# City of Phoenix

## Minutes

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

186452

## City Council Formal Meeting

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

**CALL TO ORDER AND ROLL CALL**

The Phoenix City Council convened in formal session on Wednesday, February 5, 2025 at 2:33 p.m. in the Council Chambers.

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

Councilman Waring temporarily left prior to and returned after interpreter introduction. He temporarily left prior to Item 2 and returned following swearing in of Boards and Commissions appointees.

NOTE: Councilman Waring temporarily left the voting body.

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

NOTE: Councilman Waring returned to the voting body.

The City Clerk confirmed copies of the titles of Ordinances G-7351 through G-7359 and S-51616 through S-51635 were available to the public in the office of the City Clerk at least 24 hours prior to this Council meeting and, therefore, may be read by title or agenda item only pursuant to the City Code.

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

City Attorney Julie Kriegh stated members of the public may speak for up to two

minutes on agenda items and gave direction on appropriate decorum when providing comments.

## MINUTES OF MEETINGS

**1 For Approval or Correction, the Minutes of the Formal Meeting on September 4, 2024**

**Summary**

This item transmits the minutes of the Formal Meeting of September 4, 2024, for review, correction and/or approval by the City Council.

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

NOTE: Councilman Waring temporarily left the voting body after the vote.

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

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

**No:** 0

## BOARDS AND COMMISSIONS

**2 Mayor and Council Appointments to Boards and Commissions**

**Summary**

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

The following individuals were recommended for appointment by Mayor Gallego and Councilmembers:

Ahwatukee Foothills Village Planning Committee

Appoint Alyson Slobodzian, filling a vacancy, for a term to expire February 5, 2027, as recommended by Councilman Robinson.

Alhambra Village Planning Committee

Appoint Lance Vallo, replacing Pamela Fitzgerald, for a term to expire

February 5, 2027, as recommended by Councilwoman Guardado.

Maryvale Village Planning Committee
Appoint Andrea Ramirez, filling a vacancy, for a term to expire February 5, 2027, as recommended by Councilwoman Guardado.

Neighborhood Block Watch Fund Oversight Committee
Appoint Renee Dominguez, replacing Terry Perez, for a term to expire February 5, 2027, as recommended by Councilman Galindo-Elvira.
Appoint Francisca Yvette Madero, replacing Gabriela Garza, for a term to expire February 5, 2027, as recommended by Councilman Galindo-Elvira.

Planning Commission
Appoint Andrea Odegard-Begay, filling a vacancy, for a term to expire February 5, 2029, as recommended by Mayor Gallego.

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

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

Mayor Gallego administered the oath of office to the above appointees. She invited them to approach the dais so Council could extend their appreciation.

NOTE: Councilman Waring returned to the voting body.

## 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 3-16 be recommended for approval, noting that Item 16 was**

**originally submitted for disapproval, but the Finance Department now recommended approval. The motion carried by the following voice vote:**

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

**No:** 0

**3 Liquor License - Rob's Smoke Shop - District 2**

Request for a liquor license. Arizona State License Application 322935.

**Summary**

Applicant
Roni Shoris, Agent

License Type
Series 10 - Beer and Wine Store

Location
19401 N. Cave Creek Road, #31A
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a tobacco shop. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales and a Zoning Clearance to allow tobacco oriented retail sales.

The 60-day limit for processing this application is February 11, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public

convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have extensive experience as a beverag server a proven track record of responsible alcohol service. Understanding of all relevant liquor laws and regulations, and a commitment to upholding the heighst standards of customer service and community safety. Also, hold basic and management alcohol certificate."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will significantly benefit the community by providing a convenient place for residents to purchase alcoholic beverages. Also, filling a gap in local options and contributing positively to the overall social environment."

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 - Rob's Smoke Shop - Data
Attachment - Rob's Smoke Shop - Map

**This item was recommended for approval.**

**4 Liquor License - Beer Cave Drive Thru - District 3**

Request for a liquor license. Arizona State License Application 323310.

**Summary**

Applicant
Abdelhamid Abdelkarim, Agent

License Type
Series 10 - Beer and Wine Store

Location
14875 N. Cave Creek Road
Zoning Classification: C-2
Council District: 3

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

The 60-day limit for processing this application is February 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

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have managed liquor stores along with beer & wine stores over the years. My family has been in this business for over 30 years and we always put the community first. I have completed a DLLC-approved Title 4 Basic and Management Training Courses to comply with all state rules and regulations and have no felony convictions. I am also a bona fide Arizona resident and do not have plans of leaving anytime soon. Running a business is not for everyone but rest assured that we will enforce all Liquor rules strictly."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are community people and care about our neighborhood and its wellbeing. We are very aware that there are stores in the areas who do not check ID for minors especially when servicing them at the drive thru. Rest assure we are VERY strict when it comes to IDing and do not tolerate any sort of minors attempting to purchase alcohol. We are also very aware of minors saying they have pictures of their ID on their phones but we know how easy it is to edit the year on a phone therefore we do not accept digital IDs, only physical state IDs."

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 - Beer Cave Drive Thru - Data
Attachment - Beer Cave Drive Thru - Map

**This item was recommended for approval.**

**5 Liquor License - Tatemados - District 4**

Request for a liquor license. Arizona State License Application 324035.

**Summary**

Applicant
Alan Delgado, Agent

License Type
Series 12 - Restaurant

Location
2333 N. 7th Street
Zoning Classification: C-2 CNSPD
Council District: 4

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 February 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.

Tatemados (Series 12)
2919 N. 59th Avenue, Phoenix
Calls for police service: 11
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 own one restaurant with liquor license I have a clean record with no violations. We are committed to the responsible sales of alcoholic beverages under Arizona liquor laws our employees are trained in responsible liquor sales."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Many of our loyal clientele at our current location request to have alcoholic beverages, at our new location, in order to please our locals, we ask to be granted a liquor license."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Tatemados - Data
Attachment - Tatemados - Map

**This item was recommended for approval.**

**6 Liquor License - Special Event - Grand Canyon University - District 5**

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

**Summary**

Applicant
Jennifer Duschek-Ross

Location
5346 N. 29th Avenue
Council District: 5

Function
Gala

Date(s) - Time(s) / Expected Attendance
February 21, 2025 - 4 p.m. to 11 p.m. / 1,200 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**7 Liquor License - Big Bear Market - District 5**

Request for a liquor license. Arizona State License Application 323340.

**Summary**

Applicant
Jeffrey Miller, Agent

License Type
Series 10 - Beer and Wine Store

Location
7144 N. 35th Avenue, Ste. B
Zoning Classification: C-1
Council District: 5

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

The 60-day limit for processing this application is February 8, 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 applicant and manager are trained in Title 4 liquor laws, and will ensure all staff is also Title 4 trained. The applicant and managers will ensure all laws are abided by, including all a”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“This location has been serving the community as a local convenience store with a series 10 License. The applicant would like to continue providing the community and long time customers the same product options that have been available at this location.”

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 - Big Bear Market - Data
Attachment - Big Bear Market - Map

**This item was recommended for approval.**

**8 Liquor License - Special Event - Madison District Educational Foundation, Inc. (3/25/25) - District 6**

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

**Summary**

Applicant
Matthew Gerber

Location
5601 N. 16th Street
Council District: 6

Function
Music Performance

Date(s) - Time(s) / Expected Attendance
March 25, 2025 - 3 p.m. to 10 p.m. / 904 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**9 Liquor License - Special Event - Madison District Educational Foundation, Inc. (4/26/25) - District 6**

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

**Summary**

Applicant
Matthew Gerber

Location
5601 N. 16th Street
Council District: 6

Function
Gala

Date(s) - Time(s) / Expected Attendance
April 26, 2025 - 3 p.m. to 10 p.m. / 350 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**10 Liquor License - Special Event - Madison District Educational Foundation, Inc. (5/5/25) - District 6**

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

**Summary**

Applicant

Matthew Gerber

Location
5601 N. 16th Street
Council District: 6

Function
Music Performance

Date(s) - Time(s) / Expected Attendance
May 5, 2025 - 3 p.m. to 10 p.m. / 904 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**11 Liquor License - Special Event - Rosie's House: A Music Academy for Children, Inc. - District 6**

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

**Summary**

Applicant
Kevin Gorman

Location
7344 N. 22nd Place
Council District: 6

Function
Dinner

Date(s) - Time(s) / Expected Attendance
March 1, 2025 - 5:30 p.m. to 10 p.m. / 200 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**12 Liquor License - Special Event - The Great Arizona Puppet Theater, Inc. - District 7**

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

**Summary**

Applicant
Lisa Pirro

Location
302 W. Latham Street
Council District: 7

Function
Theater Performance

Date(s) - Time(s) / Expected Attendance
February 14, 2025 - 5 p.m. to 10 p.m. / 120 attendees
February 15, 2025 - 5 p.m. to 10 p.m. / 120 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**13 Liquor License - Centrico - District 7**

Request for a liquor license. Arizona State License Application 315749.

**Summary**

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
101 N. 1st Avenue, Ste. 110
Zoning Classification: DTC - Business Core

Council District: 7

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 is currently being remodeled with plans to open in September 2025.

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

Centrico (Series 12)
202 N. Central Avenue, Phoenix
Calls for police service: 14
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:
"The owners have owned and operated Centrico on Central Ave for the last several years. We ensure our employees attend the Title 4 basic liquor law class."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Centrico has operated in the downtown area for several years. We are moving locations to a bigger suite on 1st Ave. We would like to continue to offer our patrons the amazing food and atmosphere of Centrico."

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 - Centrico - Data
Attachment - Centrico - Map

**This item was recommended for approval.**

**14 Liquor License - Special Event - Laveen Community Council - District 8**

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

**Summary**

Applicant
Shamarr Lane

Location
8440 S. 35th Avenue

Council District: 8

Function
Festival

Date(s) - Time(s) / Expected Attendance
February 22, 2025 - 11 a.m. to 5 p.m. / 5,000 attendees

Staff Recommendation
Staff recommends approval of this application.

**This item was recommended for approval.**

**15 Liquor License - Arizona Roadtrip #1491 - District 8**

Request for a liquor license. Arizona State License Application 313345.

**Summary**

Applicant
Camila Alarcon, Agent

License Type
Series 10 - Beer and Wine Store

Location
3800 E. Sky Harbor Boulevard, Terminal 4, Concourse D
Zoning Classification: A-1
Council District: 8

This request is for a new liquor license for a beer and wine store. 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 February 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
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant or its commonly-controlled entities have operated with retail liquor licenses across United States for several years. Applicant is committed to adhering to all applicable liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The business will increase options for beer and wine purchases for all travelers at Phoenix's Sky Harbor International Airport. A liquor license is instrumental for the business to prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Arizona Roadtrip #1491 - Data
Attachment - Arizona Roadtrip #1491 - Map

**This item was recommended for approval.**

**16 Liquor License - Monster Brewing Company - District 7**

Request for a liquor license. Arizona State License Application 316808.

**Summary**

Applicant
Justin Stevens, Agent

License Type
Series 1 - In-State Producer

Location
1635 S. 43rd Avenue
Zoning Classification: A-1
Council District: 7

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

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

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

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

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"The company meets all Federal, State, County, and City requirements to hold an alcohol permit."

Staff Recommendation
Staff recommends disapproval of this application based on a Finance Department recommendation for disapproval.

**This item was recommended for approval.**

## ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

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

**Discussion**
Following the vote, Mayor Gallego mentioned major infrastructure investments were approved, including 992 housing units.

**A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that Items 17-46 be approved or adopted, except Items 25, 44 and 46; and noting that Item 26 is as revised and Item 46 has additional information. The motion carried by the following vote:**

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

Item 17, Ordinance S-51616 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.

**17 Maricopa County Air Quality and Environmental Regulations**

For $222,450 in annual payment authority for various mandated

regulatory fees and permits for the Public Works Department. The Public Works Department manages fuel sites, Citywide fleet and facilities, open and closed landfills, transfer stations, solid waste collections, and other mandated entities that require various permits and fees to maintain compliance with Maricopa County air quality and environmental health regulations. The permits that Public Works maintain include Refuse Hauler, Authority to Operate, Title V, Non-Title V, Recycle Variance, permitted fuel burning equipment, and permitted fuel dispensing.

**This item was adopted.**

**18 Acceptance and Dedication of Easements for Sidewalk and Public Utility Purposes (Ordinance S-51624) - Districts 2 & 6**

Request for the City Council to accept and dedicate easements for sidewalk and public utility purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

**Summary**

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

Easement (a)
MCR: 20240671266
Applicant and Grantor: Vaso Danilovic and Vidosava Danilovic; its successor and assigns
Date: December 18, 2024
Purpose: Sidewalk
Location: 17825 N. 40th Place
APN: 215-16-074
File: 240055
Council District: 2

Easement (b)
MCR: 20240681890
Applicant and Grantor: RubyLee, L.L.C.; its successor and assigns
Date: December 23, 2024
Purpose: Public Utility
Location: 3019 E. Hartford Avenue

APN: 214-03-040
File: 240083
Council District: 2

Easement (c)
MCR: 20250000252
Applicant and Grantor: 8220 N 14th Phoenix LLC.; its successor and assigns
Date: January 2, 2025
Purpose: Public Utility
Location: 8220 N. 14th Street
APN: 160-11-004R
File: 240105
Council District: 6

**This item was adopted.**

**19 Vehicle Wash Services Contract - IFB-25-0500 - Request for Award (Ordinance S-51633) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with Circle K Stores Inc.; PacWest Energy, LLC dba Jacksons Carwash; Quickie Car Wash 3 LLC dba Super Shine Car Wash; SSCW Arizona, LLC dba Super Star Car Wash; Thunder Shine, LLC; and US Metro Center Phoenix, LLC dba Ultra Suds Car Wash to provide vehicle wash services for the Aviation, Police, and Public Works departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $1,125,000.

**Summary**
These contracts will provide vehicle wash services, including all labor, cleaning supplies, materials, and equipment necessary to wash City cars, trucks, cargo and passenger vans, and Police Department mobile command and specialty vehicles. Services include automated and hand wash services.

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

Seven vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required services. Following an evaluation based on price, the Procurement Officer recommends awards to the following vendors:

Selected Bidders
Circle K Stores Inc.
PacWest Energy, LLC dba Jacksons Carwash
Quickie Car Wash 3 LLC dba Super Shine Car Wash
SSCW Arizona, LLC dba Super Star Car Wash
Thunder Shine, LLC
US Metro Center Phoenix, LLC dba Ultra Suds Car Wash

**Contract Term**
The contracts will begin on or about February 17, 2025, for a five-year term with no options to extend.

**Financial Impact**
The aggregate value of the contracts will not exceed $1,125,000. Funding is available in various departments' operating budgets.

**This item was adopted.**

**20 Authorization to Accept 108.7 Acres of Vacant Land by Special Warranty Deed from RJT Homes - Carver Mountain LLC and to Designate as Mountain Preserve (Ordinance S-51618) - District 8**

Request authorization for the City Manager, or his designee, to accept approximately 108.7 acres of vacant undeveloped land located north of W. Carver Road, between 43rd and 51st avenues, by special warranty deed from RJT Homes - Carver Mountain LLC, its successors, and assigns, and to designate as "Mountain Preserve" in accordance with the provisions of Chapter XXVI of the City Charter.

**Summary**
In 2012, the Parks and Recreation Board approved to accept a land donation on the north side of Carver Road between 43rd and 51st avenues, as part of a rezoning stipulation granted to Carver Mountain Vistas, LLC to provide a natural space for a desert park or mountain preserve land for future trailhead and user amenities. Subsequently, the development suffered setbacks and was ultimately not constructed. In

2022, the current owner, RJT Homes - Carver Mountain LLC (RJT), re-initiated the development process of the project including the stipulation to donate the land. The Parks and Recreation Department provided an update to the Parks and Recreation Board on November 16, 2023. A condition of the acceptance is for RJT to construct and build edge protection fencing parallel to Carver Road. The property will be conveyed by a special warranty deed at no cost to the City with RJT responsible for expenses related to the donation.

The real property to be accepted is approximately 108.7 acres of vacant land identified by Maricopa County Assessor parcel numbers 300-08-011A, 300-08-012K, 300-11-817, 300-11-818, and 300-11-821.

**Concurrence/Previous Council Action**
The Parks and Recreation Board approved to accept the land donation on December 13, 2012.

**Location**
North side of W. Carver Road, between the alignment of S. 49th and 45th avenues, if extended, and east of W. Elliot Road, if extended.
Council District: 8

**This item was adopted.**

**21 Agreement with Brooksee, Inc. to Host 2025 Phoenix Marathon - (Districts 1, 3, 6 & 8)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Brooksee, Inc. (Brooksee) to produce the Phoenix Marathon in December 2025. There is no financial impact as a result of this request.

**Summary**
Brooksee, an event producer of marathons and other running races across the country, has been producing race events in the greater Phoenix market since 2022. Brooksee is planning the 2025 Phoenix Marathon with support from Visit Phoenix and the Phoenix Sports & Events Commission. The events are scheduled to take place in Phoenix in December 2025. Brooksee will produce a 26.2 mile full marathon, half marathon and 10K race in the City of Phoenix on December 13, 2025. In addition, a Health and Wellness Expo will take place on December 12,

2025, at the Phoenix Convention Center where all race participants will pick up race credentials and visit exhibitor booths from the running and fitness industry. Phoenix is the largest city in the nation without a signature full marathon running event and Brooksee intends to grow the inaugural Phoenix Marathon to an annual event.

The Phoenix Marathon will have USA Track & Field (USATF) certified courses. USATF is a national governing body for the sports of track and field, cross country running, road running and race walking. As a USATF certified course, the Phoenix Marathon can qualify runners for the prestigious Boston and New York City marathons as well as the upcoming Los Angeles Olympics in 2028. Brooksee is also committed to giving back to the local community. They have a demonstrated history of donating back to local non-profit community organizations in the cities where they operate events. The Phoenix Marathon welcomes athletes of all abilities to their races. All facilities at the event, including start and finish lines, will be Americans with Disabilities Act accessible. They will also look to partner with groups such as Team Hoyt and 2Gether We Live to have athletes of all abilities join in this inaugural event.

**Contract Term**
The term of the agreement is for one-year.

**Financial Impact**
This first year event is expected to draw more than 5,000 total participants including 4,000 out-of-town visitors consuming at least 600-800 hotel room nights with an anticipated economic impact of $1.7-$2 million from visitor spending and operations. All official race hotel room blocks will be coordinated through Visit Phoenix and located within the City of Phoenix. The event organizer will be responsible for event-related costs including barricades, Phoenix Police staffing and clean-up along the route so there is no impact to City budget.

**Concurrence/Previous Council Action**
The Parks and Recreation Board approved this item on November 21, 2024, by a vote of 5-0.

**Location**

Race courses for the full marathon, half marathon and 10K will traverse through various parts of Phoenix including Districts 1, 3 and 6. The full marathon will start at Deer Valley Towne Center and finish in the area near Papago Park. The proposed race course will utilize city streets and a significant portion of the course will utilize existing trails along the Arizona Canal. In association with the races, a Health and Wellness Expo will take place at the Phoenix Convention Center South Building in District 8.

Council Districts: 1, 3, 6 and 8

**This item was approved.**

**22 Donation from Desertscape Retirement Community to Support the Phoenix Fire Department's Paramedic Training Program (Ordinance S-51629) - Citywide**

Request authorization for the City Manager, or his designee, to accept a donation valued at approximately $1,119 from Desertscape Retirement Community to support the Phoenix Fire Department's Paramedic Training Program. Further request authorization for the City Treasurer to accept all funds related to this donation.

**Summary**

The Desertscape Retirement Community wishes to express their appreciation for the Phoenix Fire Department's service by donating $1,119 to the Department. The donation will be used to fund training, equipment, and/or conferences related to paramedic certification.

This request adheres to the Fire Department's charitable donations process.

**Financial Impact**

This donation does not require any matching funds. The funds will be used in accordance with City policies.

**This item was adopted.**

**23 General Police Towing Services - RFP 13-006 (Ordinance S-51631) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under the following four contracts for the purchase of general police towing services for the Police Department:

Contact 135124 with Western Towing of Phoenix, Inc.; Contract 135125 with DVT Enterprises, LLC dba DV Towing; and Contracts 135126 and 135191 with ACT Towing, dba All City Towing. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $300,000.

**Summary**

The Police Department requires general towing services to remove vehicles for citizens involved in vehicle crashes, towing abandoned vehicles, vehicles left in roadways, illegally parked vehicles and other law enforcement impounds. Towing services are essential to the Police Department and are mandated by Arizona Revised Statutes, Phoenix City Codes and Police Department policies. These contracts also provide auctioneering services of lawfully impounded vehicles that have been determined to be abandoned vehicles as defined by the Arizona Department of Transportation Motor Vehicle Division. The additional funds will allow for uninterrupted service through the end of the contract term.

**Contract Term**

The contract term remains unchanged, ending on December 31, 2026.

**Financial Impact**

Upon approval of $300,000 in additional funds, the revised aggregate value of the contract will not exceed $1,629,832. Funds are available in the Police Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-39460) on December 19, 2012;

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-44209) on January 24, 2018;

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-44333) on March 21, 2018;

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-45345) on February 6, 2019;

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-45759) on June 5, 2019;

General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-47246) on January 20, 2021; and
General Police Towing Services - Contracts 135124, 135125, 135126 and 135191 (Ordinance S-50583) on February 21, 2024.

**This item was adopted.**

**24 FLIR Equipment, Parts and Services - Requirements Contract - RFA 19-011 - Amendment (Ordinance S-51632) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152013 with Teledyne FLIR Surveillance, Inc. to extend the contract term. 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-46426.

**Summary**

This contract provides the Star SAFIRE 380-HD U-8000 System, Single LRU EO/IR Imaging System, U-800 with parts, accessories, warranties, labor and repairs for the Phoenix Police Department Air Support Unit Astar Helicopter and PC12 Pilatus Airplane. This equipment assists pilots in detecting warm objects against cooler backgrounds when searching for suspects involved in criminal activity during poor or obstructed visibility. This two-year extension allows for the contract to be aligned with the warranty for the equipment which expires in 2027.

**Contract Term**

Upon approval, the term of the contract will be extended through February 28, 2027.

**Financial Impact**

The aggregate value of the contract will not exceed $1,740,000, and no additional funds are needed.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:
FLIR Equipment, Parts and Services - Requirements Contract 152013 (Ordinance S-46426) on March 18, 2020;
FLIR Equipment, Parts and Services - Requirements Contract 152013 (Ordinance S-47595) on June 2, 2021; and
FLIR Equipment, Parts and Services - Requirements Contract 152013

(Ordinance S-48183) on December 15, 2021.

**This item was adopted.**

**26 Request to Extend the Intergovernmental Agreement Between the City of Phoenix and the Arizona Early Childhood Development and Health Board to Administer the Airport Worker Childcare Scholarship Program (Ordinance S-51635) - District 8**

Request to authorize the City Manager, or his designee, to extend the Intergovernmental Agreement between the City of Phoenix Aviation Department and the Arizona Early Childhood Development and Health Board (known as First Things First) to administer the Airport Worker Childcare Scholarship Program. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funds, as part of the Aviation childcare program of the City's ARPA strategic plan.

**Summary**

The Aviation Department is requesting to extend its Intergovernmental Agreement with First Things First to administer the Airport Worker Childcare Scholarship Program (Program). The Program was created as part of the City's ARPA strategic plan to support essential workers who are key to the safe and efficient operation of Phoenix Sky Harbor International Airport. The Program is administered by First Things First through a partnership with Valley of the Sun United Way, using the established framework of the First Things First Quality First scholarship program and childcare star rating system. The Program provides scholarships to households making 400 percent or less of the federal poverty level. As part of administering the Program, First Things First verifies household income eligibility for the Program, distributes funds to eligible families, and reports on Program participation.

**Contract Term**

If approved, the Intergovernmental Agreement will be extended to December 31, 2025, with no options to extend.

**Financial Impact**

No additional funds are being requested.

**Concurrence/Previous Council Action**

City Council approved the ARPA Strategic Plan Update, which included

the childcare scholarship program, on September 21, 2021.
City Council approved the Intergovernmental Agreement with First Things First on April 6, 2022.

**Location**
Council District: 8

**This item was adopted as revised.**

**27 Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I - Professional Services - AV16000037 (Ordinance S-51625) - District 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I 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 $1.9 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: 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 Section 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 Section 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**
The purpose of this project is to develop a campus for the Facilities and Services Division as identified by the Comprehensive Asset Management Plan at Phoenix Sky Harbor International Airport. This

multi-building campus is proposed as a phased development. The first phase includes a facility to accommodate both permanent and temporary functions as well as master plan the overall campus site.

M. Arthur Gensler Jr. & Associates, Inc.'s services include: general project administration, schematic design/pre-design phase (30 percent), design development phase (60 percent, 90 percent, and 100 percent), commissioning, cost analysis, construction documents and specifications, and possible construction administration and inspection.

**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. Four firms submitted proposals and are listed below.

Selected Firm
Rank 1: M. Arthur Gensler Jr. & Associates, Inc.

Additional Proposers
Rank 2: SmithGroup, Inc.
Rank 3: Stantec Consulting Services, Inc.
Rank 4: Architekton, 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 M. Arthur Gensler Jr. & Associates, Inc. will not exceed $1.9 million, including all subconsultant 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 the end of the term of the agreement.

**Location**
2485 E. Buckeye Road
Council District: 8

**This item was adopted.**

**28 Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements - Professional Services - AV13000004 (Ordinance S-51627) - District 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements project. Further request to authorize the City Manager, or his designee, to execute 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 $2 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: 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 Section 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 Section 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The purpose of this project is to improve the Terminal Processor and Baggage Handling System at Phoenix Sky Harbor International Airport Terminal 3. This project consists of modifications to the passenger check-in process and improvements to baggage handling system operations.

M. Arthur Gensler Jr. & Associates, Inc.'s services include: general project administration, schematic design/pre-design (30 percent), design development phase (60 percent, 90 percent, and 100 percent), commissioning, cost analysis, construction documents and specifications, and possible construction administration and inspection.

**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. Five firms submitted proposals and are listed below.

Selected Firm

Rank 1: M. Arthur Gensler Jr. & Associates, Inc.

Additional Proposers

Rank 2: Corgan Associates, Inc.
Rank 3: Stantec Consulting Services, Inc.
Rank 4: Architekton, Inc. + Grimshaw
Rank 5: Introba, 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 M. Arthur Gensler Jr. & Associates, Inc. will not exceed $2 million, including all subconsultant 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.

**Location**
2485 E. Buckeye Road
Council District: 8

**This item was adopted.**

**29 Miscellaneous Building Repairs - Amendment (Ordinance S-51626) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157102 with BWC Enterprises, Inc. dba Woodruff Construction for additional funding to provide miscellaneous building repairs. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in the amendment will not exceed $1,750,000.

**Summary**
The purpose of this amendment is to request additional payment authority due to the Americans with Disabilities Act (ADA) related General Obligation Bond (GO Bond) requirements to provide miscellaneous building repairs at multiple City properties including Fire, Police, Library, Human Services, Neighborhood Services, Public Works, and the Parks and Recreation departments.

The Contractor is responsible for general building maintenance and repairs at City properties such as plumbing, painting, general rough and finished carpentry, small flooring repairs, slot drain cleaning, minor asphalt work, minor concrete repairs, exterior wall texturing, drywall repair, tape and texture, acoustical ceiling work, and caulking services.

**Contract Term**

The contract expiration date is September 30, 2025 and has no option years remaining.

**Financial Impact**

The initial authorization for the contract was for an amount not-to-exceed $1,350,000. The additional funds approved by previous City Council action increased the not-to-exceed amount to $1,600,000. This amendment will increase the authorization for the contract by an additional $1,750,000, for a new amount not-to-exceed $3,350,000. Funding for this amendment is available in the Public Works Department's Capital Improvement Program budget.

**Concurrence/Previous Council Action**

The City Council previously approved Miscellaneous Building Repairs Contract 157102 (Ordinance S-48966) on September 21, 2022. The City Council approved additional funding (Ordinance S-51061) on June 26, 2024.

**This item was adopted.**

**30 Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51621) - District 2**

Request to retroactively authorize the City Manager, or his designee, to apply for, accept, and if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2024-25 Better Utilizing Investments to Leverage Development (BUILD) grant opportunity. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed $25 million. The City’s local match would not exceed $11 million. Additionally request, if awarded, to enter into separate agreements with Arizona State University and Mayo Clinic regarding their financial commitments.

**Summary**

The Street Transportation Department is submitting a capital construction application grant to advance the detailed design of a new 1.2-mile

multi-lane roadway on 64th Street from Bell Road to Mayo Boulevard. It would also provide the funding to construct the new roadway, including a new roadway bridge across the Central Arizona Project (CAP) Canal that would connect Phoenix residents south of the canal to a growing educational, medical, and commercial area north of the canal to Mayo Boulevard. In addition to the new roadway connection, the project would include multi-modal amenities, including bike lanes and pedestrian facilities, streetlights, traffic signals, and drainage improvements. The project will include a public-private partnership with both Arizona State University and Mayo Clinic with a combined financial commitment of approximately $4 million.

USDOT issued a Notice of Funding Opportunity (NOFO) for the FFY 2024-25 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program on November 1, 2024 and an amended NOFO on January 24, 2025, re-naming the program from RAISE to BUILD. The deadline for application submittal is January 30, 2025. BUILD grants are awarded on a competitive basis considering these evaluative criteria:

Safety.
Environmental sustainability.
Quality of life.
Mobility and community connectivity.
Economic competitiveness and opportunity.
State of good repair.
Partnership and collaboration.
Innovation.

The FFY 2024-25 BUILD planning grant specifies no minimum award amount for urban projects and no greater than $25 million.

**Financial Impact**

The estimated total cost for the project is approximately $40 million. The maximum federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the Federal match would not exceed $25 million (62.5 percent), and the City's cost would be approximately $11 million (27.5 percent) for the local match. A separate public-private partnership agreement with Arizona

State University and Mayo Clinic would be required for their participation of approximately $4 million combined (10 percent) toward the capital construction grant.

Funding for the local match is available in the Street Transportation Department's budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2024-25 BUILD grant opportunity.

**Location**
Council District: 2

**This item was adopted.**

**31 Apply for U.S. Department of Transportation Better Utilizing Investments to Leverage Development Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51634) - Districts 7 & 8**

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2024-25 Better Utilizing Investments to Leverage Development (BUILD) grant opportunity. If awarded, the funding will be used to evaluate and update the design of the Laveen Area Conveyance Channel. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed $1.75 million, and the City’s local match would not exceed $350,000.

**Summary**
The Parks and Recreation and Street Transportation departments are collaborating on a planning grant submittal for the Laveen Area Conveyance Channel. The purpose of the planning grant is to evaluate and update the design of a dual-purpose amenity channel that extends 5.8 miles in the Laveen Village of Phoenix, serving to capture and convey local regional drainage while also serving the community as an active transportation corridor. The goal of the planning grant will be to evaluate and make recommendations that would best serve the existing

transportation amenity, including but not limited to improvements to the existing channel design, and to design a 10-foot multi-use path on the north side, including landscaping, updated irrigation, turf improvements, exercise equipment, improved drainage system equipment, a booster pump and well, path lighting and other transportation or green infrastructure appropriate for the surrounding corridor. This planning project will meet the grant criteria for competitiveness.

USDOT issued a Notice of Funding Opportunity (NOFO) for the FFY 2024-25 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program on November 1, 2024 and an amended NOFO on January 24, 2025, re-naming the program from RAISE to BUILD. The deadline for application submittal was January 30, 2025. BUILD grants are awarded on a competitive basis considering these evaluative criteria:

Safety
Environmental sustainability
Quality of life
Mobility and community connectivity
Economic competitiveness and opportunity
State of good repair
Partnership and collaboration
Innovation

The FFY 2024-25 BUILD planning grant specifies no minimum award amount for urban projects and no greater than $25 million.

**Financial Impact**
The estimated total cost for the project is approximately $1.75 million. The maximum Federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the Federal match would not exceed $1.4 million (80 percent) and the City's cost would be approximately $350,000 (20 percent) for the local match.

Funding for the local match is available in the Parks and Recreation Department's Capital Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2024-25 BUILD grant opportunity.

**Location**
Council Districts: 7 and 8

**This item was adopted.**

**32 Annual Membership Agreement with Arizona State University's Southwest Pavement Technology Consortium (Ordinance S-51630) - Citywide**

Request authorization for the City Manager, or his designee, to enter into an agreement for an annual membership with Arizona State University's (ASU) Southwest Pavement Technology Consortium. Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20.

**Summary**
The Street Transportation Department (Streets) requests annual membership with ASU's Southwest Pavement Technology Consortium. The consortium is an alliance between academic, agency, and industry members, whereby the parties strategically advance fundamental research activities and training in pavement science and engineering.

Roads are among the most critical assets of the City of Phoenix. Streets is responsible for maintaining over 4,800 street miles with an annual consumption of over 500,000 tons of asphalt material, with an equivalent market value of approximately $100 million. Lack of consistent funding and increasing construction costs have been a challenge for many state and local agencies, including the City. Phoenix's street infrastructure is also challenged by the changing climate, with extreme heat and intensifying flooding events.

Membership with the consortium will allow Streets to partner with ASU and take part in innovative and advanced technologies, primarily focused on areas of pavement materials (asphalt and concrete mixes, base, and subgrade components), construction, preservation and rehabilitation, design, sustainable practices, and life-cycle management. By participating in the consortium, the City will be able to access cutting-edge research and solutions tailored to its transportation needs, potentially saving millions of dollars on pavement projects by staying

current with modern practices. In addition, the consortium offers a unique opportunity to support sustainability efforts, particularly in mitigating heat through effective pavement solutions, while maintaining resilient infrastructure. The partnership also aids workforce development by connecting the City with well-trained students and providing high-quality training for inspectors and contractors. Finally, joining the consortium enhances the City's legacy by partnering with a globally recognized university, fostering public trust, and contributing to the nation's only pavement consortium, which bridges academia, industry, and government agencies.

**Contract Term**
This request is for a one-year membership with ASU's Southwest Pavement Technology Consortium.

**Financial Impact**
The annual membership fee is $50,000 for ASU's Southwest Pavement Technology Consortium. Funding is available in the Street Transportation Department's Capital Improvement Program budget.

**This item was adopted.**

**33 5ED Water Pressure Zone Resilience - Engineering Services - WS85050056 (Ordinance S-51623) - District 2**

Request to authorize the City Manager, or his designee, to enter into an agreement with Carollo Engineers, Inc. to provide Engineering Services that include study, design, and possible construction administration and inspection services for the 5ED Water Pressure Zone Resilience 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 all services will not exceed $4 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 study the 5ED and surrounding pressure zones to recommend future projects to add resilience to the 5ED zone. The project will also include design of the proposed improvements.

Carollo Engineers, Inc.'s services include, but are not limited to: Study services include: demand analysis, hydraulic modeling, storage analysis, water quality modeling and operational modeling to consider extreme drought conditions with no Central Arizona Project water available. Design services include: provide construction documents and specifications for the construction of the selected alternative, provide a construction schedule and opinion of probable cost to construct and complete the selected alternative, develop preliminary Maintenance of Plant Operations plans for pipeline or facility shutdown/recharge, coordinate with the Street Transportation and other City departments as required on right-of-way and/or City owned property, identify all utility locations both vertically and horizontally in conflict with the project, conduct geotechnical evaluations to develop construction requirements, and obtain all applicable permits. Possible construction administration and inspection services include: general project administration, construction inspections, resident engineering services during construction, daily interaction with contractors to clarify job requirements, administration of contractor's contract, decision making regarding technical project issues, monitoring of job progress, review and certification of progress payments and job orders, preparation of record drawings, and public information and public relations services.

**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. Five firms submitted proposals and are listed below:

Selected Firm
Rank 1: Carollo Engineers, Inc.

Additional Proposers
Rank 2: Wilson Engineers, LLC
Rank 3: Black & Veatch Corporation
Rank 4: Entellus, Inc.
Rank 5: Coe and Van Loo L.L.C.

**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 Carollo Engineers, Inc. will not exceed $4 million, including all subconsultant 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**
General Location: Area bounded by Central Arizona Project Canal to the south, Carefree Highway to the north, I-17 to the west, and Cave Creek Road to the east.
Council District: 2

**This item was adopted.**

**34 Water Production Wells and Aquifer Storage and Recovery Wells**

**Phase II - Construction Manager at Risk Construction Services Amendment - WS85010054, WS85010052 and WS85010045 (Ordinance S-51617) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 151455 with Felix Construction Company to provide additional Construction Manager at Risk Construction Services for the Water Production Wells and Aquifer Storage and Recovery Wells Phase II project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $17,360,000.

**Summary**

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

This amendment is necessary because of increased scope of work to meet agency requirements and higher than anticipated budgeted cost due to the escalation in materials and labor cost for the project. This amendment will provide additional funds and time to the agreement.

**Contract Term**

The term of the agreement amendment 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 initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed $225,000, including all subcontractor and reimbursable costs.

An amendment increased the agreement by $3,150,000, for a new total amount not to exceed $3,375,000.

This amendment will increase the agreement by an additional $17,360,000 for a new total amount not to exceed $20,735,000,

including all subcontractor and reimbursable costs.

Funding for this amendment 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 the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Concurrence/Previous Council Action**

The City Council approved:

Construction Manager at Risk Preconstruction Services Agreement 151454 and Construction Services Agreement 151455 (Ordinance S-46273) on January 8, 2020; and

Construction Manager at Risk Construction Services Agreement 151455 Amendment (Ordinance S-46428) on March 18, 2020.

**This item was adopted.**

**35 Scenario 9 Transmission Main Rehabilitation - Engineering Services - WS85507006 (Ordinance S-51619) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include assessment, design, and possible construction administration and inspection services for the Scenario 9 Transmission Main Rehabilitation 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 $1,500,000.

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 rehabilitate steel slip-line of 2,700 linear feet of the 48-inch diameter Pre-stressed Concrete Cylinder Pipe Transmission Main Scenario 9.

Wilson Engineers, LLC's services include, but are not limited to: Design Services: provide steel slip lining rehabilitation recommendations and complete steel slip lining rehabilitation design for Scenario 9, provide construction documents and specifications for the rehabilitation design, provide a construction schedule and engineer's estimate of cost to construct and complete the main rehabilitation, develop preliminary Maintenance of Plant Operations plans for pipeline shutdown and recharge, coordinate with the Street Transportation and other City departments as required on right-of-way and/or City owned property, identify all utility locations both vertically and horizontally in conflict with proposed access pits, coordinate with the City's potholing contractor as necessary to establish utility locations, coordinate with other design consultants on adjacent projects, as needed, conduct geotechnical evaluations to develop construction requirements, investigate and identify traffic control impacts and costs using the City's Right-of-Way Management Program, and obtain all applicable permits. Construction Administration and Inspection Services: general project administration and construction inspections, resident engineering services during construction, daily interaction with contractors to clarify job requirements, administration of contractor's contract, decision making regarding technical project issues, monitoring of job progress, review and certification of progress payments and job orders, and preparation of record drawings.

**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. One firm submitted a proposal and is listed below:

Selected Firm
Rank 1: Wilson Engineers, LLC

**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 Wilson Engineers, LLC will not exceed $1,500,000, including all subconsultant 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**
Roeser Road from 4th Street to 9th Street
Council Districts: 7 and 8

**This item was adopted.**

**36 Scenario 9 Transmission Main Rehabilitation - Construction Manager at Risk Services - WS85507006 (Ordinance S-51620) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with Achen-Gardner Construction, L.L.C. to provide Construction Manager at Risk Preconstruction and Construction Services for the Scenario 9 Transmission Main Rehabilitation 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 $9,620,000.

**Summary**

The purpose of this project is to rehabilitate steel slip-line of 2,700 linear feet of the 48-inch diameter Pre-stressed Concrete Cylinder Pipe Transmission Main Scenario 9.

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

Achen-Gardner Construction, L.L.C.’s Preconstruction Services include, but are not limited to: provide detailed cost estimating and knowledge of marketplace conditions, provide project planning and planning and scheduling, provide for construction phasing and scheduling that will minimize interruption to City operations, provide alternate systems 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, and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

Achen-Gardner Construction, L.L.C.'s initial Construction Services will include preparation of a Guaranteed Maximum Price proposal provided under the agreement. Achen-Gardner Construction, L.L.C. will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. Achen-Gardner Construction, L.L.C. will be required to solicit bids from prequalified subcontractors and to perform the work using the City’s subcontractor selection process. Achen-Gardner Construction, L.L.C. may also compete to self-perform limited amounts of work.

Achen-Gardner Construction, L.L.C.’s additional Construction Services include construction per final plans and specifications, select subcontractors and 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, and 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, address all federal, state and local permitting requirements and deal with City issues.

**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. Three firms submitted proposals and are listed below:

Selected Firm
Rank 1: Achen-Gardner Construction, L.L.C.

Additional Proposers
Rank 2: Kiewit Infrastructure West Co.
Rank 3: Garney Companies, Inc.

**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 Achen-Gardner Construction, L.L.C. will not exceed $9,620,000, 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**
Roeser Road from 4th Street to 9th Street
Council Districts: 7 and 8

**This item was adopted.**

**37 Solar Services Agreement - Amendment (Ordinance S-51622) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 132993 with Solar Star Arizona III, LLC for the delivery of electrical energy for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $7,000,000.

**Summary**
This agreement will provide the delivery of electrical energy generated by the solar system located at the Lake Pleasant Water Treatment Plant. The 7.5 megawatt solar facility produces approximately 75 percent of the Plant's power needs. The amendment allows for additional expenditures to procure the energy to necessary for the continuation of the Plant operations.

**Contract Term**
The contract term remains unchanged, ending on January 31, 2032.

**Financial Impact**
Upon approval of $7,000,000 in additional funds, the revised aggregate value of the contract will not exceed $20,000,000. Funds are available in the Water Services Department’s Operating budget.

**Concurrence/Previous Council Action**
The City Council previously reviewed this request:
Solar Services Agreement 132993 (Ordinance S-38171) on February 1, 2012;
Solar Services Agreement 132993 (Ordinance S-39879) on June 5, 2013;
Solar Services Agreement 132993 (Ordinance S-40931) on June 4,

2014;
Solar Services Agreement 132993 (Ordinance S-41780) on June 3, 2015;
Solar Services Agreement 132993 (Ordinance S-42566) on June 1, 2016;
Solar Services Agreement 132993 (Ordinance S-43770) on June 28, 2017;
Solar Services Agreement 132993 (Ordinance S-44629) on June 6, 2018;
Solar Services Agreement 132993 (Ordinance S-45845) on June 26, 2019;
Solar Services Agreement 132993 (Ordinance S-46647) on June 3, 2020;
Solar Services Agreement 132993 (Ordinance S-47658) on June 16, 2021; and
Solar Services Agreement 132993 (Ordinance S-49701) on May 31, 2023.

**This item was adopted.**

**38 Request to Amend an Intergovernmental Agreement with City of Glendale to Provide Treated Water (Ordinance S-51628) - District 5**

Request authorization for the City Manager, or his designee, to amend an existing Intergovernmental Agreement with the City of Glendale (referred to herein as the "Glendale"), to allow Glendale to continue providing treated water to the Camelback Ranch service area within the City, through an established inter-connect location. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

City of Phoenix (Phoenix) entered into an Intergovernmental Agreement (IGA) (Agreement Number 123273) with Glendale on March 31, 2008 to establish a water-delivery location allowing Glendale to provide treated water to Phoenix, to serve the spring training sports complex facility near Phoenix’s Camelback Ranch area.

The IGA initial contract term was 10 years with an additional five-years of renewal option that automatically renewed and expired on March 30, 2023. The IGA also had a clause stating that “the agreement will remain

in effect so long as treated water is necessary for customers located within the (Sports Facility Development) area, unless Phoenix or Glendale, or both, decide to terminate the agreement."

This request is to reinstate and extend the original contract term for an additional 20 years through an IGA amendment, starting from the effective date of the amendment. All other original agreement terms remain the same.

Under this IGA, Glendale will provide treated water through an established “Point of Delivery” to Phoenix, utilizing Phoenix’s Salt River Project's (SRP) water allocation. Phoenix will provide retail water services to the customers in the Camelback Ranch service area and collect the City’s standard retail water services fees. Phoenix will pay Glendale for the delivered treated water at Glendale’s commercial retail customer rate, based on the metered amount at the Point of Delivery minus two percent as a credit for Phoenix supplying SRP's water. If Glendale establishes a wholesale water delivery rate, the treated water delivered to Phoenix may be charged at Glendale’s wholesale rate as long as the wholesale rate is less than Glendale’s commercial retail customer rate.

**Contract Term**

The contract term will be for 20 years starting from the effective date of the IGA amendment.

**Financial Impact**

There is no additional financial impact to the City. The City is currently paying Glendale for the treated water in the Camelback Ranch area and recovers the cost through collecting retail water services fees from the customers in this area.

**Location**

Camelback Ranch service area

Council District: 5

**This item was adopted.**

## 39 Amend City Code - Official Supplementary Zoning Map 1275 (Ordinance G-7351) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1275. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-87-03-2 and the entitlements are fully vested.

**Summary**

To rezone the southwest corners of 66th Street and Mayo Boulevard, and 68th Street and Princess Drive.
Application No.: Z-87-03-2
Zoning: R-3A PCD
Owner: Paradise Ridge HOA, Cachet-Monterey Ridge, LLC, et al
Acreage: 81.83

**Location**

Southwest corners of 66th Street and Mayo Boulevard, and 68th Street and Princess Drive
Address: 18420 and 18424 N. 66th Street; 17850 N. 68th Street; 6585 and 6755 E. Mayo Boulevard; and various others.
Council District: 2

**This item was adopted.**

**40 Amend City Code - Official Supplementary Zoning Map 1276 (Ordinance G-7352) - District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1276. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-87-A-03-2 and the entitlements are fully vested.

**Summary**

To rezone an area located approximately 243 feet west of the northwest corner of Scottsdale Road and Princess Drive.
Application No.: Z-87-A-03-2
Zoning: C-2 SP PCD
Owner: United Auto Scottsdale P H, LLC LS 03-109548 c/o UAG Realty, LLC and the Arizona State Land Department
Acreage: 3.79

**Location**

Approximately 243 feet west of the northwest corner of Scottsdale Road and Princess Drive
Address: 7150 E. Princess Drive
Council District: 2

**This item was adopted.**

**41 Amend City Code - Official Supplementary Zoning Map 1277 (Ordinance G-7353) - District 6**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1277. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-86-06 and the entitlements are fully vested.

**Summary**

To rezone a parcel on the northeast corner of 24th Street and Camelback Road.
Application No.: Z-86-06-6
Zoning: C-2 H-R
Owner: Biltmore Shopping Center Partners, et al.
Acreage: 27.33

**Location**

Northeast corner of 24th Street and Camelback Road
Address: 5025 N. 24th Street; and 2402, 2410, 2442, 2446, 2450, 2462, 2470, 2502, 2580, 2590 and 2608 E. Camelback Road
Council District: 6

**This item was adopted.**

**42 Amend City Code - Ordinance Adoption - Rezoning Application Z-117-24-1 - Northeast Corner of 17th Avenue and Happy Valley Road (Ordinance G-7354) - District 1**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-117-24-1 and rezone the site from S-1 (Ranch or Farm Residence) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow multifamily residential with a height and density waiver.

**Summary**

Current Zoning: S-1
Proposed Zoning: C-2 HGT/WVR DNS/WVR
Acreage: 13.17
Proposal: Multifamily residential with a height and density waiver

Owner: Robert Kater, Katman, LLC, et al.
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this item on December 17, 2024, and recommended approval, per the staff recommendation, by a vote of 10-1.
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 8-0.

**Location**
Northeast corner of 17th Avenue and Happy Valley Road
Council District: 1
Parcel Address: 25051 N. 17th Avenue and 1600 W. Happy Valley Road

**This item was adopted.**

**43 Amend City Code - Ordinance Adoption - Rezoning Application Z-129-24-3 - Approximately 500 Feet North of the Northwest Corner of 25th Avenue and Dunlap Avenue (Ordinance G-7355) - District 3**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-129-24-3 and rezone the site from C-2 M-R (Approved C-2 M-R PKG/WVR) (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), C-2 M-R (Approved C-2 M-R SP and C-2 M-R PKG/WVR) (Intermediate Commercial, Mid-Rise District, Approved Intermediate Commercial, Mid-Rise District, Special Permit and Approved Intermediate Commercial, Mid-Rise District, Parking Waiver), and C-2 M-R DNS/WVR (Intermediate Commercial, Mid-Rise District, Density Waiver) to C-2 M-R DNS/WVR (Intermediate Commercial, Mid-Rise District, Density Waiver) for multifamily residential with a density waiver.

**Summary**

Current Zoning: C-2 M-R (Approved C-2 M-R PKG/WVR) (11.76 acres), C-2 M-R (Approved C-2 M-R SP and C-2 M-R PKG/WVR) (0.56 acres), and C-2 M-R DNS/WVR (0.14 acres)
Proposed Zoning: C-2 M-R DNS/WVR
Acreage: 12.46
Proposal: Multifamily residential with a density waiver

Owner: Canyon Corporate Partners, LLC a Delaware LLC Attn: Brian Snider
Applicant: Ricardo Toris, Earl & Curley, P.C.
Representative: Taylor C. Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this item on December 18, 2024, and recommended approval, per the staff recommendation, by a vote of 16-0.
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the North Mountain Village Planning Committee, by a vote of 8-0.

**Location**

Approximately 500 feet north of the northwest corner of 25th Avenue and Dunlap Avenue
Council District: 3
Parcel Address: 2510 and 2512 W. Dunlap Avenue

**This item was adopted.**

**45 Amend City Code - Ordinance Adoption - Rezoning Application Z-110-24-8 - Approximately 475 Feet South of the Southeast Corner of 32nd Street and Southern Avenue (Ordinance G-7356) - District 8**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-110-24-8 and rezone the site from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to P-1 BAOD (Passenger Automobile Parking, Limited, Baseline Area Overlay District) for a parking lot.

**Summary**

Current Zoning: S-1 BAOD
Proposed Zoning: P-1 BAOD
Acreage: 1.00
Proposal: Parking lot

Owner: Patricia Christofolo, 32nd St Property, LLC
Applicant/Representative: Kay Shepard

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The South Mountain Village Planning Committee heard this item on December 10, 2024, and recommended approval, per the staff recommendation, with modified stipulations and an additional stipulation, by a vote of 10-0-1.
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the staff memo dated December 27, 2024, with a modification, by a vote of 8-0.

**Location**

Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue
Council District: 8
Parcel Address: 6075 S. 32nd Street

**This item was adopted.**

**25 Amend Phoenix City Code Section 4-114 (Ordinance G-7358) - Citywide**

Request authorization to amend Phoenix City Code section 4-114 (Fueling and defueling aircraft; fueling ground service equipment; flowage fee) to authorize the City Manager, or his designee, to issue a fuel dispenser permit to Aircraft Storage Operators operating under a Specialized Aviation Service Operator permit.

**Summary**

Phoenix City Code section 4-149 authorizes the Aviation Director "to establish and enforce minimum standards for persons seeking to provide aeronautical services or to engage in aeronautical activities at an airport." The Aviation Department has established minimum standard regulations for persons seeking to provide aeronautical services known as

Specialized Aviation Service Operators (SASOs). Aircraft Storage Operators are one of the SASOs. The minimum standard regulation for Aircraft Storage Operators was amended to authorize Aircraft Storage Operators to dispense fuel in accordance with the limitations and requirements in the regulation.

Phoenix City Code section 4-114 authorizes the Aviation Director to issue a fuel dispenser permit to certain operators to dispense fuel at the airport. The fuel dispenser permit includes important operational and safety requirements. This amendment will add Aircraft Storage Operators operating under a SASO permit as an operator to whom the Aviation Director may issue a fuel dispenser permit.

**Discussion**

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

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

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

**No:** 0

**44 Amend City Code - Ordinance Adoption - Rezoning Application Z-151-24-5 - Northeast Corner of 39th Avenue and Grand Avenue (Ordinance G-7357) - District 5**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-151-24-5 and rezone the site from R-3 (Multifamily Residence District) and R1-6 (Single-Family Residence District) to R-4A (Multifamily Residence - General) for multifamily residential.

**Summary**

Current Zoning: R-3 (1.62 acres) and R1-6 (5.27 acres)
Proposed Zoning: R-4A
Acreage: 6.89
Proposal: Multifamily residential

Owner: School District No. 68
Applicant: UMOM Housing 11, LLC
Representative: Benjamin Graff, Quarles & Brady LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Alhambra Village Planning Committee heard this item on December 17, 2024, and recommended approval, per the staff recommendation, with a modification, by a vote of 11-0.
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the Alhambra Village Planning Committee recommendation, by a vote of 8-0.

**Location**
Northeast corner of 39th Avenue and Grand Avenue
Council District: 5
Parcel Address: 4510 N. 37th Avenue, 3800 Grand Avenue, and 3781 W. Campbell Avenue

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

Armando Felix stated he was opposed as he operated a shopping center across the street where two buildings had been destroyed by traffic due to the angle of this intersection. He pointed out the study conducted for this propopsal did not include the bridge being built over Grand Avenue at 35th Avenue and Indian School Road. He mentioned police officers issued numerous tickets to drivers in his shopping center, noting a death and injuries occur at this intersection. He expressed he supported affordable housing but said it should be done at a safer intersection.

Mayor Gallego remarked the City was focused at this intersection as it was dangerous, but noted affordable housing made sense since safety issues would be addressed with grant funds.

Councilwoman Guardado requested staff explain how the City was going to resolve some of the issues.

Planning and Development Director Joshua Bednarek advised there were several stipulations in this rezoning case that require a traffic impact

assessment prior to this project receiving any preliminary approval from the City. He stated the traffic impact assessment needed to be submitted and address things like access, signalization and improvements. He added there would be on-going coordination with the Street Transportation Department due to the project's location, plus coordination with the Arizona Department of Transportation prior to any part of the development moving forward.

Councilwoman Guardado said she wanted to know if UMOM was committed to help the City with these challenges.

Ben Graff, with Quarles & Brady law firm representing UMOM, mentioned his office set up a meeting with the Street Transportation Department to talk about some of the concerns with the intersection. He stated the organization was committed to this neighborhood and the area. He pointed out access to the site would not increase problems on Grand Avenue as there was no direct access points off Grand Avenue. He added the access point off 39th Avenue was properly distanced from Grand Avenue. He confirmed the site was subject to stipulations and further traffic study, noting this project would be a great improvement to the Grand Avenue area.

Councilwoman Guardado expressed safety was her biggest concern and said she was grateful for the grants to enhance the area. She remarked she was committed to making this project safe as the City needed affordable housing.

Councilwoman Stark conveyed Stipulation 18 addressed the requirement for traffic impact analysis, noting the City also had to work with the Arizona Department of Transportation. She added the stipulation included before a site plan is approved which meant traffic issues had to be resolved.

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

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

**No:** 0

**46** **Public Hearing and Ordinance Adoption - Rezoning Application Z-119-24-2 - Southeast Corner of 56th Street and Shea Boulevard (Ordinance G-7359) - District 2**

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

**Summary**

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

Owner: Ronald Urman, 56 & Shea Holdings, LLC
Applicant/Representative: Jason Morris, Withey Morris Baugh, PLC

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

**Location**

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

**Discussion**

Planning and Development Director Joshua Bednarek introduced Deputy Planning and Development Director Tricia Gomes who would provide staff's presentation on this item.

Ms. Gomes stated this 2.59-acre site was located at the southeast corner

of 56th Street and Shea Boulevard, noting the request was to rezone from RE-43 to Commercial Office/General Office. She pointed out the golf course across Shea Boulevard to the north was zoned Resort with single-family zoned RE-35. She continued vacant land to the south was zoned RE-43, east was a church zoned RE-43 and across 56th Street to the west was a church and private school zoned RE-43. She displayed the site plan which showed two medical office buildings with vehicular access from 56th Street and Shea Boulevard, and presented conceptual renderings of the buildings.

Ms. Gomes advised the Paradise Valley Village Planning Committee was scheduled to hear this case on December 2, 2024, but did not have a quorum. She conveyed the Planning Commission heard this case on January 2, 2025 and recommended approval per the staff recommendation with two additional stipulations by a vote of 6-2. She explained the additional stipulations related to location of the driveway on 56th Street and a traffic control device to divert left turns onto 56th Street. She remarked the February 5, 2025 memo from the Planning and Development Director modifies Stipulation 1 to include the conceptual building renderings and adds Stipulation 30 regarding signage. She stated staff recommended approval per the memo from the Director and adopt the related ordinance.

Councilman Waring recalled a previous case where future development in this area came up and asked if this project violated previous commitments made to the neighborhood.

Mr. Bednarek replied that was a case requesting R-O just east of this site which had extensive communication with the neighborhood. He stated there was focus on a variety of things, such as building height, setbacks from the street, landscaping and design, and there were stipulations that responded to those elements in that case. He advised those items were also addressed through stipulations in this case which are similar to the standards set in the previous case.

Councilman Waring mentioned this was done in his district before where a template was created moving forward. He indicated that was the goal with the previous case, though some of the residents in the neighborhood

did not believe it met that goal. He requested confirmation if anyone had said this would not be an office or business.

Mr. Bednarek responded that was correct and reiterated emphasis was on design, height, setbacks and landscaping.

Councilman Waring inquired if there was public to speak in person or on the telephone.

Mayor Gallego conveyed there was both in person and telephone requests to speak.

Councilman Waring suggested the public speak first followed by the presentation from the applicant.

Mayor Gallego confirmed the applicant and appellant were amenable to the suggestion. She indicated the applicant and appellant were allowed ten minutes each to speak, noting the general public would receive two minutes each for comments.

Councilman said he wanted to hear their concerns before moving forward on this case.

Mayor Gallego declared the public hearing open.

Monica Brooks stated she was opposed to the current proposal due to the size of the buildings. She asked Council to defer this vote and look at a successful R-O zoned commercial property located on the northwest corner of Tatum Boulevard and Cholla. She mentioned her concern was this proposal would create a dangerous traffic situation as the ingress and egress was close to the intersection, plus there was a school where small children crossed the street to get to the playground.

Richard Pasquale said he had concerns that a signage stipulation was needed to moderate commercialization, noting there were no commercial signs on Shea Boulevard between 54th and 68th streets because it was residential. He pointed out such a stipulation was agreed upon and thanked several individuals, noting he no longer opposed this request.

Mayor Gallego thanked Mr. Pasquale for his leadership and coming up with a solution.

Lorne Wallace spoke in support as this was the right project for the area and agreed there should be transition from Shea Boulevard since it was a busy street. He remarked it was a signaled street, noting it would provide medical services to local residents. He pointed out operation of the facility would be limited to weekdays from 9 a.m. to 5 p.m. which was appropriate for the neighborhood. He stated the renderings also showed it was a good residential scale for the site.

Rica Carotenuto stated she was opposed to commercializing this area, noting residents spoke out in opposition to Mountainside Fitness and HonorHealth but both businesses were approved by Council. She mentioned there was a light installed at 54th Street but it was still difficult to get onto Shea Boulevard as it was such a busy street. She urged Council to listen to residents as businesses did add traffic to an already congested street.

Councilman Waring acknowledged he heard from Ms. Carotenuto before the meeting and said he would try to address her concerns.

Jack Biltis remarked Shea Boulevard was becoming more commercialized and said the area needed more services, especially medical services for local residents. He noted his support for this item and asked Council to support it as well.

Councilman Waring said he wanted the applicant to speak and address the issues raised. He mentioned he was open to putting in a High Intensity Activated CrossWalK (HAWK) signal which is used for pedestrians as it stops traffic, noting HAWKs worked in other school areas.

Jason Morris, with Withey Morris Baugh representing the applicant, recalled this site from 25 years ago when he did a Use Permit for Congregation Beth Israel across the street as a playground, noting it was used as a school at that time. He mentioned the school was no longer run

by Congregation Beth Israel but they do have a tenant charter school that uses the playground which will be shifted. He conveyed the seller of this property, Congregation Beth Israel, selected this use to be their neighbor across the street. He stated his office had experience in this area because a block away they handled an R-O case that made sense as it was a single-family lot that was being redeveloped on Shea Boulevard. He pointed out Ms. Carotenuto lived west of this project on an acre-lot and had a frontage road that protected her property from Shea Boulevard. He remarked the properties on the south side of Shea Boulevard were directly on the street, noting it was the busiest east/west arterial in that part of the valley and went through to Fountain Hills. He claimed this project would add a small amount of traffic on Shea Boulevard as it would be residents in the area using these proposed services.

Mr. Morris stated the design was the same architect for the approved R-O from two years ago. He added the applicant went to this architect because Councilman Waring laid out the rules of procedure for development at this intersection. Mr. Morris explained the applicant was asked to do a residential scale, keep with the height perspective of R-O and work with signage and keep it at a low scale. He thanked Mr. Pasquale for working with him on the appeal and withdrawing his opposition to this case.

Mr. Morris displayed the historical aerial from 1956 that showed this site was a two-acre lot on Shea Boulevard which made sense back then as it was a two road street. He presented a current aerial of the site which showed it was a signalized intersection with a full crosswalk and pedestrian access on the four corners. He emphasized the site is surrounded by non-residential uses, noting it was across the street from a large synagogue, a successful golf resort across Shea Boulevard, immediately west of a church and north of a vacant lot that Congregation Beth Israel still maintains. He conveyed the owner of the single-family lot south of the vacant lot supported this case. He added the closest neighbors were supportive of this project and the immediate neighbors were non-residential.

Mr. Morris advised this request to rezone from RE-43 to C-O would abide

by the residential height, overhangs, and architecture, along with limited hours and small buildings, noting one of the commitments was for dental use. He displayed Councilman Waring's statement from the R-O case approved by Council on January 4, 2023 regarding future requests on Shea Boulevard. Mr. Morris pointed out the applicant agreed to the elevations, additional landscape setbacks and perimeter planting standards, internal landscaping standards, streetscape landscaping standards and sign standards as well as overall height. He emphasized the building was designed by a renowned residential architect and presented the site plan as it showed access to this site. He pointed out the applicant agreed to not access 56th Street going south and would design a pork chop to ensure access to this building only exited north. He added there would be direct access to go onto Shea Boulevard for patrons of this building, noting this traffic pattern was permitted by the City.

Mr. Morris stated the applicant agreed to additional prohibitions by deed restriction to make sure other uses could not occur on this site in the future, noting this was done based on neighborhood meetings. He recited the benefits were this was a vacant parcel with a neighborhood service and designed at a neighborhood scale with great architecture and input from the neighborhood. He conveyed the applicant held more neighborhood meetings than was necessary which resulted in some of the support for this project. He concluded by showing current C-O zoning in the area that was surrounded by residential and insisted this was the appropriate use and zoning district at the appropriate location.

Four electronic comments were submitted for the record in opposition of this item.

Councilman Waring recognized some residents had been working with the applicant for months; however, not everyone knew about this case as he heard from residents as recent as Monday. He mentioned he was familiar with this site because of the previous case and pointed out there were businesses on Shea Boulevard, noting three care homes close to this location. He agreed Shea Boulevard was a busy street, especially during rush hour, but even the church did not create much of an increase in traffic. He emphasized the claims that this would decrease home

values was misleading as he had this exact situation where he lived and home values had increased. He acknowledged the school concerns but that issue had been addressed in other cases. He said he was going to continue this item for one month and requested the applicant have one-on-one meetings with concerned individuals who had recently reached out to try and resolve their issues.

**The hearing was held. A motion was made by Councilman Waring, seconded by Vice Mayor O'Brien, that this item be continued to the March 5, 2025 City Council Formal Meeting. The motion carried by the following voice vote:**

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

**No:** 0

## 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.

Missy Pruitt, owner of a non-profit named She's All Cat, expressed concern about the over-population of homeless cats living on the streets and urged Council to meet with her to resolve the problem.

## ADJOURN

There being no further business to come before the Council, Mayor Gallego declared the meeting adjourned at 3:25 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 5th day of February, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of May, 2025.

CITY CLERK