX 2025 is intended as a more specific plan to augment PlanPHX 2025 and to protect and promote the historic and archaeological resources of Phoenix.

The plan update initiative began when the City hired a consultant to conduct stakeholder meetings to identify challenges and create a series of recommendations to advance historic preservation in Phoenix based on practices occurring across the country. The City began a public engagement effort based on the findings of this study with a series of public meetings and a publicly posted survey from the fall of 2023 through the summer of 2024. The City Archaeology Office also provided recommendations to the historic preservation office because the protection of archaeological resources is a key component of historic preservation, as reflected in the City's Historic Preservation Ordinance (Chapter 8 of the Zoning Ordinance).

These engagement efforts revealed that the original five goals of the 2015 plan continue to have relevance:

1. Protect Archaeological Resources
2. Protect Historic Resources
3. Explore Preservation Incentives
4. Develop Community Awareness
5. Promote Partnerships

PreserveHistoricPHX 2025 outlines new possible policies, actions, and tools that can be used to achieve these goals over the next decade **(Attachment A-Exhibit A)**.

Concurrence/Previous Action
Staff recommended approval of the PreserveHistoricPHX 2025 plan

(Attachment B).

VPC Action: 14 Village Planning Committees (VPCs) considered the request. Two VPCs recommended approval per the staff recommendation and 12 recommended approval per the staff recommendation, with direction, as reflected in **Attachment C.**

HPC Action: The Historic Preservation Commission (HPC) considered the request on July 14, 2025 and recommended approval per the staff recommendation by a vote of 8-0.

PC Action: In response to recommendations from the VPCs and HPC, staff developed the Addendum A Staff Report **(Attachment D)**. Modifications to the draft plan included additional information regarding the benefits of historic preservation, a revised acknowledgements page, information pertaining to the possible impact of Arizona Revised Statutes Section 9-462.13 (Middle Housing Law) to historic districts, and new tools such as the creation of enhanced design guidelines. The Planning Commission (PC) considered the request on September 4, 2025, and recommended approval per the Addendum A Staff Report, by a vote of 6-0 as reflected in **Attachment E.**

City Council Subcommittee Action: The Transportation, Infrastructure and Planning Subcommittee considered the request on October 15, 2025, and recommended approval per the Planning Commission recommendation by a vote of 4-0.

Discussion

Councilwoman Pastor thanked staff, Historic Preservation Commission and Village Planning Committees for their work on this PreserveHistoricPHX 2025 update. She announced this plan reflected years of public engagement, review and collaboration as historic neighborhoods were an essential part of the City's identity. She emphasized this plan celebrated the City's accomplishments throughout the historic neighborhoods and reinforced its commitment. She added this case laid out action plans and goals that were achievable as well as established the economic value of historic neighborhoods. She specified moving forward she wanted to update the historic preservation ordinance related to regulations and penalties for demolition and non-permitted

construction.

Planning and Development Director Joshua Bednarek expressed his appreciation for Council's leadership in getting to this point. He introduced Historic Preservation Administrator Helana Ruter and her team, and recognized the historic preservation community for their work over the past couple years putting this plan together.

Ms. Ruter conveyed this was the first comprehensive update to the Historic Preservation Plan that Council adopted in 2015, noting it was kicked off with hiring the consultant, PlaceEconomics, who did nationwide research for the City. She pointed out this update aligned historic preservation with the Phoenix General Plan, outlined benefits and program functions, and highlighted accomplishments over the past 10 years. She explained after looking at the consultant's recommendations, along with public engagement, surveys and meetings, staff determined the five goals from 2015 were still relevant, which were:
Protect archaeological resources;
Protect historic resources;
Explore preservation incentives;
Develop community awareness; and
Promote partnerships.

Ms. Ruter pointed out archaeological resources were mentioned in Chapter 8 of the Zoning Ordinance which was a section staff was looking to enhance under this new plan. She advised staff intended to refine the Historic Preservation (HP) Ordinance which had not been updated since 2006, plus add an honorary Heritage Property classification. She continued staff wanted to build a better partnership with the Office of Customer Advocacy within the Planning and Development Department to come up with additional ways to work with property owners on adaptive reuse. She emphasized staff was currently creating an HP 101 series to inform property owners and the general public about historic preservation that could lead to broader educational tools for realtors selling properties in historic districts. She indicated staff would start performing new review processes within the department and create a City-affiliated HP non-profit. She added staff sought to enhance

protections for archaeological resources under the HP Ordinance as well as partner with Tribal HP Offices.

Ms. Ruter displayed a summary of the previous recommendations, noting the most recent approval recommendation was from the Transportation, Infrastructure and Planning Subcommittee. She stated staff recommended adoption of a resolution for the approval of the PreserveHistoricPHX 2025 HP Plan update.

Mayor Gallego declared the public hearing open. Noting no one was present wishing to speak, she declared the public hearing closed.

One electronic comment was submitted for the record in support of this item.

Mayor Gallego expressed this was an exciting moment because PreserveHistoricPHX 2025 ensured the City would honor its past while embracing the future by connecting with historic and cultural resources as they had a key role in Phoenix. She thanked the dedicated community members who helped preserve the positive aspects of the community character, along with staff who worked along side them. She conveyed this would provide the Historic Preservation Office new tools and policies to protect archaeological and historic resources to explore incentives and develop community awareness and partnerships. She said she looked forward to the Historic Preservation Office pursuing creative initiatives to preserve and promote community character and celebrating ethnic history, noting the HP 101 series would be helpful for property owners and the general public. She thanked the voters for approving historic preservation bonds which contributed to the City.

Motion was made by Councilwoman Pastor to approve this item and adopt the related resolution. The motion was seconded by Councilwoman Stark.

Prior to her vote, Councilwoman Hernandez said she was excited about this item as the City continued to develop the historic preservation plan. She claimed historic preservation access and resources were not equitable, noting in District 7 there were neighborhoods that should be

considered historic. She stated as this moved forward she wanted assurance this plan was equitable and represented the entire City. She announced her vote was yes.

The hearing was held. A motion was made by Councilwoman Pastor, 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 -	Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

76 **(CONTINUED FROM NOVEMBER 19, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-29-A-14-1 (Metro North Corporate Park PUD) - Approximately 550 Feet South of the Southwest Corner of Thunderbird Road and Black Canyon Highway (Ordinance G-7450) - District 1**

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-A-14-1 and rezone the site from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards.

Summary
Current Zoning: PUD
Proposed Zoning: PUD
Acreage: 42.61 acres
Proposal: Major Amendment to the Metro North Corporate Park PUD regarding data centers, setbacks, and design standards

Owner: CMB III, LLC, et. al.
Applicant: Ric Toris, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

PC Action: The Planning Commission is scheduled to hear this item on November 6, 2025.

Location
Approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway.
Council District: 1
Parcel Addresses: 13375, 13515, 13535, and 15355 N. 30th Avenue; and 13440 and 13610 N. Black Canyon Highway

Discussion
Mayor Gallego declared the public hearing open and announced Taylor Earl was present to speak if necessary. Noting no one was present wishing to speak, she declared the public hearing closed.

Vice Mayor O'Brien thanked staff for their work on this case as well as the property owner.

Motion was made by Vice Mayor O'Brien to approve this item and adopt the related ordinance. The motion was seconded by Councilwoman Pastor.

Mayor Gallego stated this project included a data center, noting the City was working hard on this area as there was a large amount of requests for data centers. She thanked the Planning and Development Department for their efforts, along with the Information Technology Services Department who was protecting the City with cyber security. She conveyed there would be no on-site power generation on this property; however, the City was receiving more requests for power plants immediately adjacent to residential development which was not traditional for land use planning. She stressed this property did not require new transmission which was important because more residents were complaining about losing their property for a transmission line for a data center. She added a new study was coming out that showed property value was decreasing near data centers. She expressed this was a complicated time, but the City balanced economic development and the community on this case.

The hearing was held. A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Pastor, that this item be approved per

the December 3, 2025 memo from the Planning and Development Director with adoption of the related ordinance. The motion carried by the following vote:

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

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.

Leonard Clark thanked the union members, noting his father was a member of a carpenters union. He suggested a plaque be made for Ron Ridenhour, an infantryman in Vietnam, who wrote a letter that gained interest from Congress.

Richelle Glenn mentioned she had a pending case at Municipal Court about her chickens and cleanliness of the backyard. She said she was unable to clean her property at that time as she was disabled. She added she was being harassed by a neighbor who she claimed reported her for having chickens.

Mayor Gallego requested staff provide resources to Ms. Glenn.

Ellen Israel, a public affairs specialist with the U.S. Small Business Administration, stated the federal government was offering disaster assistance with low interest, fixed rate loans available to homeowners, renters, businesses and non-profits due to the storms in October. She provided the interest rates and explained how much homeowners, renters and businesses could qualify for to repair and replace personal property, including loss of revenue for

businesses. She mentioned there was no payment due on these loans for the first year, no interest accrued, no pre-payment penalties and loan terms could be up to 30 years.

Mayor Gallego thanked Ms. Israel for this resource as many community members were impacted.

Noah James Markum spoke about Mormon and Catholic congregations and members.

Ms. Kriegh interjected Mr. Markum's comments needed to relate to an actionable item by the Council.

Mr. Markum requested the City stop building Mormon and Catholic churches.

Ms. Kriegh responded that was not actionable by the City.

Mr. Markum requested more lighting downtown as it was dark when walking at night. He expressed businesses should offer free water when requested by someone. He said City should provide a sign language interpreter at Phoenix events.

Amanda McGowan mentioned 21 inquiry requests were tabled at the recent Ethics Commission meeting because they were not notarized. She claimed the form did not provide space for notary signature nor instructions that it was required, though a new form appeared online shortly after the meeting. She expressed accessibility concerns that limited who could participate in the ethics process. She asked Council to promote equity and ensure accessibility for everyone.

Tammy Weaver submitted a citizen petition for the promotion of equitable access and transparent municipal ethics complaint process based on the recent tabling of submitted ethics complaints.

Mayor Gallego confirmed with Ms. Kriegh that Ms. Weaver's comments were sufficient.

ADJOURN

There being no further business to come before the Council, Mayor Gallego declared the meeting adjourned at 4:17 p.m.

MAYOR

ATTEST:

CITY CLERK

SM

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 3rd day of December, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of September, 2026.

CITY CLERK