

# PHOENIX CITY COUNCIL FORMAL AGENDA



Mayor  
Kate Gallego

Vice Mayor  
District 5  
Betty Guardado

District 1  
Thelda Williams

District 2  
Jim Waring

District 3  
Debra Stark

District 4  
Laura Pastor

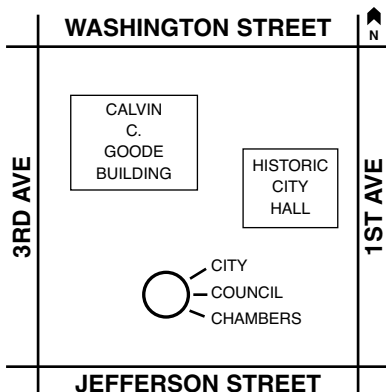
District 6  
Sal DiCiccio

District 7  
Michael Nowakowski

District 8  
Carlos Garcia

Online agendas and  
results available at  
[www.phoenix.gov](http://www.phoenix.gov)

City Council Chambers  
200 W. Jefferson St.  
Phoenix, AZ 85003



## WELCOME!

Thank you for participating in the process of representative local government. We welcome your interest and hope you and your neighbors will often attend Phoenix City Council meetings. Democracy cannot endure without an informed and involved electorate.

Phoenix operates under a Council-Manager form of local government. Policy is set by the Mayor and Council, and the City Manager, who is appointed by the Council, directs staff to carry out the policies. This separation of policy-making and policy administration is considered the most economical and efficient form of city government.

## FORMAL CITY COUNCIL MEETINGS

The Council generally holds formal meetings at 2:30 p.m. on Wednesdays to take official action on Ordinances, Resolutions, and other items on the agenda. Although the formal agenda is subject to change, all changes to the printed agenda will be available at least 24 hours prior to the meeting. Visit <https://www.phoenix.gov/cityclerk/publicmeetings> to view the agenda and meeting schedule.

The formal meeting may appear to proceed very quickly, with important decisions reached with little discussion. However, councilmembers receive the agenda the week prior to the meeting, giving them the opportunity to study every item and to ask questions of City staff members. If no additional information is presented at the meeting, action may be taken without discussion.

## HOW CITIZENS CAN PARTICIPATE

The public may request to address the Council regarding an agenda item by submitting a yellow Request to Speak card at the meeting, or may submit a white card to state their support or opposition to an item for the record without speaking. Individuals should arrive and submit a card by the beginning of the meeting, before action is taken on the item. After action has been taken on an item, cards will not be accepted.

In addition, Citizen comments will be heard for up to 30 minutes (unless extended by the Chair) before adjournment or recess of the formal meeting provided a quorum of the Council is present. Additional time for Citizen Comments may be allowed at the discretion of the presiding officer. Any member of the public may address the Council to comment on issues of interest or concern to them. Citizen comments will be televised as part of the formal meeting. Members of the public will be given a maximum of three minutes each to address the Council. In compliance with the Arizona Open Meeting Law, the City Council cannot discuss or take formal action on any matter raised during citizen comments.

If you have an individual concern involving the City, you are encouraged to contact your District councilmember at 602-262-7029 or the City Manager's Office at 602-262-4449. To reach the Mayor's Office, call 602-262-7111. We will do everything possible to be responsive to your individual requests.

## REGISTERED LOBBYISTS

Individuals paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually. If you have any questions about registration or whether or not you must register, visit <https://www.phoenix.gov/cityclerk/publicmeetings> or contact the City Clerk's Office at 602-256-3186.

## ACCESSIBILITY

An assistive listening system is available in the Council Chambers for individuals with hearing loss. Obtain a headset unit at the entrance table in the Chambers. In addition, the City Clerk's Office will provide sign language interpreting services. Please call 602-256-3186 or Relay 7-1-1 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.

# City of Phoenix Council members and district boundaries



**Mayor Kate Gallego**  
602-262-7111  
mayor.gallego@phoenix.gov



**Thelda Williams**  
602-262-7444  
council.district.1@phoenix.gov



**Debra Stark**  
602-262-7441  
council.district.3@phoenix.gov



**Laura Pastor**  
602-262-7447  
council.district.4@phoenix.gov



**Betty Guardado**  
602-262-7446  
council.district.5@phoenix.gov



**Michael Nowakowski**  
602-262-7492  
council.district.7@phoenix.gov



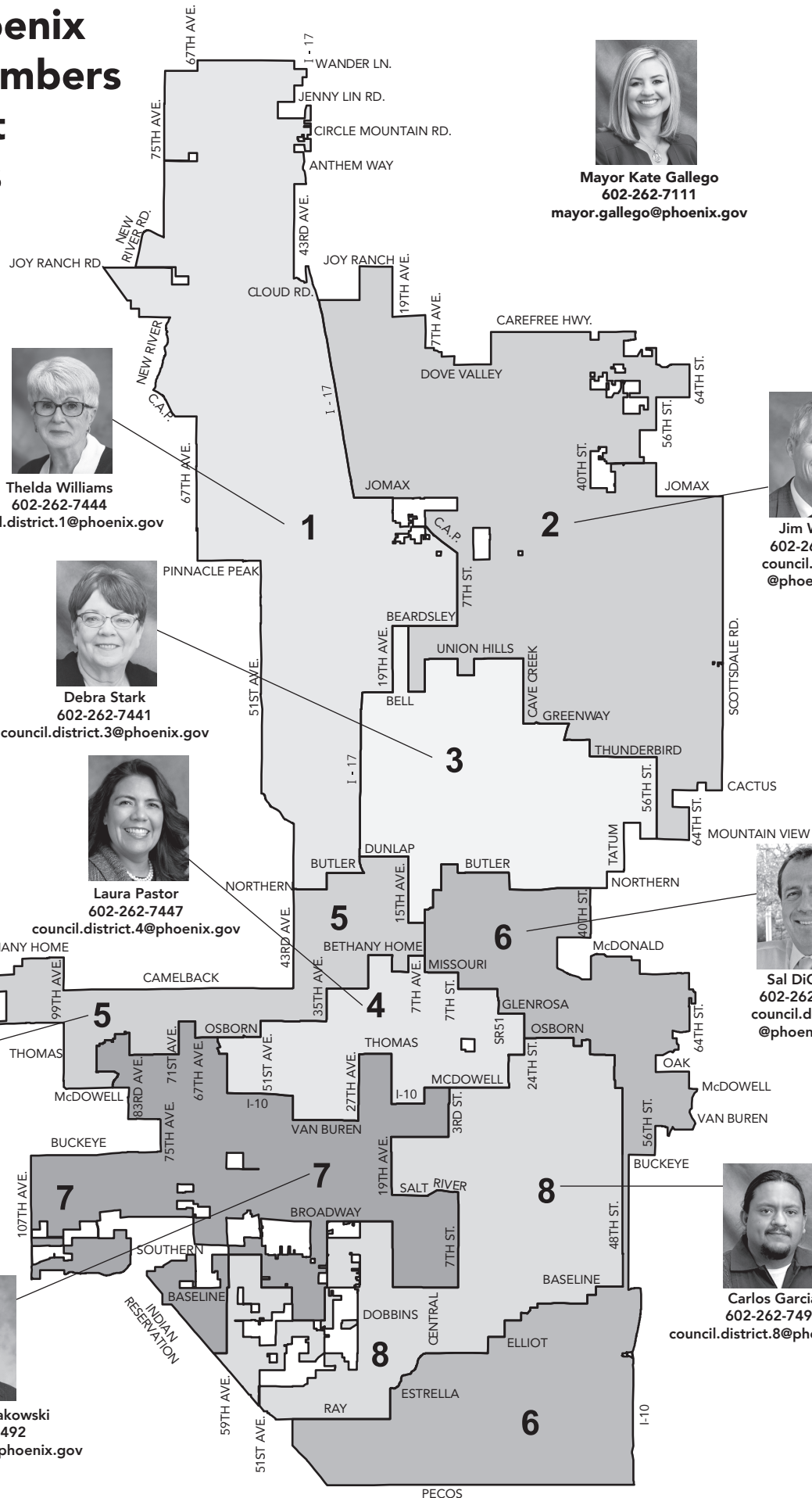
**Jim Waring**  
602-262-7445  
council.district.2  
@phoenix.gov



**Sal DiCiccio**  
602-262-7491  
council.district.6  
@phoenix.gov



**Carlos Garcia**  
602-262-7493  
council.district.8@phoenix.gov





# Agenda

## City Council Formal Meeting

Wednesday, February 5, 2020

2:30 PM

phoenix.gov

**\*\*\*REVISED Feb. 4, 2020\*\*\***

**Item Requested to be Continued: 27; Item Added: 49**

### CALL TO ORDER AND ROLL CALL

### MINUTES OF MEETINGS

- |   |   |         |
|---|---|---------|
| 1 | For Approval or Correction, the Minutes of the Formal Meeting on May 1, 2019  | Page 9  |
| 2 | For Approval or Correction, the Minutes of the Formal Meeting on May 15, 2019 | Page 10 |

### BOARDS AND COMMISSIONS

- |   |  |         |
|---|--|---------|
| 3 | Mayor and Council Appointments to Boards and Commissions | Page 11 |
|---|--|---------|

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

- |    |   |                      |
|----|---|----------------------|
| 4  | Liquor License - Special Event - Pheasants Forever-Valley of the Sun(AZ) Chapter 3162 | District 1 - Page 14 |
| 5  | Liquor License - Special Event - Lump Busters   | District 2 - Page 15 |
| 6  | Liquor License - Las Tres Potrancas   | District 7 - Page 16 |
| 7  | Liquor License - Pa'La Downtown   | District 7 - Page 20 |
| 8  | Liquor License - The Counter  | District 7 - Page 26 |
| 9  | Liquor License - Special Event - Forty Eight Foundation                               | District 8 - Page 31 |
| 10 | Liquor License - Pure Life Spirits  | District 8 - Page 32 |
| 11 | Liquor License - Gary's Smoke Gift & More   | District 8 - Page 34 |

**PAYMENT ORDINANCE (Ordinance S-46336) (Items 12-15)**

Page 39

- 12     **Settlement of Claim(s) Davis v. City of Phoenix**
- 13     **Articulate Global, Inc.**
- 14     **Wood Environment & Infrastructure Solutions, Inc.**
- 15     **DNG Construction, LLC**

**ADMINISTRATION**

- 16     **(CONTINUED FROM JAN. 29, 2020) Software Value-Added Reseller Services - State of Arizona Cooperative Contract (Ordinance S-46331)**     Citywide - Page 41
  - 17     **Emulsified Asphalt - Requirements Contract - IFB 20-047 (Ordinance S-46339)**     Citywide - Page 43
  - 18     **Dedication of Right-of-Way and Sidewalk Easement Over a Portion of City-Owned Vacant Land Located at 1825 E. Roosevelt St. (Ordinance S-46342)**     District 8 - Page 45
  - 19     **Commercial Vehicle and Equipment On-Site Wash Services - Requirements Contract - IFB 20-002 (Ordinance S-46344)**     Citywide - Page 46
  - 20     **Court Reporting Services - Requirements Contract (Ordinance S-46347)**     Citywide - Page 48
  - 21     **Traffic Management System Maintenance - RFA 15-101 (Ordinance S-46348)**     Citywide - Page 50
  - 22     **Authorization to Accept Special Warranty Deed from Arizona Department of Transportation for Land Located East of 43rd Avenue and Dusty Lane Alignments (Ordinance S-46350)**     District 6 - Page 51
  - 23     **PeopleSoft Application Development Services (Ordinance S-46355)**     Citywide - Page 52
  - 24     **Authorization to Apply for Local Judicial Collection Enhancement Fund Grant Funding to Replace Aging Hardware (Ordinance S-46352)**     Citywide - Page 53
-



**COMMUNITY SERVICES**

- 25     **Community Development Block Grant Neighborhood Enhancement Program - Various Park Improvement Projects (Ordinance S-46337)**     District 4 - Page 54  
District 5  
District 8

**ECONOMIC DEVELOPMENT**

- 26     **(CONTINUED FROM JAN. 29, 2020) Development Agreement and Lease with NIXDT, LLC for Development of Property Located at 117, 125, 133 and 141 E. Jackson St. in Downtown Phoenix (Ordinance S-46333)**     District 7 - Page 56
- \*27     **Authorization to Issue Request for Proposals for Lease and Redevelopment of City-Owned Property Located at 1414 E. Jefferson St. \*\*\*REQUEST TO CONTINUE\*\*\***     District 8 - Page 59
- 28     **Issuance of Multifamily Housing Revenue Bonds (Soluna II Project), Series 2020 (Resolution 21807)**     District 8 - Page 62

**PUBLIC SAFETY**

- 29     **Repeal and Replace Phoenix City Code Section 8-15 Related to Establishment of Pounds; Impounding and Disposing of Dogs and Cats; Reclaiming Impounded Dogs and Cats and Pound Fees (Ordinance G-6672)**     Citywide - Page 63

**TRANSPORTATION AND INFRASTRUCTURE**

- 30     **Ground Lease with Western Maricopa Education Center District No. 402 at Phoenix Deer Valley Airport (Ordinance S-46349)**     District 1 - Page 68
- 31     **Portable Litter Fences - IFB 20-SW-029 - Requirements Contract (Ordinance S-46343)**     Out of City - Page 70
- 32     **Hydraulic Cylinder, Pumps, and Motor Rebuild or Replacement - Contract Recommendation (Ordinance S-46346)**     Citywide - Page 72
-

- |    |  |                      |
|----|--|----------------------|
| 33 | <b>2019 Congestion Mitigation and Air Quality Alley Dustproofing - Design-Bid-Build Services - ST87400271 (Ordinance S-46338)</b>                    | Citywide - Page 74   |
| 34 | <b>Central Core ARID - Central City - Design-Bid-Build Services - ST89360029 (Ordinance S-46340)</b>   | Citywide - Page 76   |
| 35 | <b>Intergovernmental Agreement with Maricopa Association of Governments with Indemnification Provision - Pre-Design Study (Ordinance S-46353)</b>    | District 8 - Page 78 |
| 36 | <b>Intergovernmental Agreement with Maricopa Association of Governments with Indemnification Provision - Bicycle Master Plan (Ordinance S-46354)</b> | Citywide - Page 79   |
| 37 | <b>Serpentix IPS Incline Conveyor System, Parts and Equipment (Ordinance S-46341)</b>  | District 7 - Page 80 |
| 38 | <b>Blower Fans and Spare Parts Contract (Ordinance S-46345)</b>  | District 7 - Page 82 |

**PLANNING AND ZONING MATTERS**

- |    |   |                      |
|----|---|----------------------|
| 39 | <b>Final Plat - Town and Country Place - 180148 - South of Ocotillo Road and East of 14th Street</b>  | District 6 - Page 84 |
| 40 | <b>Abandonment of Right-of-Way - V170059A - 1055 E. Indian School Road (Resolution 21806)</b>   | District 4 - Page 85 |
| 41 | <b>Abandonment of Right-of-Way - V190062A - Southwest Corner of Ocotillo Rd and 14th Place (Resolution 21808)</b>                             | District 6 - Page 86 |
| 42 | <b>Demonstration Project Grant for First Baptist Church, 302 W. Monroe St. (Ordinance S-46356)</b>  | District 7 - Page 87 |
| 43 | <b>Warehouse and Threatened Building Grant for Arizona Sash, Door &amp; Glass Company Warehouse at 850 W. Lincoln St. (Ordinance S-46351)</b> | District 8 - Page 89 |
-

- |    |   |                       |
|----|---|-----------------------|
| 44 | <b>Amend City Code - Official Supplementary Zoning Map 1193 (Ordinance G-6670)</b>  | District 7 - Page 91  |
| 45 | <b>PCD Major Amendment - Rezoning Application Z-104-I-75-3 - Northwest Corner of 19th Avenue and Grandview Road</b>   | District 3 - Page 95  |
| 46 | <b>Amend City Code - Ordinance Adoption - Rezoning Application Z- 298-84-5(6) - Approximately 350 Feet West of the Southwest Corner of 12th Street and Glendale Avenue (Ordinance G-6671)</b> | District 6 - Page 100 |
| 47 | <b>Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-10-19-7 - Approximately 690 Feet East of the Northeast Corner of 19th Avenue and Southern Avenue (Ordinance G-6669)</b>   | District 7 - Page 106 |
| 48 | <b>Amend City Code - Ordinance Adoption - Rezoning Application Z-59-19-8 - Northeast Corner of 9th Avenue and Lincoln Street (Ordinance G-6668)</b>   | District 8 - Page 114 |

**ADD-ON ITEMS****PAYMENT ORDINANCE (Ordinance S-46357) (\*Item 49)**

- |     |  |          |
|-----|--|----------|
| *49 | <b>Gateway Community College ***REQUEST TO ADD-ON***</b> | Page 119 |
|-----|--|----------|

**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS****CITIZEN COMMENTS****ADJOURN**





City of Phoenix

## City Council Formal Meeting

### City Council Report

---

**Agenda Date: 2/5/2020, Item No. 1**

---

### **For Approval or Correction, the Minutes of the Formal Meeting on May 1, 2019**

#### **Summary**

This item transmits the minutes of the Formal Meeting of May 1, 2019, for review, correction and/or approval by the City Council.

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

#### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

## City Council Formal Meeting

### City Council Report

---

**Agenda Date: 2/5/2020, Item No. 2**

---

### **For Approval or Correction, the Minutes of the Formal Meeting on May 15, 2019**

#### **Summary**

This item transmits the minutes of the Formal Meeting of May 15, 2019, for review, correction and/or approval by the City Council.

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

#### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

## City Council Formal Meeting

### City Council Report

---

**Agenda Date: 2/5/2020, Item No. 3**

---

### **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.

#### **Responsible Department**

This item is submitted by the Mayor's Office.

## ATTACHMENT A



### City of Phoenix

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** February 5, 2020

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

#### **Census Complete Count Committee**

I recommend the following individual for appointment:

##### Yolanda Medina

Ms. Medina is the Census Coordinator at One Arizona and a resident of District 7. She replaces Liz Luna for a term to expire July 1, 2020.

#### **Mayor's Commission on Disability Issues**

I recommend the following individual for appointment as Chair:

##### Jessica Hipskind

Ms. Hipskind has served on the commission since January 2018. She will serve as Chair for a term to expire December 31, 2020.

#### **Tourism and Hospitality Advisory Board**

Councilwoman Thelda Williams recommends the following individual for appointment:

##### Ron Lindblad

Mr. Lindblad is the General Manager of DoubleTree by Hilton Phoenix North located in District 1. He replaces Mary Lambert for a term to expire September 30, 2021.



Councilman Jim Waring recommends the following individual for appointment:

Chris Baldwin

Mr. Baldwin is the General Manager of Cambria Hotel Desert Ridge located in District 2. He replaces Bruce Lange for a term to expire September 30, 2021.



**Liquor License - Special Event - Pheasants Forever-Valley of the Sun(AZ)  
Chapter 3162**

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

**Summary**

Applicant

Walter Wittrock Jr.

Location

5060 W. Skeet St.

Council District: 1

Function

Dinner

Date(s) - Time(s) / Expected Attendance

March 7, 2020 - 4 p.m. to 10 p.m. / 230 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



## **Liquor License - Special Event - Lump Busters**

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

### **Summary**

#### Applicant

Terri Gall

#### Location

2601 E. Rose Garden Lane  
Council District: 2

#### Function

Dinner

#### Date(s) - Time(s) / Expected Attendance

April 18, 2020 - 6 p.m. to 10:30 p.m. / 200 attendees

#### Staff Recommendation

Staff recommends approval of this application.

### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



## **Liquor License - Las Tres Potrancas**

Request for a liquor license. Arizona State License Application 88937.

### **Summary**

#### Applicant

Carlos Horn, Agent

#### License Type

Series 12 - Restaurant

#### Location

7710 W. Lower Buckeye Road, Ste. 107

Zoning Classification: A-1

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Feb. 17, 2020.

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 5 years Restaurant /Bar experience with an excellent work ethic, and, of good moral character. I am assertive of following laws and plan on being a positive addition in the community."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"My business will be adding Local community revenue and jobs. We also plan giving back to the community, including local non profits and including if possible donations with money and cook outs."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Las Tres Potrancas

Liquor License Map - Las Tres Potrancas

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: LAS TRES POTRANCAS

### Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	2	1
Beer and Wine Store	10	2	0
Restaurant	12	4	2

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	31.85	39.75	67.30
Violent Crimes	5.53	5.49	7

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

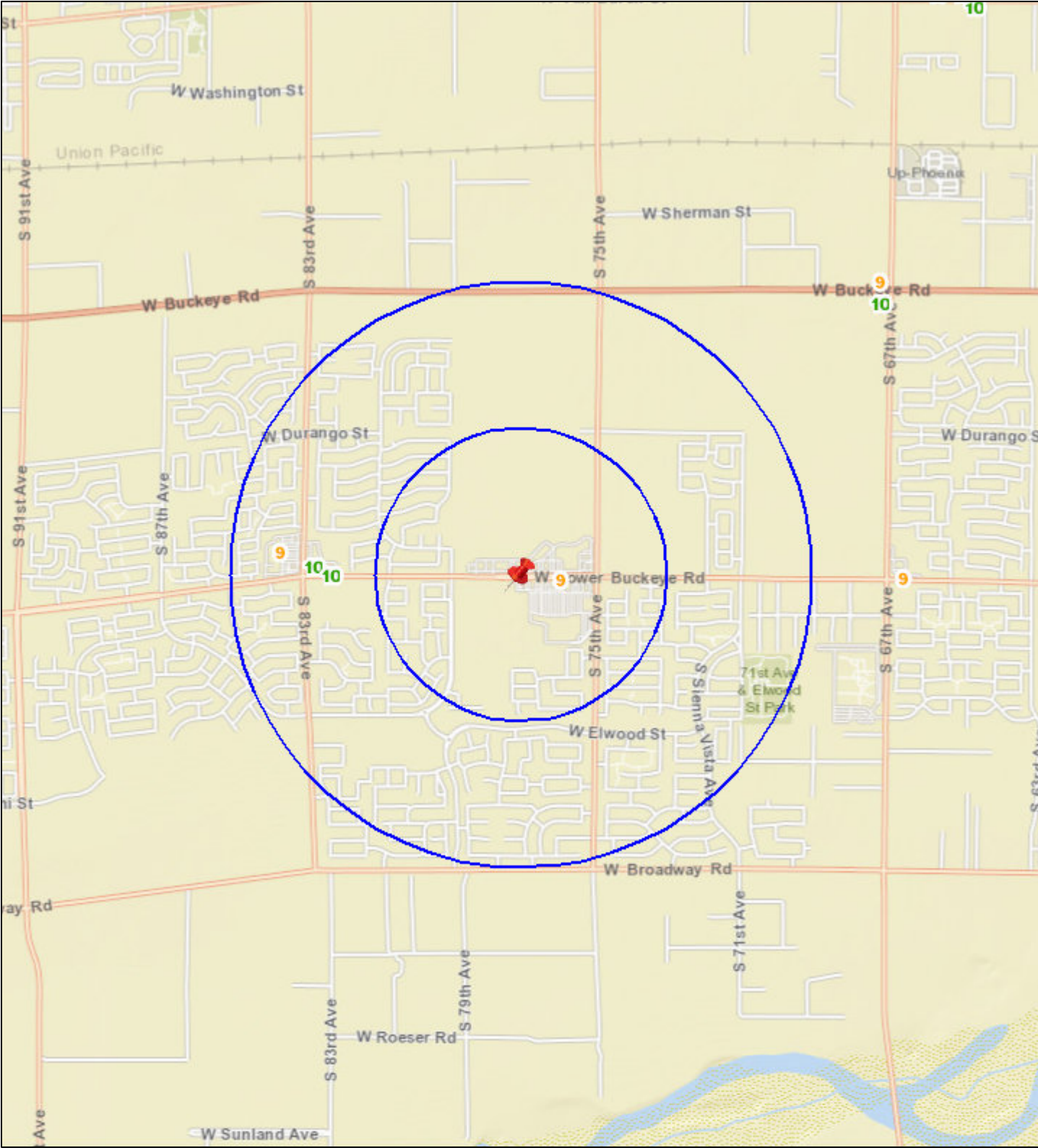
Description	Average	1/2 Mile Average
Parcels w/Violations	69	18
Total Violations	123	19

### Census 2010 Data 1/2 Mile Radius

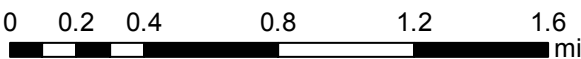
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125101	3939	67 %	5 %	4 %
1125102	931	93 %	10 %	39 %
1125111	2081	76 %	7 %	11 %
1125112	3036	75 %	12 %	13 %
Average		61 %	13 %	19 %

# Liquor License Map: LAS TRES POTRANCAS

7710 W LOWER BUCKEYE RD



Date: 12/19/2019





## **Liquor License - Pa'La Downtown**

Request for a liquor license. Arizona State License Application 88889.

### **Summary**

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 12 - Restaurant

#### Location

132 E. Washington St.

Zoning Classification: DTC-BC

Council District: 7

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

The 60-day limit for processing this application is Feb. 14, 2020.

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.

Pa'La (Series 12)  
2107 N. 24th St., Phoenix  
Calls for police service: 0  
Liquor license violations: None

Paquime Street Food of Mexico (Series 12)  
17 E. Dunlap Ave., Phoenix  
Calls for police service: 8  
Liquor license violations: None

Tortas Paquime (Series 12)  
7227 S. Central Ave. #1005, Phoenix  
Calls for police service: 111  
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:  
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Pa'La will open its second Phoenix location, offering menu items prepared in a forged-steel grill. Applicant would like the opportunity to serve alcoholic beverages to its guests 21 and over as an incident to the wood-fired dishes they enjoy."

#### Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Pa'La Downtown

Liquor License Map - Pa'La Downtown

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: PA'LA DOWNTOWN

### Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	1	0
Government	5	8	5
Bar	6	34	24
Beer and Wine Bar	7	12	6
Liquor Store	9	3	2
Beer and Wine Store	10	11	2
Hotel	11	6	4
Restaurant	12	74	38
Club	14	3	0

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	31.85	92.06	126.85
Violent Crimes	5.53	26.14	29.51

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

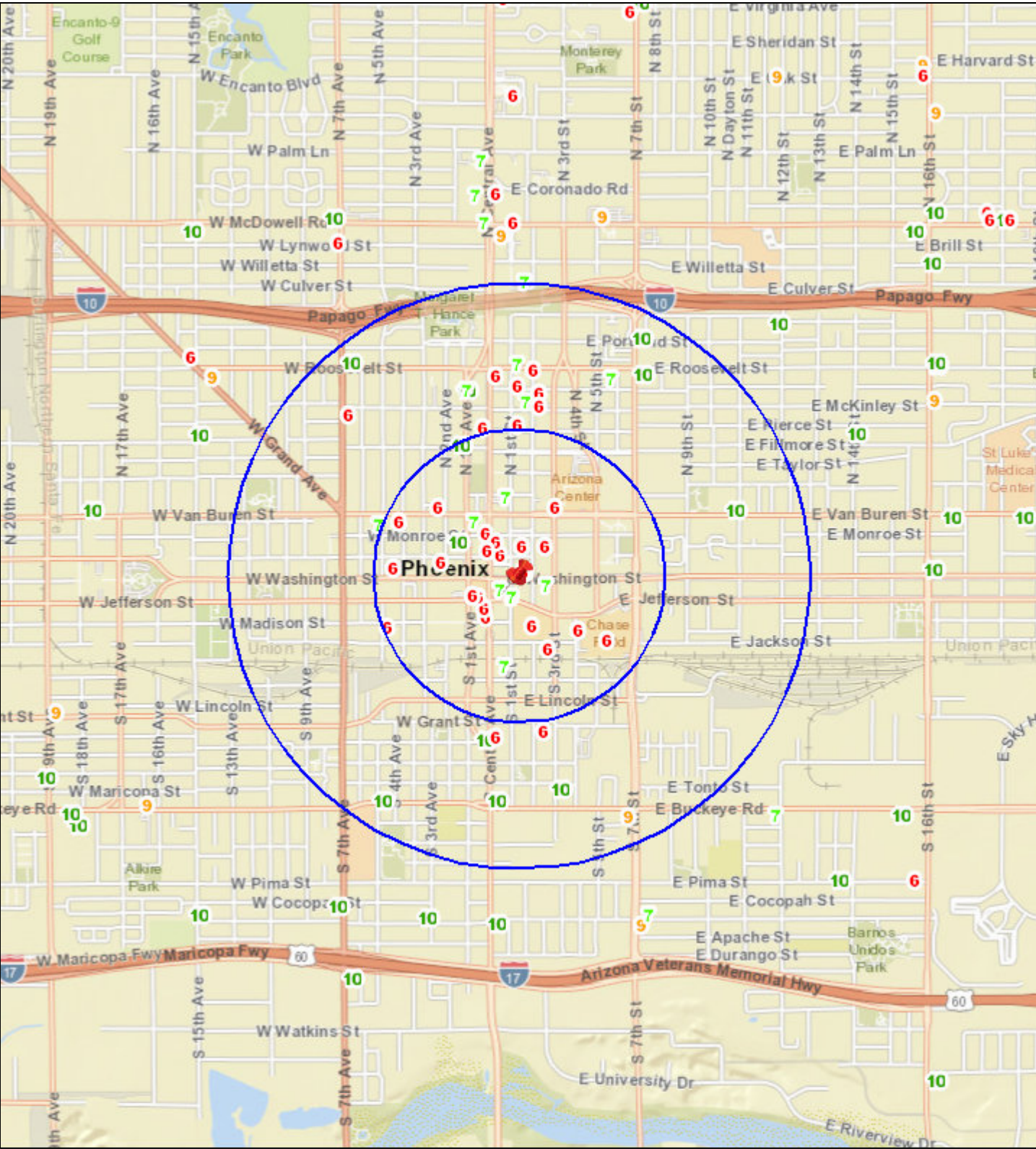
Description	Average	1/2 Mile Average
Parcels w/Violations	69	46
Total Violations	123	92

### Census 2010 Data 1/2 Mile Radius

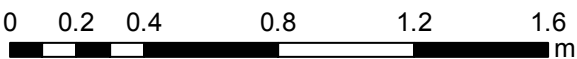
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1132022	1257	47 %	29 %	55 %
1140001	1831	25 %	20 %	47 %
1140002	78	77 %	0 %	32 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

# Liquor License Map: PA'LA DOWNTOWN

132 E WASHINGTON ST



Date: 12/19/2019





## **Liquor License - The Counter**

Request for a liquor license. Arizona State License Application 89190.

### **Summary**

#### Applicant

Theresa Morse, Agent

#### License Type

Series 12 - Restaurant

#### Location

50 N. Central Ave.

Zoning Classification: DTC-BC

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Feb. 15, 2020.

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

#### Other Active Liquor License Interest in Arizona

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

---

### Public Opinion

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

### Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "The owner of The Counter (Kahala Operations, LLC) is the owner of numerous restaurants. The company has experience selling alcohol in other states without incurring any violations. All staff members and the manager will receive liquor law training in early January to educate them on all city, state and county laws emphasizing valid identification, how to identify an obviously intoxicated individual and other mandatory laws. The company strives to provide a safe and enjoyable atmosphere for their clientele."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"This is an existing family oriented establishment. Many city, county and state employees along with families and guests from nearby hotels frequent this restaurant. It is an asset to the City of Phoenix. The primary purpose of this establishment is the service of high quality food for an enjoyable experience. The restaurant has limited business hours and will not have a negative impact on adjacent businesses. Therefore, the issuance of a liquor license to this restaurant is in the best interest of the community."

### Staff Recommendation

Staff recommends approval of this application.

### Attachments

Liquor License Data - The Counter

Liquor License Map - The Counter

### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

# Liquor License Data: THE COUNTER

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	8	5
Bar	6	34	25
Beer and Wine Bar	7	13	7
Liquor Store	9	2	2
Beer and Wine Store	10	11	2
Hotel	11	6	4
Restaurant	12	75	41
Club	14	3	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	31.85	93.44	126.75
Violent Crimes	5.53	28.13	32.48

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	69	61
Total Violations	123	140

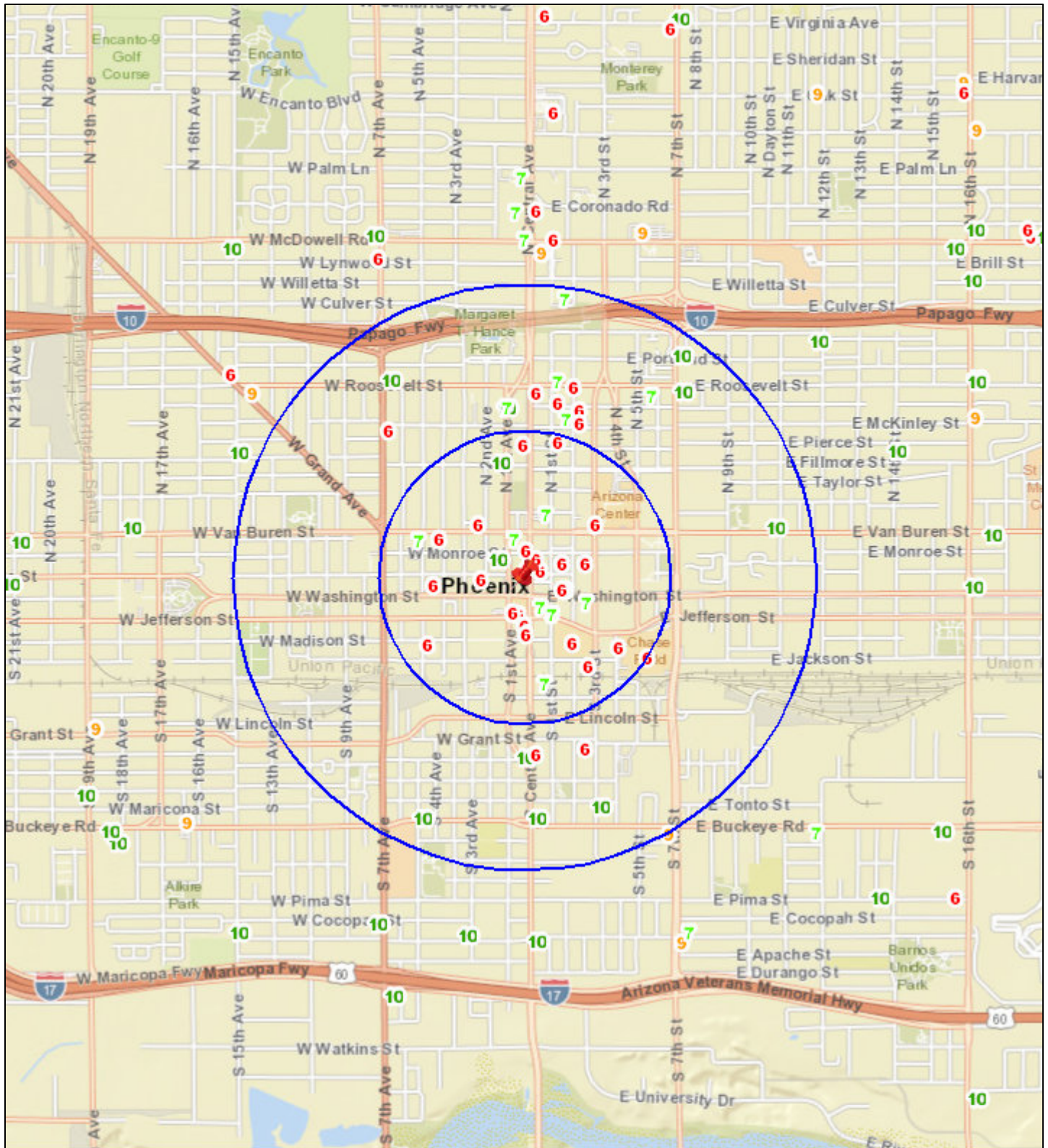


### Census 2010 Data 1/2 Mile Radius

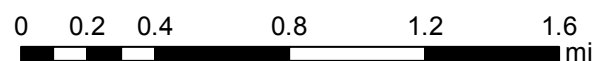
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

# Liquor License Map: THE COUNTER

50 N CENTRAL AVE



Date: 12/23/2019





## **Liquor License - Special Event - Forty Eight Foundation**

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

### **Summary**

#### Applicant

Sean McBath

#### Location

401 S. 1st Ave.

Council District: 8

#### Function

Dance

#### Date(s) - Time(s) / Expected Attendance

April 3, 2020 - 7 p.m. to 2:30 a.m. / 1,000 attendees

April 4, 2020 - 7 p.m. to 2:30 a.m. / 1,000 attendees

#### Staff Recommendation

Staff recommends approval of this application.

### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



## **Liquor License - Pure Life Spirits**

Request for a liquor license. Arizona State License Application 88890.

### **Summary**

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 4 - Wholesaler

#### Location

4239 S. 36th Place

Zoning Classification: CP/BP

Council District: 8

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in April 2020.

The 60-day limit for processing this application is Feb. 12, 2020.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications and not to the location.

#### 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.

Rookies Soccer Cafe (Series 12)

3555 W. Pinnacle Peak Road, Phoenix

---

Calls for police service: 9  
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:  
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Applicant is an experienced wholesale distributor of alcoholic beverages committed to upholding all laws and regulations."

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.

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



## **Liquor License - Gary's Smoke Gift & More**

Request for a liquor license. Arizona State License Application 89673.

### **Summary**

#### Applicant

Ashor Haron, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

2843 N. 24th St.

Zoning Classification: C-2

Council District: 8

This request is for a new liquor license for a beer and wine store. 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 Feb. 18, 2020.

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 used to own gas station with convenience store where we were selling beer, wine and hard liquor. This experience gave me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with the law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"This store will provide a safe and secure place for the neighborhood to buy beer and wine. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Gary's Smoke Gift & More

Liquor License Map - Gary's Smoke Gift & More

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: GARY'S SMOKE GIFT & MORE

### Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	4	2
Beer and Wine Bar	7	3	2
Liquor Store	9	6	2
Beer and Wine Store	10	11	3
Restaurant	12	8	3

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	33.87	76.69	76.11
Violent Crimes	5.89	15.07	14.64

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	67	105
Total Violations	118	184

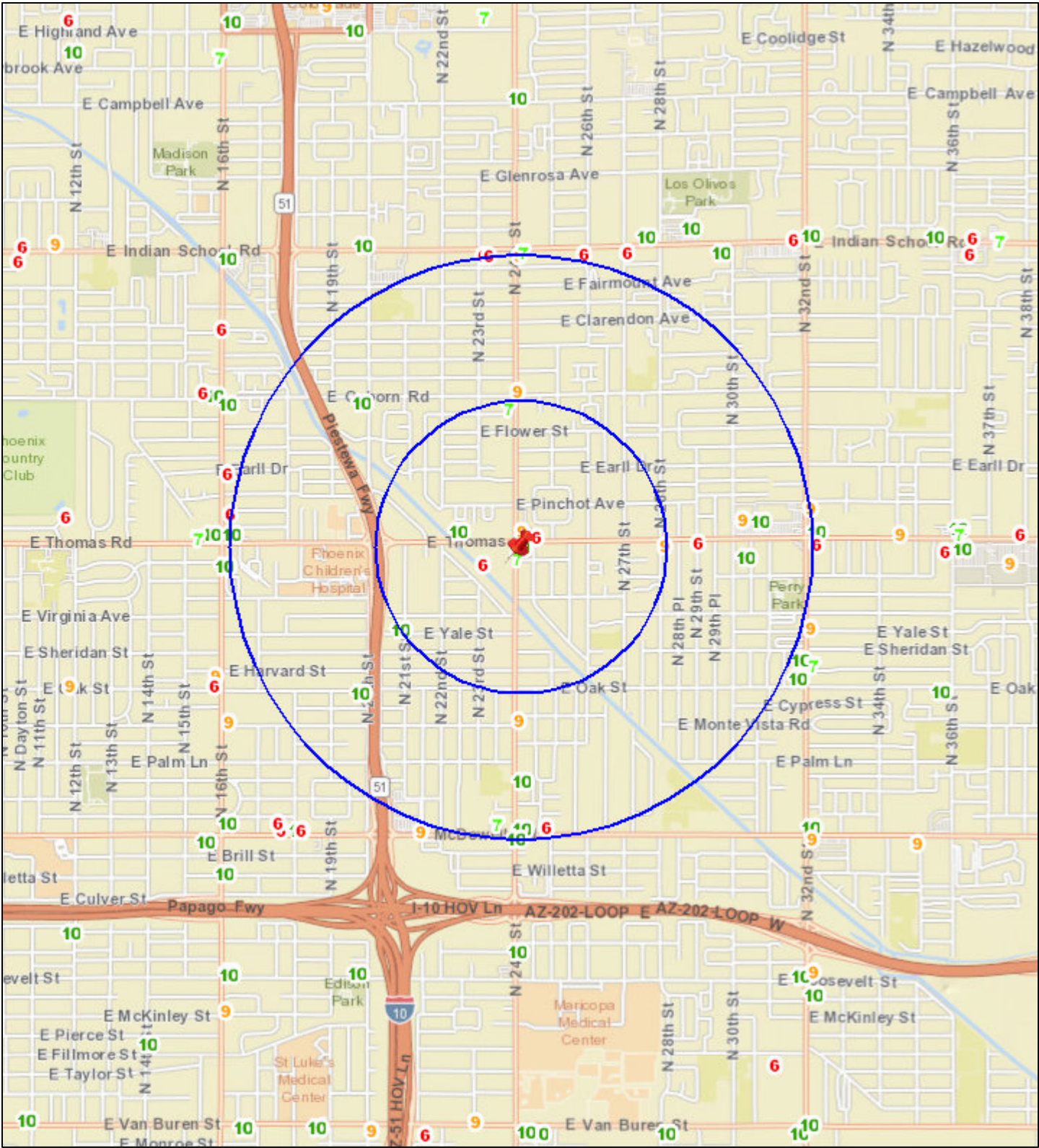


**Census 2010 Data 1/2 Mile Radius**

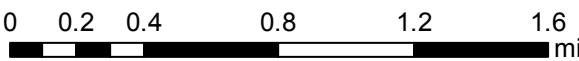
<b>BlockGroup</b>	<b>2010 Population</b>	<b>Owner Occupied</b>	<b>Residential Vacancy</b>	<b>Persons in Poverty</b>
1107022	2172	32 %	20 %	32 %
1108022	1168	33 %	16 %	7 %
1115011	2020	44 %	16 %	43 %
1115021	1414	46 %	21 %	34 %
1115022	2109	42 %	7 %	17 %
1116011	1492	55 %	13 %	39 %
1116012	1200	65 %	11 %	40 %
Average		61 %	13 %	19 %

# Liquor License Map: GARY'S SMOKE GIFT & MORE

2843 N 24TH ST



Date: 12/23/2019





### **PAYMENT ORDINANCE (Ordinance S-46336) (Items 12-15)**

*Ordinance S-46336 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.*

**12 Settlement of Claim(s) Davis v. City of Phoenix**

To make payment of up to \$87,500.00 in settlement of claim(s) in *Davis v. City of Phoenix*, Maricopa County Superior Court, case number CV2018-007848, 17-0581-003 AU BI, for the Finance Department pursuant to Phoenix City Code chapter 42.

**13 Articulate Global, Inc.**

For \$17,147.00 in payment authority to purchase 13 licenses for Articulate 360 for course creation for the Human Resources Department. This purchase is needed to develop custom, interactive courses to provide training to City employees. The training focus can be organizational, department or subject specific related to compliance, onboarding, professional and leadership development.

**14 Wood Environment & Infrastructure Solutions, Inc.**

For \$19,515.42 in additional payment authority for Agreement 147769, for Change Order 3 for Project ST87600121 Oak Street: 3rd Street to Grand Canal Bike and Pedestrian Improvements project for the Street Transportation Department. This change order is to provide additional design services including a change from a Rapid Rectangular Flashing Beacon to a three-way stop at 20th Street and Oak Street. The change of

design is due to adjacent City and development projects along the project corridor and an additional design submittal at the request of City staff. This work was not included as part of the original proposal.

15     **DNG Construction, LLC**

For \$104,343.32 in additional payment authority for Agreement 150123, for Change Order 1 (Project PA75200580), Pinnacle Park Soccer Fields and Restrooms project for the Parks and Recreation Department. This change order is to provide APS plan added work, APS street light addition, and utility (APS) allowance at the request of City staff. This work was not included as part of the original bid.



**(CONTINUED FROM JAN. 29, 2020) Software Value-Added Reseller Services - State of Arizona Cooperative Contract (Ordinance S-46331)**

Request to authorize the City Manager, or his designee, to authorize additional expenditures for established Contract 144228 with CDW Government LLC in addition to access State of Arizona Cooperative Contract CTR046099 with SHI International Corporation to purchase software, volume licenses, and enterprises license agreements through April 7, 2021. The total amount will not exceed \$26,652,330 for purchases made from these contracts. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

The additional amount will be used for citywide departments' software and annual software support and maintenance purchases. Examples of the software and enterprise agreements include the City's Microsoft Enterprise Agreement, which includes the Microsoft Office suite, as well as Outlook for email and SharePoint for the City's website. This contract will also be used to purchase new and continuing IT security software to protect the City's systems, such as endpoint protection, security monitoring, advanced email security tools, and multi-factor authentication/single-sign-on solutions. Additional software purchased through this contract includes mobile and desktop applications; databases; storage and backup; business intelligence solutions; software for servers and other IT infrastructure; and ongoing maintenance, support, and professional services for software implementation and upgrade projects. In addition to providing cost savings from volume discounts, utilizing the value-added reseller contract provides the City with additional benefits for implementing and upgrading software solutions, including providing evaluation copies, product comparisons, proofs-of-concept, needs analysis, product information and application recommendations.

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

**Procurement Information**

In accordance with Administrative Regulation 3.10, a participating agreement is required when the City uses a cooperative agreement from another public agency. The

contract was awarded through a process, as set forth in the Phoenix City Code, Chapter 43. Utilization of cooperative agreements allows the City to benefit from national government pricing and volume discounts. The State of Arizona contract covers software value-added reseller services, and the City adopted the contract in 2016 with CDW Government LLC for an amount not to exceed \$35 million. The State of Arizona awarded the contract to SHI International Corporation as well on Sept. 9, 2019.

**Financial Impact**

With the \$26,652,330 in additional funds, the contract's revised aggregate value is approximately \$58.6 million. Funds are available in City departments' budgets with the most expected usage from the Information Technology Services, Police, Water, Aviation, Public Transit and Fire departments.

**Concurrence/Previous Council Action**

Contract 144228 was approved by Formal Council Action on Dec. 14, 2016.

**Responsible Department**

This item is submitted by City Manager Ed Zuercher and the Finance Department.



## **Emulsified Asphalt - Requirements Contract - IFB 20-047 (Ordinance S-46339)**

Request to authorize the City Manager, or his designee, to enter into a contract with Ergon Asphalt & Emulsions Inc. to provide cationic quick set (CQS) and polymer modified rejuvenating emulsion (PMRE) asphalt paving emulsion in an amount not to exceed \$518,000. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

Asphalt emulsions are environmentally friendly, energy efficient and cost effective products used for pavement preservation. Street Maintenance crews utilize emulsion products to pave, patch, repair and/or coat major, collector, and local streets and parking lots. The CQS and PMRE emulsion products are classified for use as fog seal treatments on asphalt pavement surfaces. Fog seals are applied on streets with narrow cracks to slightly restore lost flexibility of the pavement surface, provide a deep, rich black pavement color, and most importantly help preserve the underlying pavement structure.

### **Procurement Information**

IFB 20-047 Emulsified Asphalt, was conducted in accordance with Administrative Regulation 3.10. The solicitation was sent via email to 79 vendors and was posted on the City's website for three weeks. One offer was received by the Finance Department Procurement Division on Dec. 6, 2019. The price has been determined to be fair and reasonable based on past purchases.

The Chief Financial Officer recommends the offer for the above vendor be accepted as the responsive and responsible offer.

### **Contract Term**

The contract term will begin on or about March 1, 2020 through Feb. 28, 2025.

### **Financial Impact**

The aggregate contract value will not exceed \$518,000 and funds are available in the Street Transportation Department budget.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Finance and Street Transportation departments.





**Dedication of Right-of-Way and Sidewalk Easement Over a Portion of City-Owned Vacant Land Located at 1825 E. Roosevelt St. (Ordinance S-46342)**

Request for the City Council to dedicate right-of-way and sidewalk easement to public use for roadway and sidewalk purposes over a portion of City-owned vacant real property; further ordering the ordinance recorded.

**Summary**

The dedication is required to install improvements and Americans with Disabilities Act (ADA) compliant sidewalks along Roosevelt Street from 18th to 19th streets and ramps along Garfield Street at 18th and 19th streets. The right-of-way more fully described in the legal description on Exhibit A, to be recorded with the Ordinance, is approximately 6,022 square feet, and the sidewalk easement more fully described in the legal description on Exhibit B, to be recorded with the Ordinance, is approximately 30 square feet.

**Location**

1825 E. Roosevelt St., identified by Maricopa County Assessor's parcel number 116-11-001B.

Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, and the Housing and Finance departments.



## **Commercial Vehicle and Equipment On-Site Wash Services - Requirements Contract - IFB 20-002 (Ordinance S-46344)**

Request to authorize the City Manager, or his designee, to enter into a contract with DetailXPerts Franchise Systems, LLC. to perform Commercial Vehicle and Equipment On-Site Wash Services for Citywide departments. Further request authorization for the City Controller to disburse all funds related to this item. The five-year aggregate value of the contract shall not exceed \$512,500.

### **Summary**

This contract will provide on-site washing services for Citywide commercial vehicles and equipment including flatbed, bucket, platform, and dump trucks, tractors, and trailers. This contract is needed to remove debris, mud, and dirt from the City's large fleet of commercial vehicles and equipment, as well as maintain a clean appearance when in use throughout the City. The contractor is required to comply with Federal and State storm water regulations, the Municipal Separate Storm Sewer System MS4 permit and Phoenix City Code chapter 32-103 (B), to prevent wastewater to enter the storm drain system. The majority user departments of this contract are Street Transportation, Water Services, and Parks and Recreation.

### **Procurement Information**

IFB 20-002 was conducted in accordance with Administrative Regulation 3.10. There were four offers received by the Finance Department's Procurement Division on Dec. 6, 2019. Two offers were deemed non-responsive for failing to provide revised submittal and offer documents.

The Finance Director recommends that the offer from DetailXPerts Franchise Systems, LLC be accepted as the lowest-priced, responsive and responsible offer.

### **Contract Term**

The five-year contract term will begin on or about Feb. 15, 2020.

### **Financial Impact**

The aggregate contract value will not exceed \$512,500, with an estimated annual expenditure of \$102,500. Funds are available in various departments' Operating budgets.

---

**Responsible Department**

This item is submitted by City Manager Ed Zuercher and the Finance Department



## **Court Reporting Services - Requirements Contract (Ordinance S-46347)**

Request to authorize the City Manager, or his designee, to enter into a contract with Donna DeLaVina Reporting, LLC, Glennie Reporting Services, LLC, Griffin & Associates, LLC and Ottmar & Associates, Inc. to provide court reporting services for the Law Department. The aggregate contract value will not exceed \$129,000 (including applicable taxes) with an estimated annual expenditure of \$25,800. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

The Law Department requires certified court reporting services in order to obtain complete and accurate records of all legal proceedings. Currently, the Law Department has 75 active in-house litigation cases and the number of cases handled in-house rather than sending to outside counsel continues to increase. The Qualified Vendor List (QVL) will provide court reporting services related to civil and criminal depositions, courtroom transcription, expert witness testimony, etc. for cases handled by Law Department attorneys for legal matters involving City departments, commissions, boards, and agencies on an as-needed basis.

### **Procurement Information**

Request for Qualifications (RFQu) 20-032 Court Reporting Services was conducted in accordance with Administrative Regulation 3.10 with the intent to establish a QVL to provide court reporting services. Seven offers were received by the Finance Department Procurement Division on Nov. 22, 2019. Two offers were deemed non-responsive. Five offers were evaluated by a committee which determined four offers met the City's minimum qualification criteria.

The following offers are recommended to be included on the QVL:

Donna DeLaVina Reporting, LLC  
Glennie Reporting Services, LLC  
Griffin & Associates, LLC  
Ottmar & Associates, Inc.

The Chief Financial Officer recommends this list of responsive and responsible offers to be included on the QVL.

**Contract Term**

The five-year contract term shall begin on or about Feb. 23, 2020.

**Financial Impact**

The aggregate contract value will not exceed \$129,000 (including applicable taxes) with an estimated annual expenditure of \$25,800. Funds are available in the Law Department's budget.

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Law Department.



## **Traffic Management System Maintenance - RFA 15-101 (Ordinance S-46348)**

Request to authorize the City Manager, or his designee, to extend Contract 140177 with Transcore ITS LLC for traffic signal hardware and software maintenance and to authorize additional expenditures in an amount of \$100,000. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

This contract is used to provide maintenance services to support the City's traffic signal system managed by the Street Transportation Department. The City's traffic signal system is used in the assessment of traffic signal timing for existing and proposed signalized intersections and is critical in maintaining a safe and efficient traffic signal system. The system performs many functions critical to the management of pedestrian and vehicular traffic throughout the City as it communicates to over 1,200 signalized intersections and High-intensity Activated CrossWalks (HAWKs). Having an efficiently timed signal system reduces vehicle crashes, minimizes fuel usage and reduces pollution citywide. Maintenance and support services are necessary to ensure the system's availability and safe performance.

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

### **Contract Term**

This request will extend the contract four months through June 30, 2020. During this time, staff will complete a new procurement for traffic signal hardware and software maintenance.

### **Financial Impact**

With the \$100,000 in additional funds, the contract's revised aggregate value is now \$600,000. Funds are available in the Street Transportation Department Capital Improvement Program budget.

### **Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Authorization to Accept Special Warranty Deed from Arizona Department of Transportation for Land Located East of 43rd Avenue and Dusty Lane Alignments (Ordinance S-46350)**

Request to authorize the City Manager, or his designee, to accept a Warranty Deed for Land located east of the 43rd Avenue and Dusty Lane Alignments. Further request authorization to designate land as Mountain Preserve in accordance with the provisions of Chapter XXVI via a separate recording instrument.

**Summary**

The parcel of land conveyed to the City of Phoenix by the Arizona Department of Transportation (ADOT) replaces land acquired by ADOT for the State Route 202 Loop (Congressman Ed Pastor Freeway). The land is adjacent to the City's Mountain Preserve.

**Financial Impact**

There is no financial impact associated with this acceptance.

**Location**

East of the 43rd Avenue and Dusty Lane Alignments  
Council District: 6

**Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the Parks and Recreation and Finance departments.



## **PeopleSoft Application Development Services (Ordinance S-46355)**

Request to authorize the City Manager, or his designee, to enter into a contract with Envision, LLC to provide PeopleSoft application development services for the Information Technology Services and Human Resources departments. Further request authorization for the City Controller to disburse funds related to this item. The aggregate value will not exceed \$200,000.

### **Summary**

PeopleSoft is the City's recruiting and applicant tracking solution and delivers a full suite of tools for applicants, recruiters and hiring managers which the City is licensed to use. The requested contract will allow the consultant to streamline the City's recruiting, application, and hiring processes. It also will help assist the Human Resources Department with further enhancing the Talent Acquisition Manager and Candidate Gateways modules within PeopleSoft by leveraging existing functionality within the application.

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

### **Procurement Information**

In January 2020, the Human Resources Department solicited vendors from the Information Technology Professional Services Qualified Vendors List. Three vendors responded, with Envision LLC, being selected as the most qualified.

### **Contract Term**

The contract will begin on Feb. 5, 2020, and will end Jan. 31, 2021, with one optional year.

### **Financial Impact**

The aggregate value of the contract will not exceed \$200,000 and funds are available in the Human Resources Department's budget.

### **Responsible Department**

This item is submitted by Acting Deputy City Manager Toni Maccarone and the Information Technology Services and Human Resources departments.





**Authorization to Apply for Local Judicial Collection Enhancement Fund Grant Funding to Replace Aging Hardware (Ordinance S-46352)**

Request authorization for the Phoenix Municipal Court to apply for grant funding in an amount not to exceed \$54,000 from the Arizona Supreme Court-administered Judicial Collection Enhancement Fund (JCEF) to replace aging hardware. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

**Summary**

Funds will be used by the Phoenix Municipal Court to replace 24 aging network printers. Replacement of the hardware will help ensure reliability of the Municipal Court business systems, minimize hardware failure, and support requirements and maintenance costs. In seeking out grant funding through JCEF, aging printers can be replaced with current, supported models without using general funds. Additionally, leveraging these funds for this purpose has helped to stretch the City's hardware budget as the Court will make older hardware available to other City departments.

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

**Financial Impact**

Funds will be made available in the Phoenix Municipal Court local JCEF account. The Phoenix Municipal Court must submit a funding plan and application to the Arizona Supreme Court Administrative Office of the Courts to secure approval for use of JCEF funds pursuant to Arizona Revised Statutes section 12-113. No General Fund dollars will be used.

**Responsible Department**

This item is submitted by Chief Presiding Judge B. Don Taylor and Deputy City Manager Karen Peters.



**Community Development Block Grant Neighborhood Enhancement Program - Various Park Improvement Projects (Ordinance S-46337)**

Request to authorize the City Manager, or his designee, to reprogram \$625,000 of available Community Development Block Grant (CDBG) program income to fund additional Neighborhood Enhancement Program park projects. Also request to authorize the City Manager, or his designee, to enter into contract with Doege Development, LLC for parking lot reconstruction projects at Marivue, La Pradera, and Perry parks. Further request to authorize the City Controller to disburse the funds for the purpose of this ordinance.

**Summary**

U.S. Department of Housing and Urban Development (HUD) funds the CDBG Neighborhood Enhancement Program to address community infrastructure needs and improvements, which includes parks, playgrounds, and critical landscaping projects. The CDBG Neighborhood Enhancement Program targets areas with active community-based organizations that have developed basic neighborhood improvement goals and strategies.

The Parks and Recreation Department applied to the CDBG Neighborhood Enhancement Program to fund the reconstruction of parking lots at Marivue, La Pradera and Perry parks. These projects are aligned with the Parks Board's Master Plan, and support the current infrastructure that sustains safe recreational and community-gathering public spaces across the City.

**Procurement Information**

One contractor responded to the Request for Proposal (RFP) issued on Jan. 23, 2019. The proposal was scored by a three-member evaluation committee based on the following criteria (1,000 points total):

Experience and Qualifications - (400 points)  
Method of Approach - (350 points)  
Cost of Services - (250 points)

The submittal was responsive and responsible. The evaluation committee reached a consensus and recommended entering into contract with Doege Development, LLC. The proposer and final score are as follows:

Doege Development, LLC: 692 points

**Contract Term**

The contract term will begin on or about Feb. 6, 2020 and end on June 30, 2020.

**Financial Impact**

The Neighborhood Enhancement Program park projects are funded by Community Development Block Grant program income; there is no impact to the General Fund.

**Location**

Marivue Park, 5625 W. Osborn Road

La Pradera Park, 6830 N. 39th Ave.

Perry Park, 2700 N. 32nd St.

Council Districts: 4, 5 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, Acting Deputy City Manager Toni Maccarone, and the Neighborhood Services and Parks and Recreation departments.



**(CONTINUED FROM JAN. 29, 2020) Development Agreement and Lease with NIXDT, LLC for Development of Property Located at 117, 125, 133 and 141 E. Jackson St. in Downtown Phoenix (Ordinance S-46333)**

Request to authorize the City Manager, or his designee, to enter into a development agreement, lease agreement, easements and other agreements as necessary (Agreements), with NIXDT, LLC, or its City-approved designee (Developer), for the development of a six-story hotel located at 117, 125, 133 and 141 E. Jackson St. that will incorporate and reactivate the historic Fuller (W.P.) Paint Company Warehouse as the hotel lobby, and for the City Treasurer to accept funds related to this item. The project will have no financial impact to the General Fund.

**Summary**

On July 1, 2019, the Developer submitted its proposal in response to the 2017-18 Downtown Development Request for Proposals (RFP) requesting the City's consideration of a Government Property Lease Excise Tax (GPLET) transaction for the development of a hotel project that will incorporate and reactivate the historic Fuller Paint Company Warehouse located at 117 E. Jackson St. as the hotel lobby. The new hotel will be built on a parking lot located east of the Fuller Paint Company Warehouse at 125, 133 and 141 E. Jackson St. The project will bring an additional hotel option to an area of downtown that has limited lodging options and support the renovation and rehabilitation of a historic building.

If approved, the project will result in an approximately six-story, 140-room hotel; renovation and rehabilitation of the Fuller Paint Company Warehouse as the hotel lobby; and 23 parking spaces (Project) on the approximately 27,500 square foot property. An extensive renovation is necessary for the Fuller Paint Company Warehouse including a new roof and roof decking, paint removal, brick repair, overhaul of the building's structural support and window replacement. The rehabilitation costs are estimated between \$1.17 million and \$1.45 million. The Fuller Paint Company Warehouse and adjacent lot are currently vacant. The proposed Project will bring a capital investment of approximately \$21 million to the downtown community and create approximately 100 construction jobs and 30 permanent jobs. Upon issuance of a Certificate of Occupancy for the Project, and other terms and conditions specified in the Agreements, the Developer will convey title of the property and improvements to

the City, and the City will lease the property and improvements back to the Developer for a term not to exceed eight years for an annual rent as detailed below. The GPLET on the project will be abated for up to eight years from the date of the Certificate of Occupancy for the Project.

### **Procurement Information**

An evaluation panel, consisting of a representative from the Warehouse District and City staff from both the Community and Economic Development Department and the Office of Historic Preservation, was convened earlier this summer to review the proposal. The panel unanimously recommended the City begin negotiations with the Developer.

### **Contract Term**

The lease will be for eight years upon issuance of the certificate of occupancy. There are no extensions to the proposed lease, and upon conclusion of the term, ownership of the property will be transferred back to the Developer. The Developer will have the ability to terminate the lease at any time subject to the terms of the Agreements.

### **Financial Impact**

The Project will have no financial impact to the General Fund. The estimated one-time construction tax revenue to the City is approximately \$175,000, plus an estimated annual hotel tax revenue generation of approximately \$270,000 at stabilization. The Developer will pay an annual rent to the City starting at \$10,000 in year one and escalating incrementally to a year eight annual rent of \$65,000 for a total of \$300,000 over the term of the lease. The rent payments will be deposited into the Downtown Community Reinvestment Fund.

### **Concurrence/Previous Council Action**

This item was recommended for approval by the Workforce and Economic Development Subcommittee at the Dec. 3, 2019 meeting by a vote of 3-1.

### **Public Outreach**

Staff presented to the Warehouse District on Nov. 19, 2019 and the Downtown Voices Coalition on Dec. 14, 2019. The Developer also met with the Phoenix Elementary School District No. 1 and the Phoenix Union High School District.

### **Location**

117, 125, 133 and 141 E. Jackson St. (southwest corner of 2nd and Jackson streets)  
Council District: 7

**Responsible Department**

This item is submitted by Assistant City Manager Deanna Jonovich and the Community and Economic Development Department.



**\*\*\*REQUEST TO CONTINUE (SEE ATTACHED MEMO)\*\*\* Authorization to Issue Request for Proposals for Lease and Redevelopment of City-Owned Property Located at 1414 E. Jefferson St.**

Request City Council authorization for staff to issue a Request for Proposals (RFP) for the lease and redevelopment of City-owned property located at 1414, 1418, 1422, 1426, 1430, 1434 and 1442 E. Jefferson St. for a mixed-use, mixed-income residential project, and authorization to begin negotiations with the recommended proposer. There is no impact to the General Fund as a result of this action.

**Summary**

The City owns approximately 1.1 acres of vacant land at 1414, 1418, 1422, 1426, 1430, 1434 and 1442 E. Jefferson St. (Site). The Site is located on the north side of Jefferson Street between 14th and 15th streets. Between 2002-16, these properties were acquired by the Aviation Department under the Voluntary Acquisition and Relocation Services Program.

The Site is within the Eastlake-Garfield Transit-Oriented Development (TOD) District, approximately 1,100 feet east of the 12th and Jefferson streets light rail station. In 2015, City Council adopted the Eastlake-Garfield Policy Plan (TOD Plan), a guide for transforming the district into a walkable, opportunity-rich community. The TOD Plan calls for the Site to be rezoned from R-5 to the Walkable Urban Code: T5:7, allowing for building height up to 56 feet. The successful proposer will be required to rezone the Site.

The Site is also located within the study boundary for the Aviation Department's Land Reuse Strategy (LRS). The LRS is focused on redeveloping properties west of Phoenix Sky Harbor International Airport. Its goals include stabilizing and strengthening neighborhoods, creating a sense of identity for and elevating perceptions of the study area, and expanding economic opportunity. The LRS has identified the Site as a key location (referred to in the LRS as Spark Area 1) that can further these goals and inspire the development of privately owned vacant land along Jefferson Street. The LRS envisions the following for the Site:

- A mixed-use project primarily consisting of residential use.

- Mixed-income residential units, consisting of both market-rate units and non-market rate units (affordable and workforce).
- Consistency with TOD Development Standards and Guidelines.
- Amenities and uses that enhance the neighborhood and honor its history.

With approval, and consistent with the Implementation Phase of the LRS, the Community and Economic Development Department will issue an RFP seeking offers to lease and redevelop the Site into a mixed-use, mixed-income residential project. Proposals to purchase the Site will not be accepted. Proposers will be required to:

- A member of the proposer's team must demonstrate experience successfully completing at least one vertical mixed-use development of at least three stories in the last five years.
- Project must be mixed-income and offer both affordable and workforce housing units, which in aggregate must represent at least 50 percent of all units proposed.
- Offer fair market value for the Site over the term of the lease.

Affordable housing units will be made available to households earning incomes of no more than 60 percent of the Area Median Income (AMI), while workforce units will be available to households earning incomes between 80 percent and 120 percent of AMI.

The final negotiated project will incorporate the following:

- A variety of unit sizes across all proposed classifications of unit types (affordable, workforce and market-rate).
- If multiple buildings are proposed, each building must include a mix of all proposed classifications of unit types.
- Housing units across all proposed classifications of unit types must be available for occupancy within 36 months of escrow closing.
- No demarcation between, or segregation of, proposed unit-type classifications.

The Site was appraised in January 2020 with an annual lease value of \$24,000. While the appraisal establishes the Site's fair market value, in order to facilitate construction of non-market rate housing units, the ultimate return to the City will include both cash and other value to the City.

The RFP will include standard terms, conditions, and other necessary requirements, and the RFP will be evaluated according to the following evaluation criteria (1,000 possible points):



- Return to the City (0-375 points)
- Concept to Redevelop the Site (0-325 points)
- Proposer's Qualifications and Experience (0-300 points).

Staff anticipates that the RFP will be issued in Spring 2020 and that it will remain open for at least 60 days. Responsive proposals will be evaluated by a panel that includes City staff and community representatives. Following negotiations with the recommended proposer, business terms will be brought to the Transportation, Infrastructure and Innovation Subcommittee for information, the Workforce and Economic Development Subcommittee for review and recommendation, and then to the full City Council for consideration.

### **Financial Impact**

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

### **Public Outreach**

Staff notified residents and the community of the potential RFP through presentations at the City's Central City Village Planning Committee on Dec. 9, 2019 and the Eastlake Park Neighborhood Association on Dec. 17, 2019.

### **Location**

The Site includes seven individual parcels, collectively known as 1414 E. Jefferson St. The parcel addresses range from 1414 through 1434 E. Jefferson St. and a non-contiguous parcel at 1442 E. Jefferson St.

Council District: 8

### **Previous Council Action**

This item was recommended for approval by the Workforce and Economic Development Subcommittee at the Jan. 22, 2020 meeting by a vote of 3 to 1.

### **Responsible Department**


This item is submitted by Assistant City Manager Deanna Jonovich and the Community and Economic Development and Aviation departments.



## City of Phoenix

**To:** Deanna Jonovich  
Assistant City Manager

**Date:** January 31, 2020


**From:** Christine Mackay   
Community & Economic Development Director

**Subject:** CONTINUANCE REQUEST – ITEM 27 – AUTHORIZATION TO ISSUE  
REQUEST FOR PROPOSALS FOR LEASE AND REDEVELOPMENT OF CITY-  
OWNED PROPERTY LOCATED AT 1414 E. JEFFERSON ST.

The purpose of this memo is to request the continuance of the following item on the February 5, 2020 Formal Agenda – Item 27 - Authorization to Issue Request for Proposals for Lease and Redevelopment of City-Owned Property Located at 1414 E. Jefferson St.

The Community and Economic Development and Aviation departments are requesting a continuance to March 4, 2020, to allow time for additional community outreach prior to City Council authorization to issue the RFP.

APPROVED:

  
Deanna Jonovich  
Assistant City Manager



## **Issuance of Multifamily Housing Revenue Bonds (Soluna II Project), Series 2020 (Resolution 21807)**

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Soluna II Project), Series 2020, to be issued in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed \$9,000,000.

### **Summary**

Request City Council adoption of a resolution granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Ariz. (the "Phoenix IDA") has previously resolved to issue up to \$9,000,000 of Multifamily Housing Revenue Bonds (the "Revenue Bonds") for use by 19 Roosevelt Phase 1B, LLC (the "Borrower"), an Arizona limited liability company, to:

- a) finance or refinance, as applicable, development, acquisition, construction, improvement, equipping, and/or operation of a multifamily residential rental housing facility in Phoenix, Ariz., and
- b) pay certain costs related to the issuance of the Revenue Bonds.

### **Concurrence/Previous Council Action**

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on Jan. 22, 2020.

### **Location**

The Project is located at 1825 E.Roosevelt St. in Phoenix, Ariz.

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

### **Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr.



**Repeal and Replace Phoenix City Code Section 8-15 Related to Establishment of Pounds; Impounding and Disposing of Dogs and Cats; Reclaiming Impounded Dogs and Cats and Pound Fees (Ordinance G-6672)**

Request to amend Phoenix City Code (PCC) chapter 8, by repealing and replacing section 15 relating to the establishment of pounds; impounding and disposing of dogs and cats; reclaiming impounded dogs and cats and pound fees to add language that addresses situations where animals are seized by a peace officer under circumstances not amounting to animal cruelty.

**Summary**

At present, the City Code does not address the issue of animals seized for safekeeping purposes in non-cruelty cases, for example, where animal owners who have been arrested, hospitalized or have passed away leave behind an animal with no responsible person to care for it. The current policy has peace officers seizing these animals as if the seizure were a cruelty or neglect seizure under PCC section 8-3.01 rather than for the animal's benefit or welfare. The challenge is that this procedure triggers formal notification requirements to the owner that the animal has been seized and what the owner's due process rights are in this situation. The City, through its contracted vendor, the Arizona Humane Society (AHS), is then required to hold the animal for a period of 10 days to give the owner time to request an animal post-seizure hearing under PCC 8-3.02.

The draft ordinance language (**Attachment A**) would amend chapter 8 of the City Code by repealing and replacing section 15 to allow peace officers to seize displaced animals for safekeeping where the primary intent is to safeguard the animal for its benefit and welfare. Additionally, it would change the hold time for such animals to a minimum of 72 hours (three days) rather than 10 days or longer. The proposed change would give the City and its contracted vendor, AHS, the ability to place animals with an original or adoptive owner much sooner, thereby eliminating the need for an administrative hearing in cases where police officers do not suspect animal cruelty or neglect. The City of Tempe has a similar code provision (Tempe City Code section 6-32).

This proposed change to PCC 8-15 has important benefits for the seized animals, including:

- Decreased length of stay in the shelter.
- Less stress, leading to a decrease in potential illnesses.
- Psychological well-being.

It also benefits the City and its contracted vendor, AHS, by allowing for:

- Quicker response times.
- Increased capacity to care for additional animals.
- Authority to move animals through the system quicker.
- Maintain a focus on legitimate cases of animal cruelty.
- Eliminates unnecessary court procedures.
- Allows AHS to be direct point of contact for the owner to retrieve the animal.
- Decrease in officer overtime pay to attend unnecessary court appearances.
- Decreased use of Municipal Court resources.
- Keeps law enforcement out of court and on the streets protecting citizens.

The proposed change also preserves parts of section 8-15 that are still relevant to impoundment situations. When the City first enacted section 8-15, it authorized the City to establish its own pound system for stray dogs and other animals. At present, the City does not operate its own pound. Instead, Maricopa County Animal Care and Control (MCACC) performs much of that particular function under contract with the City through an Intergovernmental Agreement (Contract 133632).

However, MCACC does not entirely perform that function. For example, MCACC will not respond to calls or impound sick or injured stray animals. AHS provides this service under its contract with the City. Therefore, it is recommended the general authority to impound stray animals be retained, but that the language be amended to reflect the current state of affairs. This will provide clear guidance and authority to the City and its vendors in matters involving stray animals impounded for their safekeeping.

### **Concurrence/Previous Council Action**

The Public Safety and Justice Subcommittee recommended approval of this item on Dec. 11, 2019 by a vote of 4-0.

### **Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Law Department.

## Attachment A

### THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

#### ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 8, ARTICLE III,  
PHOENIX CITY CODE, BY REPEALING AND REPLACING SECTION 8-  
15, RELATING TO ESTABLISHMENT OF POUNDS; IMPOUNDING AND  
DISPOSING OF DOGS AND CATS; RECLAIMING IMPOUNDED DOGS  
AND CATS; POUND FEES

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 8-15, Chapter 8, Article III, Phoenix City Code is amended by  
repealing and replacing Section 8-15 to read:

Sec. 8-15. IMPOUNDING AND DISPOSING OF STRAY ANIMALS; PLACING  
AND SHELTERING DISPLACED ANIMALS; RECOVERY OF SHELTERING AND  
VETERINARY COSTS

A. A PEACE OFFICER MAY SEIZE ANY STRAY ANIMAL. A STRAY ANIMAL IS ANY  
ANIMAL OF A SPECIES THAT IS SUSCEPTIBLE TO RABIES, EXCEPT MAN, THAT  
IS AT LARGE AND NOT WEARING A VALID LICENSE TAG. THE CITY WILL NOT  
TAKE OWNERSHIP OR RESPONSIBILITY FOR A STRAY ANIMAL, BUT MAY  
IMPOUND THE ANIMAL AS FOLLOWS:

1. THE PEACE OFFICER MAY IMPOUND THE ANIMAL THROUGH THE  
MARICOPA COUNTY ANIMAL CARE AND CONTROL, AN ANIMAL WELFARE  
ORGANIZATION, OR AN ANIMAL SHELTER.
2. AN OWNER OR OWNER'S AGENT MAY RECLAIM AN IMPOUNDED STRAY  
ANIMAL WITHIN THE PRESCRIBED RECLAMATION PERIOD.
3. ANY ORGANIZATION OR AGENCY IMPOUNDING A SICK OR INJURED  
STRAY ANIMAL MAY DESTROY THE ANIMAL AS PROVIDED BY LAW  
WHENEVER DESTROYING THE ANIMAL IS NECESSARY TO PREVENT THE  
ANIMAL FROM SUFFERING OR TO PREVENT THE SPREAD OF DISEASE.

B. A PEACE OFFICER MAY SEIZE ANY DISPLACED ANIMAL. A DISPLACED  
ANIMAL IS ANY ANIMAL OF A SPECIES THAT IS SUSCEPTIBLE TO RABIES,

EXCEPT MAN, THAT IS SEIZED UNDER CIRCUMSTANCES NOT AMOUNTING TO ANIMAL CRUELTY PURSUANT TO SECTION 8-3, AND WHERE NO PERSON IS IMMEDIATELY AVAILABLE, CAPABLE AND WILLING TO PROVIDE SHELTER AND CARE FOR THE ANIMAL. THE CITY WILL NOT TAKE OWNERSHIP OR RESPONSIBILITY FOR A DISPLACED ANIMAL, BUT MAY FACILITATE THE PLACEMENT OF THE ANIMAL AS FOLLOWS:

1. THE PEACE OFFICER MAY PLACE THE ANIMAL IN THE CUSTODY OF THE MARICOPA COUNTY CARE AND CONTROL, AN ANIMAL WELFARE ORGANIZATION, OR AN ANIMAL SHELTER.
2. IF THE OWNER IS KNOWN, THE PEACE OFFICER SHALL PROVIDE NOTICE TO THE OWNER THAT THE ANIMAL HAS BEEN PLACED PURSUANT TO THIS SECTION AND HOW TO RECLAIM THE ANIMAL WITHIN THE PRESCRIBED RECLAMATION PERIOD. THAT NOTICE SHALL INCLUDE THE CONTACT INFORMATION FOR THE SHELTERING ENTITY.

C. THE CITY MAY CONTRACT WITH ANY ORGANIZATION OR AGENCY TO CARE FOR A STRAY OR DISPLACED ANIMAL THAT IS SEIZED PURSUANT TO THIS SECTION.

D. ANY ORGANIZATION OR AGENCY IMPOUNDING A STRAY ANIMAL OR SHELTERING A DISPLACED ANIMAL PURSUANT TO THIS SECTION SHALL KEEP THE ANIMAL FOR A MINIMUM OF SEVENTY-TWO HOURS PRIOR TO PLACING THE ANIMAL FOR ADOPTION OR OTHERWISE DISPOSING OF THE ANIMAL AS PERMITTED BY LAW.

E. ANY ORGANIZATION OR AGENCY IMPOUNDING A STRAY ANIMAL OR SHELTERING A DISPLACED ANIMAL PURSUANT TO THIS SECTION MAY RECOVER ALL SHELTERING AND VETERINARY COSTS OF THE ANIMAL FROM AN OWNER.

PASSED by the Council of the City of Phoenix this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_ City Attorney

REVIEWED BY:

\_\_\_\_\_ City Manager

DRAFT





**Ground Lease with Western Maricopa Education Center District No. 402 at Phoenix Deer Valley Airport (Ordinance S-46349)**

Request to authorize the City Manager, or his designee, to enter into a ground lease (Lease) with Western Maricopa Education Center District No. 402 (West-MEC) to construct and use an automobile parking lot at Phoenix Deer Valley Airport (DVT). The Lease will not contain any option to extend the term of the Lease. The Lease is subject to prior approval by the Federal Aviation Administration.

**Summary**

West-MEC is a public school district that provides career and technical education to high school students and adults at campuses throughout Maricopa County. West-MEC's Northeast Campus is located near the northwest corner of DVT. The campus has a shortage of parking and West-MEC has asked the City to lease approximately 85,200 square feet of land at DVT for the construction and use of a parking lot. The parking lot will include at least 100 parking spaces for West-MEC employees, students, and visitors. West-MEC will construct the parking lot at an estimated cost of \$600,000.

**Contract Term**

The term of the Lease will be 20 years, which includes a construction period of up to 24 months. Rent will commence after the construction period expires or 24 months after the effective date of the Lease, whichever occurs first.

**Financial Impact**

Rent will be \$15-per-space per month over the term of the Lease. As an example, net rent will be \$1,500 per month, or \$18,000 per year, if 100 parking spaces are built. Rent will be offset by rent credits to be applied on a dollar-for-dollar basis each month over the term of the Lease. At the end of the term, the City will pay West-MEC the fair market value of the parking lot less the value of all rent credits received by West-MEC. The fair market value of the parking lot will be determined by the City and West-MEC.

**Concurrence/Previous Council Action**

This item was recommended for approval by the Transportation, Infrastructure and Innovation Subcommittee on Jan. 7, 2020 by a vote of 4-0.

**Location**

Phoenix Deer Valley Airport, 702 W. Deer Valley Road

Council District: 1

**Responsible Department**

This item is submitted by Assistant City Manager Deanna Jonovich and the Aviation Department.



## **Portable Litter Fences - IFB 20-SW-029 - Requirements Contract (Ordinance S-46343)**

Request to authorize the City Manager, or his designee, to enter into a contract with Metta Technologies, Inc. to provide portable litter fencing on an as-needed basis for the Public Works Department to be used at the City's Landfill. This contract will have an aggregate amount not to exceed \$200,000 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

This contract will provide portable fencing at Arizona State Route 85 (SR85) Landfill for litter control. The fences are portable which will allow staff to move them where needed on the tipping area, open face, and the active part of the landfill depending on the wind direction. Due to regulatory requirements issued by the Arizona Department of Environmental Quality and commitments with the City of Buckeye through an Intergovernmental Agreement, it is critical to maintain compliance with litter control.

### **Procurement Information**

Invitation for Bid (IFB) 20-SW-029 was conducted in accordance with Administrative Regulation 3.10. Four offers were received by the Procurement Division on Nov. 13, 2019. The following offers were received based on estimated linear foot requested:

Metta Technologies, Inc.: \$48,975.00

Hawaii Drillers Inc. dba Coastal Netting Systems: \$49,400.00

Wind and Sun Protection Inc.: \$59,991.74

Arizona State Fence, LLC: \$118,745.00

Public Works recommends that the offer from Metta Technologies, Inc. be accepted as the lowest-priced, responsive and responsible offer.

### **Contract Term**

The initial contract term is for one year beginning on or about March 1, 2020.

Provisions of the contract include an option to extend the term up to four years in one-year increments, which may be exercised by the City Manager or designee.

**Financial Impact**

This contract will have an aggregate amount not exceed \$200,000 over the life of the contract including option years. Funds are available in the Public Works Department's budget.

**Location**

SR85 Landfill, 28361 W. Patterson Road, Buckeye, Ariz.  
Council District: Out of City

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



## **Hydraulic Cylinder, Pumps, and Motor Rebuild or Replacement - Contract Recommendation (Ordinance S-46346)**

Request to authorize the City Manager, or his designee, to enter into separate contracts with Cohone Technologies Sales and Service, LLC, Cliffco, LLC, and Empire Southwest, LLC to provide hydraulic cylinder, pumps and motor rebuild or replacement services for the Public Works Department. This contract will have a total aggregate value of \$3,625,000. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

The Public Works Department is responsible for the safe, reliable operation and maintenance of City equipment including, but not limited to: dump trucks, aerial equipment, excavators, tractors, fire apparatus, and refuse collection trucks. Malfunctioning or leaking hydraulic system parts render a piece of equipment out of service, therefore it is critical to get this equipment operational as soon as possible. This contract will provide Fleet Services the ability to expedite hydraulic and motor repairs to ensure continuous operation of City services.

### **Procurement Information**

Invitation for Bid (IFB) 20-FSD-022 was conducted in accordance with Administrative Regulation 3.10. Three offers were received, with all three being deemed responsive and responsible with the low bid being determined by labor rate. Due to the volume of hydraulic cylinder and motor rebuilds and replacements, all three vendors listed below are recommended for award.

Cohone Technologies Sales and Service, LLC: \$45.00

Cliffco, LLC: \$70.00

Empire Southwest, LLC: \$118.05

### **Contract Term**

The initial one-year contract term shall begin on or about March 1, 2020, with four option years to be exercised in increments of up to one year, with a total contract option term of five years.

**Financial Impact**

This contract will have an estimated aggregate amount of \$3,625,000 over the life of the contract. Funds are available in the Public Works Department's budget.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



**2019 Congestion Mitigation and Air Quality Alley Dustproofing - Design-Bid-Build Services - ST87400271 (Ordinance S-46338)**

Request to authorize the City Manager, or his designee, to accept Cactus Transport, Inc., dba Cactus Asphalt, as the lowest-priced, responsive and responsible bidder and to enter into an agreement with Cactus Transport, Inc., dba Cactus Asphalt, for Design-Bid-Build Services for the 2019 Congestion Mitigation and Air Quality Alley Dustproofing project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$2,543,204.66.

**Summary**

The purpose of this project is to provide dustproofing treatment on approximately 29 miles of alleys for dust control using a Fractured Aggregate Surface Treatment.

Cactus Transport, Inc., dba Cactus Asphalt's, services include, but are not limited to: approximately 205,397 square yards of clearing, grubbing, and subgrade preparation, including removal, hauling, and disposal of deleterious materials and degraded asphalt millings; 188,281 square yards of single application of Liquid Asphalt (MC-250) and pre-coated fractured aggregate; weed control; traffic control; and other miscellaneous items as required in various alleys.

**Procurement Information**

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Three bids were received on Nov. 5, 2019, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise program requirements.

The Engineer's Estimate and the two lowest-priced, responsive and responsible bidders are listed below:

Engineer's Estimate: \$2,717,149.84

Cactus Transport, Inc., dba Cactus Asphalt: \$2,543,204.66  
Cholla Pavement Maintenance, Inc.: \$2,559,381.51

---

Bidders who were deemed non-responsive are listed below in alphabetical order:

VSS International, Inc.

The bid award amount is within the total budget for this project.

**Contract Term**

The term of the agreement is 180 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**

The agreement value for Cactus Transport, Inc. dba Cactus Asphalt will not exceed \$2,543,204.66, including all subcontractor and reimbursable costs.

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

**Public Outreach**

Construction flyers and door hangers will be handed out prior to construction.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.





**Central Core ARID - Central City - Design-Bid-Build Services - ST89360029  
(Ordinance S-46340)**

Request to authorize the City Manager, or his designee, to accept CS Construction, Inc. as the lowest-priced, responsive and responsible bidder and to enter into an agreement with CS Construction, Inc. for Design-Bid-Build Services for the Central Core ARID - Central City project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$757,969.

**Summary**

The purpose of this project is to expand the current anonymous re-identification device (ARID) system to enhance congestion management capabilities along roadway corridors and intersections within the City of Phoenix.

CS Construction, Inc.'s services include, but are not limited to: installation of fiber optic equipment and installation of ARID devices at 102 locations. Forty-two locations will utilize an existing ethernet switch and 60 locations will require installation of a new ethernet distribution switch.

**Procurement Information**

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Four bids were received on Dec. 3, 2019 and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

The Engineer's Estimate and the four lowest responsive, responsible bidders are listed below:

Engineer's Estimate: \$1,144,500

CS Construction, Inc.: \$757,969

Roadway Electric, LLC: \$795,835

AJP Electric, Inc.: \$810,844

Contractors West, Inc.: \$835,995

The bid award amount is within the total budget for this project.

**Contract Term**

The term of the agreement is 120 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**

The agreement value for CS Construction, Inc. will not exceed \$757,969, including all subcontractor and reimbursable costs.

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

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.



**Intergovernmental Agreement with Maricopa Association of Governments with Indemnification Provision - Pre-Design Study (Ordinance S-46353)**

Request to authorize 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 for an Intergovernmental Agreement (IGA) with the Maricopa Association of Governments (MAG) that was previously authorized by Ordinance S-44821.

**Summary**

This request relates to an IGA for a pre-design study through MAG to evaluate transportation improvements on 16th Street from Jefferson Street to Roosevelt Street with a focus on pedestrian safety as well as bicycle and transit connectivity. Authorization to enter into the IGA was previously approved by Ordinance S-44821 but did not include the authorization for an exemption from the indemnification prohibition. The IGA includes a provision for mutual indemnification.

**Concurrence/Previous Council Action**

The City Council previously approved the authorization to enter into an IGA with MAG (Ordinance S-44821) on June 20, 2018.

**Financial Impact**

This action will not change the amount previously authorized under Ordinance S-44821 for the City's share not to exceed \$25,100.

**Location**

16th Street between Jefferson Street and Roosevelt Street.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

**Intergovernmental Agreement with Maricopa Association of Governments with Indemnification Provision - Bicycle Master Plan (Ordinance S-46354)**

Request to authorize 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 for an Intergovernmental Agreement (IGA) with the Maricopa Association of Governments (MAG) that was previously authorized by Ordinance S-45828.

**Summary**

This request relates to an IGA associated with an update to the Bicycle Master Plan through MAG. The City will be updating the Bicycle Master Plan that was previously approved by City Council in 2014. Authorization to enter into the IGA was previously approved by Ordinance S-45828 but did not include the authorization for an exemption from the indemnification prohibition. The IGA includes a provision for mutual indemnification.

**Concurrence/Previous Council Action**

The City Council previously approved the authorization to enter into an Intergovernmental Agreement with MAG (Ordinance S-45828) on June 19, 2019.

**Financial Impact**

This action will not change the amount previously authorized under Ordinance S-45828 for the City's share not to exceed \$100,000.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



## **Serpentix IPS Incline Conveyor System, Parts and Equipment (Ordinance S-46341)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Serpentix Conveyor Corp., to provide parts and equipment for the IPS incline conveyor system (conveyor system) which is owned and operated by the Water Services Department (WSD). 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 agreement value will not exceed \$78,000.

### **Summary**

The purpose of this contract is to provide WSD with parts and equipment, on an as-needed basis, for the conveyor system located at the 23rd Avenue Wastewater Treatment Plant. The conveyor system is used to move debris from the pre-treatment bar screens to the waste containers for disposal. WSD maintenance staff require a supply of parts and equipment which will allow them to perform periodic maintenance and repairs on the conveyor system.

This direct selection is necessary because Serpentix Conveyor Corp., as the manufacturer of the conveyor system, is the only contractor that can provide the proprietary and patented parts and equipment.

Serpentix Conveyor Corp.'s services include, but are not limited to, the supply of parts and equipment for the conveyor system.

### **Procurement Information**

The selection was made using a direct selection process set forth in City of Phoenix Administrative Regulation 3.10. A direct selection was made because Serpentix Conveyor Corp. is the sole source due to the unique nature of the goods.

### **Contract Term**

The term of the agreement is five years and will begin on April 1, 2020.

**Financial Impact**

The agreement value for Serpentix Conveyor Corp. will not exceed \$78,000.

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

**Location**

22nd Avenue and West Lower Buckeye Road

Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

## **Blower Fans and Spare Parts Contract (Ordinance S-46345)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Fluid Technology, LLC to provide blower fans and spare parts for the Water Services Department for a 10-year term. 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 total agreement value will not exceed \$140,638.

### **Summary**

The blower fans, which are used for odor control, are needed at the 23rd Avenue Wastewater Treatment Plant to draw air from the area within the influent channel above the wastewater surface and convey it to the headworks odor scrubber for treatment.

This process is required to maintain compliance with the permit issued by Maricopa County Air Quality Control Department.

### **Procurement Information**

The selection was made using an Invitation for Bids procurement process in accordance with Administrative Regulation 3.10.

Two vendors submitted bids and one bidder was deemed non-responsive.

Selected Bidder  
Fluid Technology, LLC

### **Contract Term**

The term of the agreement is 10 years and will begin on or about Feb. 24, 2020.

### **Financial Impact**

The agreement value for Fluid Technology, LLC will not exceed a total value of \$140,638. Funding is available in the Water Services Department's operating budget.

**Location**

23rd Avenue Wastewater Treatment Plant  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.





**Final Plat - Town and Country Place - 180148 - South of Ocotillo Road and East of 14th Street**

Plat: 180148  
Project: 16-3689  
Name of Plat: Town and Country Place  
Owner(s): LS-North Phoenix, LLC  
Engineer(s): Clouse Engineering, Inc.  
Request: A 13 Lot Residential Subdivision Plat  
Reviewed by Staff: Oct. 21, 2019  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently with Abandonment V190062A.

**Location**

Generally located south of Ocotillo Road and east of 14th Street.  
Council District: 6

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Right-of-Way - V170059A - 1055 E. Indian School Road  
(Resolution 21806)**

Abandonment: V170059

Project: 17-2192

Applicant: Stephen Azarik

Request: To abandon 25-foot right-of-way dedicated per Ordinance S-1480, Docket 2835 Page 501, MCR, from Lot 9, Block 1 of Kay Tract, addressed 1055 E. Indian School Road, APN 118-03-021.

Date of Hearing: Nov. 28, 2017

**Location**

1055 E. Indian School Road

Council District: 4

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$2,500.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Right-of-Way - V190062A - Southwest Corner of Ocotillo Rd and 14th Place (Resolution 21808)**

Abandonment: V190062A

Project: 16-3689

Applicant: ASFR Town and Country, LLC

Request: To abandon public utility easement adjacent to lots 3, 4, and 11, per subdivision plat "Squaw Peak Heights"; recorded with Maricopa County Records, Book 042, Page 06.

Date of Decision: Oct.15, 2019

**Summary**

The resolution of the abandonment and the subdivision plat Final Plat for "Town and Country Place," Plat 180148, are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording to be followed is that the resolution is recorded first, then the plat is recorded second.

**Location**

Southwest corner of Ocotillo Rd and 14th Place

Council District: 6

**Financial Impact**

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Demonstration Project Grant for First Baptist Church, 302 W. Monroe St.  
(Ordinance S-46356)**

Request to authorize the City Manager, or his designee, to enter into necessary agreements and conveyances with Abbey Historic Restoration LP related to a Historic Preservation Demonstration Project grant of up to \$200,000 for the First Baptist Church, located at 302 W. Monroe St. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

Constructed in 1929, First Baptist Church was listed on the National Register of Historic Places in 1982 and Phoenix Historic Property Register in 1995. The building is significant for its architectural style--Italian Gothic with Modern influences--and for its progressive design, with an auditorium for religious events instead of a sanctuary, a stage with a proscenium arch and curtains replacing the altar, and individual seats rather than pews. The brick building with stucco consists of two parts: the main four-story 1929 building and a two-story 1949 addition to the west. The most notable features of the building are a 105-foot-tall corner bell tower and a large cast stone pointed arch and rose window centered on the south facade.

Although the building was originally of substantial construction with high quality materials, finishes, and detailing, it suffered serious damage in 1984. A fire destroyed a number of significant interior features and quickly moved to the attic, resulting in the building's Spanish tile roof collapsing into the auditorium. The roof structure over the west wing remained intact, while the bell tower's hipped roof was damaged such that it was eventually determined hazardous and its tiles had to be removed. Over the past three decades, exposure to the elements caused further deterioration. To address the safety issues resulting from a damaged and compromised structural support system, several sets of bracing have been installed to support the exterior walls. In 1999, an Arizona Heritage Fund grant provided monies to partially rehabilitate the exterior of the building.

In 2015, the City provided a Demonstration Project grant in the amount of \$82,156 to repair the portions of the roof that remain on the building and to reimburse for structural engineering expenses. In exchange for the grant funds, the City received a

25-year conservation easement on the exterior of the building, which remains in effect through Jan. 15, 2041. The conservation easement requires that the historic character of the property be preserved, and that the property be insured and maintained in good condition.

The property owner, Abbey Historic Restoration LP, is now requesting additional funding to continue rehabilitation of the historic building. The proposed work, which includes repair of the historic stucco and plaster and reconstruction of the historic doors and windows, will be the culmination of the initial phase of the rehabilitation. The work will be guided by a comprehensive study provided by Evergreen Architectural Arts. The larger rehabilitation project is being undertaken as a federal Historic Preservation Tax Credit project, so all work will conform to the Secretary of the Interior's Standards for Rehabilitation, as well as the City of Phoenix General Design Guidelines for Historic Properties.

### **Financial Impact**

The amount requested for the Demonstration Project grant is \$200,000. The cost of the proposed work is estimated to be \$657,861. Funding for the grant is available through the Community and Economic Development Department. In exchange for the grant funds, the City will add 30 years to the term of the existing conservation easement, providing protection for the building through Jan. 15, 2071. The other terms of the easement will remain the same.

### **Concurrence/Previous Council Action**

The Historic Preservation Commission recommended approval of this item on Dec. 16, 2019, by a vote of 7-0.

This item was recommended for approval at the Land Use and Livability Subcommittee meeting on Jan. 15, 2020, by a vote of 4-0.

### **Location**

302 W. Monroe St.

Council District: 7

### **Responsible Department**

This item is submitted by Assistant City Manager Deanna Jonovich, Deputy City Manager Mario Paniagua, and the Planning and Development and Community and Economic Development departments.



**Warehouse and Threatened Building Grant for Arizona Sash, Door & Glass Company Warehouse at 850 W. Lincoln St. (Ordinance S-46351)**

Request to authorize the City Manager, or his designee, to enter into necessary agreements and conveyances with Hello Lincoln, LLC, related to a Historic Preservation Warehouse and Threatened Building grant of up to \$300,000 for the Arizona Sash, Door & Glass Company Warehouse, located at 850 W. Lincoln St. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

The warehouse at 850 W. Lincoln St. was constructed in 1927 for the Arizona Sash, Door & Glass Company, which moved at that time from a smaller building at 411 S. 1st St. The new building, which measured approximately 80' x 250', was designed by the architectural firm of Fitzhugh & Byron and was constructed by G.F. Williams. Notable features of the building include brick construction, a gabled roof supported by wood trusses, a stepped parapet, a combination of steel and wood windows, and several large wood and metal doors on rollers. Additions to the building were completed in 1943 and circa 1965.

After acquiring the property in December 2018, Hello Lincoln, LLC, completed interior renovations including: structural truss repair and beam replacement; stabilization of the existing mezzanine; removal of drop ceiling offices, complete with asbestos abatement to expose original concrete floors and expose ceilings; addition of new restrooms; installation of new/upgraded electrical, LED lighting, and HVAC systems; fire sprinkler maintenance and replacement; installation of a security system; and general cleanup. The building is now occupied by Hello Merch, which began business in 2008 as an online store and touring merchandise operation, primarily for musicians; it has since branched out to form its own apparel lines and provides e-commerce, order fulfillment and screen printing for tech and retail establishments worldwide.

In September 2019, Sam Means, manager of Hello Lincoln, LLC, contacted Historic Preservation and Community and Economic Development Department staff to inquire about city historic designation and financial assistance to rehabilitate the exterior of the property. Later that month, staff from both departments met with Mr. Means at the site

and encouraged him to move forward with the process. At Mr. Means' request, the HP Commission voted to initiate HP zoning for the subject property on Oct. 21, 2019. The HP zoning application is scheduled for City Council ratification on Feb. 5, 2020.

**Financial Impact**

The amount requested for the Warehouse and Threatened Building grant is \$300,000, which will come from Community and Economic Development funds. In exchange for the grant funds, the City will receive a 30-year conservation easement on the property. The easement will require that the property be preserved, insured, and maintained in good repair.

**Concurrence/Previous Council Action**

The Historic Preservation Commission recommended approval of this item on Dec.16, 2019, by a vote of 7-0.

This item was recommended for approval at the Land Use and Livability Subcommittee meeting on Jan.15, 2020, by a vote of 4-0.

**Location**

850 W. Lincoln St.  
Council District: 8

**Responsible Department**

This item is submitted by Assistant City Manager Deanna Jonovich, Deputy City Manager Mario Paniagua, and the Planning and Development and Community and Economic Development departments.



**Amend City Code - Official Supplementary Zoning Map 1193 (Ordinance G-6670)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1193. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-137-06-7 and the entitlements are fully vested.

**Summary**

To rezone a parcel located 1700 feet west of the southwest corner of 35th Avenue and Dobbins Road

Z-137-06-7 (Annexation 368)

Zoning: R1-10

Owner: Dobbins Foothills LLC

Acreage: 7.18

**Location**

1700 feet west of the southwest corner of 35th Avenue and Dobbins Road

Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

**ORDINANCE G-**

**AN ORDINANCE AMENDING SECTION 601 OF THE CITY  
OF PHOENIX ZONING ORDINANCE BY ADOPTING  
OFFICIAL SUPPLEMENTARY ZONING MAP 1193**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as  
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is  
hereby amended by adopting Official Supplementary Zoning Map 1193 signed by the  
Mayor and City Clerk, which accompanies and is annexed to this ordinance and  
declared a part hereof.

PASSED by the Council of the City of Phoenix this 5th day of February  
2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_ City Attorney

REVIEWED BY:

\_\_\_\_\_ City Manager

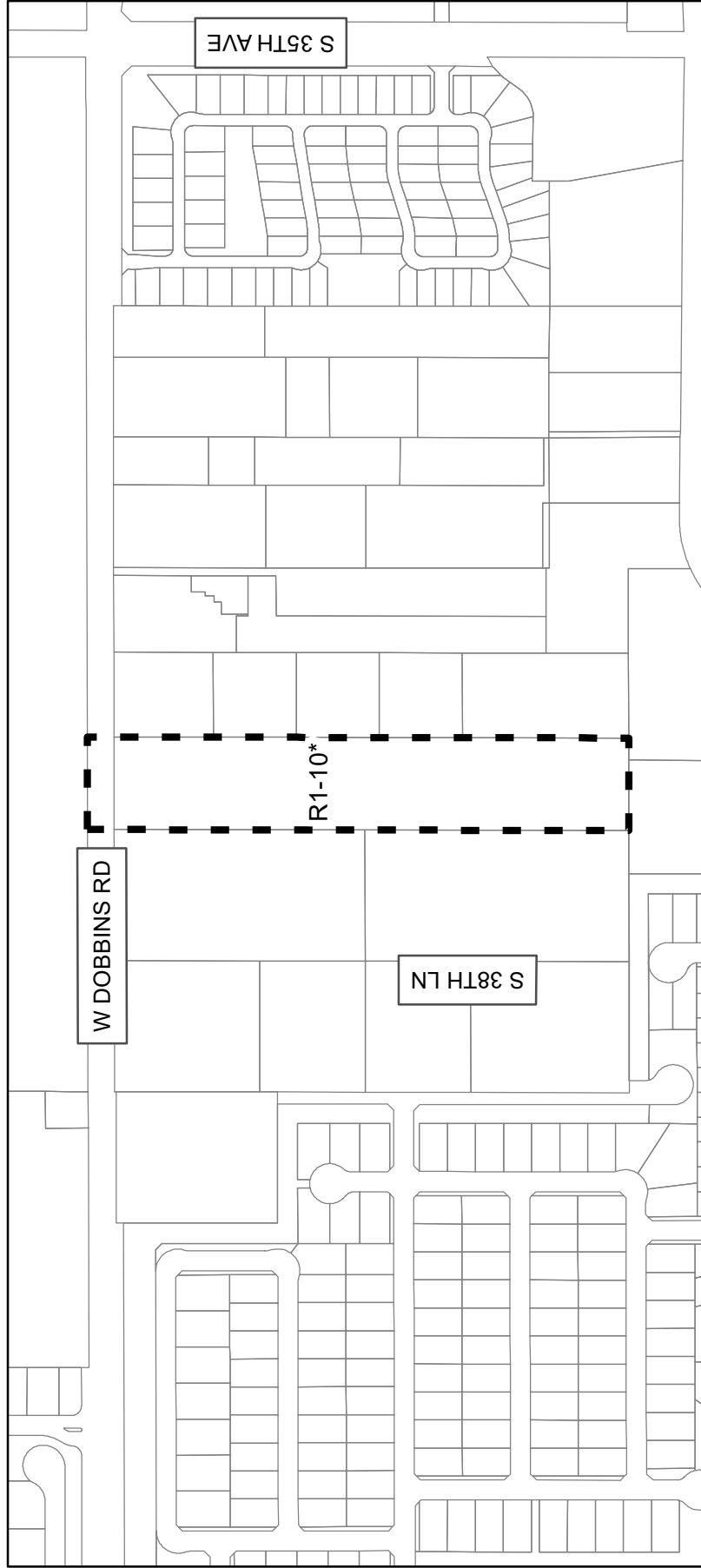
DRAFT

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1193

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 5<sup>th</sup> day of February 2020.



Z-137-06



City of Phoenix  
PLANNING AND DEVELOPMENT DEPARTMENT

Drawn by: KE

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■



**PCD Major Amendment - Rezoning Application Z-104-I-75-3 - Northwest Corner of 19th Avenue and Grandview Road**

Request to approve Rezoning Application Z-104-I-75-3 to allow commercial, commerce park, and industrial uses. This item requires Formal Action only.

**Summary**

Current Zoning: PCD (Approved C-2 PCD), PCD (Approved Ind. Pk. PCD), and PCD (Approved A-1 PCD)

Proposed Zoning: C-2 PCD, CP/GCP PCD, and A-1 PCD

Acreage: 95.57

Proposed Use: Major Amendment to the Northgate PCD to allow commercial, commerce park, and industrial uses.

Owner: Sunbelt Land Holdings, LP

Applicant: Jeff Blilie - Beus Gilbert, PLLC

Representative: Jeff Blilie - Beus Gilbert, PLLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this case on Dec. 19, 2019, and recommended approval, per the staff recommendation by an 8-0 vote.

PC Action: The Planning Commission heard this case on Jan. 9, 2020, and recommended approval, per the Deer Valley Village Planning Committee recommendation with an additional stipulation by an 8-0 vote.

**Location**

Northwest corner of 19th Avenue and Grandview Road

Council District: 3

Parcel Addresses: 16246 N. 19th Ave.; 16245 N. 20th Ave.; 16611 N. 21st Ave.; 16631 N. 31st Ave.; 2001 and 2025 W. Bell Road; 1902, 1940, 2002, 2072, 2120, and 2202 W. Grandview Road; and 1939, 1940, 2001, 2121, 2151, and 2201 W. Phelps Road

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## **Attachment A**

### **Northgate Planned Community DistrictZ-104-I-75-3**

#### **Planning Commission Approved Stipulations from January 9, 2020**

1. An average 25-foot landscape setback be provided along Bell Road and 19th Avenue, as approved by the Planning and Development Department.
2. An enhanced landscaped entry shall be provided at all entryways into the development with a minimum 300 square feet of landscaped area. The landscaped entries shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
3. All sidewalks shall be detached, except along 23rd Avenue, with a minimum five-foot-wide landscaped area located between the sidewalk and back of curb and shall include drought tolerant, single trunk, large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings and minimum five-gallon shrubs with a maximum mature height of two feet providing 75 percent live cover, as approved by the Planning and Development Department.
4. A minimum 30-foot building and landscape setback shall be required along Grandview Road with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. The developer shall provide common inverted U-bicycle parking at a minimum of one space per 25 required vehicle parking spaces, installed per Section 1307.H. and as approved by the Planning and Development Department.
6. All on-site lighting shall be shielded to prevent direct visibility of the light source. Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward. Site lighting shall be reflected away from the residential homes to the south, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall submit a Traffic Impact Study (TIS) to the Street Transportation Department and Planning and Development Department that addresses the anticipated land uses prior to preliminary site plan review. No TIS reports will be accepted, unless the developer and/ or its traffic engineer consultant has discussed the TIS requirements with the Street Transportation Department staff prior to its preparation.

9. Additional off-site improvements may be identified during the review of the traffic study. The developer will be responsible for off-site improvements as indicated with the traffic impact study approval, as approved by the Street Transportation Department.
10. The developer shall redesign the intersections of 21st Avenue and Bell Road, and 21st Avenue and Grandview Avenue to standard curb radius intersections, as approved by the Street Transportation Department.
11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
12. The developer shall remove the bus bay and slip lane at 21st Avenue and Bell Road. The developer shall construct a bus stop pad along eastbound Bell Road east of 21st Avenue, constructed in accordance with City of Phoenix Standard Detail P1260 with a depth of at least 10 feet, as approved by the Planning and Development Department. The bus stop pad shall be spaced from the intersection of 21st Avenue and Bell Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
13. Right-of-way shall be dedicated and a transit pad (Detail #P1262) constructed on southbound 19th Avenue south of Phelps Road with a minimum depth of 10 feet. The bus stop pad and bay shall be in accordance with City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
14. Clearly defined accessible pedestrian pathways shall connect all buildings, be present at all vehicular entry points and provide access to/from the adjoining bus stops, as approved by the Planning and Development Department.
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
16. An updated General Development Plan for the Northgate PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 90 days of City Council approval of this request.
17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibit:

A – Legal Description (1 Pages)

B – Major PCD Amendment Map (1 Page)

## EXHIBIT A

### LEGAL DESCRIPTION FOR Z-104-I-75-3

#### NORTHGATE MAJOR PCD AMENDMENT

##### C-2 Zoning

Lot 22 of A PLANNED COMMUNITY SUBDIVISION OF PHOENIX NORTHGATE, according to the plan of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 317 of Maps, Page 20. Located in Section 1, Township 3 North, Range 2 East of the Gila and Sale River Base and Meridian

##### A-1 Zoning

Lots 15, 16, 17, 23, 24, 25, 26, 30, 31 and 32 of A PLANNED COMMUNITY SUBDIVISION OF PHOENIX NORTHGATE, according to the plan of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 317 of Maps, Page 20. Located in Section 1, Township 3 North, Range 2 East of the Gila and Sale River Base and Meridian, except the North 100 feet of the East 345 feet of Lot 24.

##### CP/GC Zoning

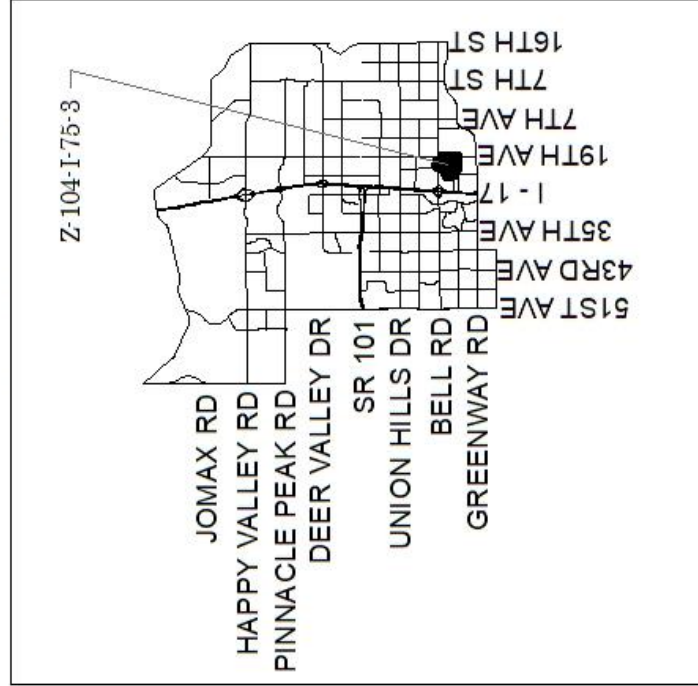
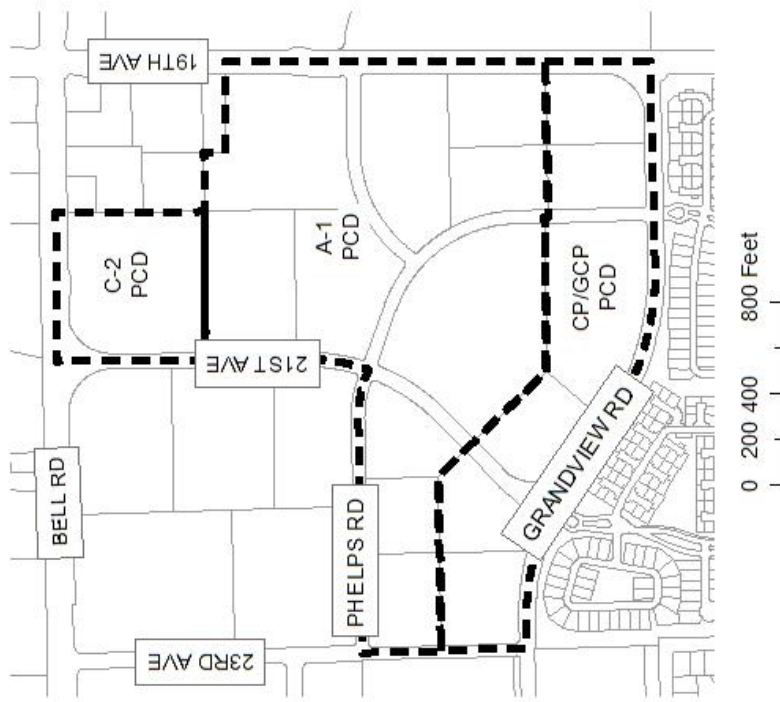
Lots 13, 14, 27, 28, 29, and 33 of A PLANNED COMMUNITY SUBDIVISION OF PHOENIX NORTHGATE, according to the plan of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 317 of Maps, Page 20. Located in Section 1, Township 3 North, Range 2 East of the Gila and Sale River Base and Meridian, except the North 100 feet of the East 345 feet of Lot 24.

# EXHIBIT B

## MAJOR PCD AMENDMENT MAP

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: Z-104-I-75-3  
Zoning Overlay: N/A  
Planning Village: Deer Valley



NOT TO SCALE

Drawn Date: 1/15/2020

\\onsipdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_Ord\2-6-20\Z-104-I-75-3.mxd





**Amend City Code - Ordinance Adoption - Rezoning Application Z- 298-84-5(6) - Approximately 350 Feet West of the Southwest Corner of 12th Street and Glendale Avenue (Ordinance G-6671)**

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-298-84-5(6) and rezone the site from R1-6 to P-1 to allow surface parking.

**Summary**

Current Zoning: R1-6

Proposed Zoning: P-1

Acreage: 0.30

Proposed Use: Surface parking

Owner: WFC Glendale and 12th, LLC

Applicant: John Golston - Westwood Financial

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval.

VPC Action: The Camelback East Village Planning Committee did not hear this case, as the case was referred to the Planning Commission from a City Council hearing on Oct. 1, 1984.

PC Action: The Planning Commission heard this case on Jan. 9, 2020, and recommended approval per the staff recommendation with an additional stipulation by an 8-0 vote.

**Location**

Approximately 350 feet west of the southwest corner of 12th Street and Glendale Avenue

Council District: 6

Parcel Addresses: 1125, 1135, 1137, 1139, 1141, 1143, 1145, 1147, and 1149 E. Glendale Ave.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-298-84-5(6)) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO P-1 (PARKING DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 0.30 acre site located approximately 350 feet west of the southwest corner of 12th Street and Glendale Avenue in a portion of Section 9, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-6" (Single-Family Residence District) to "P-1" (Parking District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. Prior to final site plan approval or a site plan amendment approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of February, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

## EXHIBIT A

Legal description of rezoning area:

Within a portion of Section 9, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

The west 70 feet of Lot 1, Final Plat for Village Shops at 12th Street and Glendale Avenue, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona, recorded in Book 976 of Maps, Page 24.

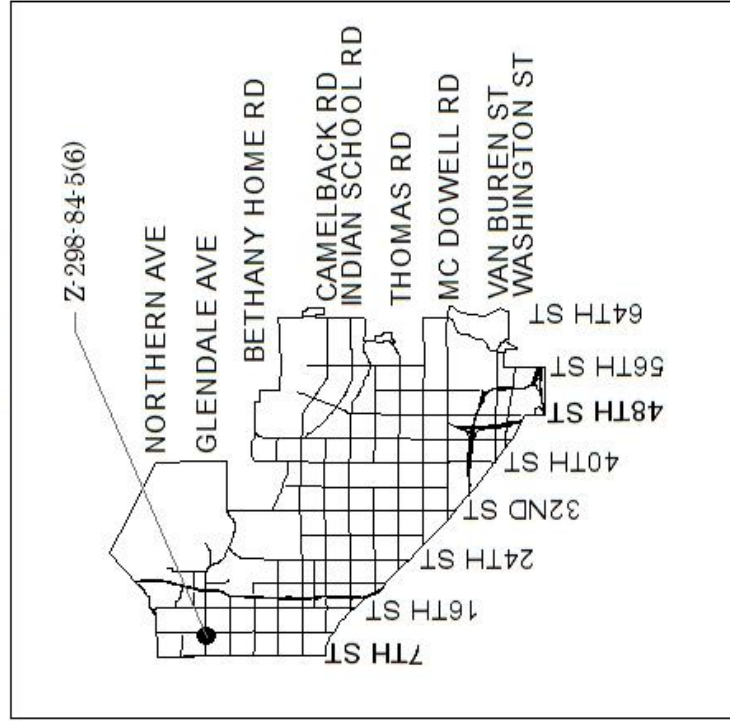
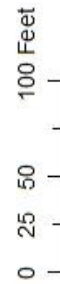
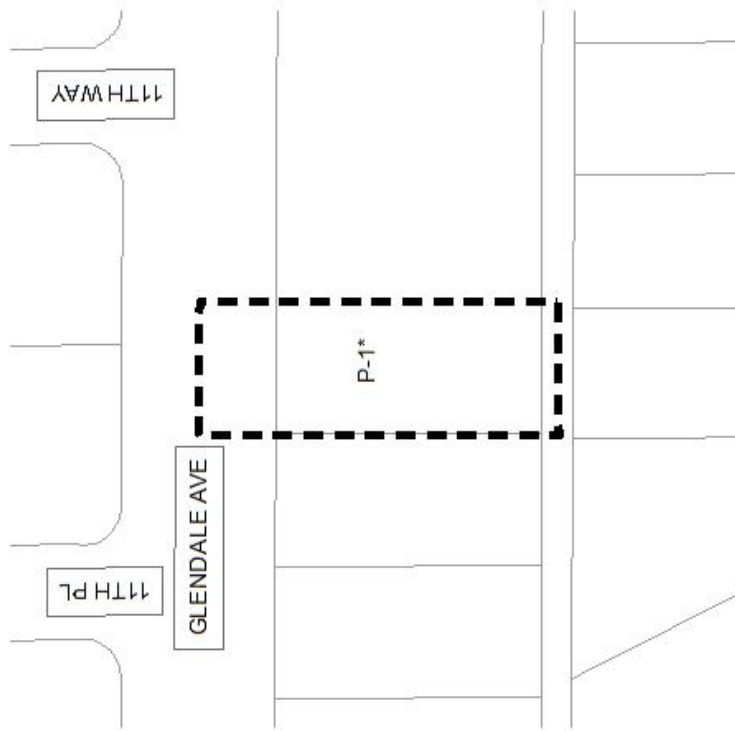
DRAFT

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-298-84-5(6)  
Zoning Overlay: N/A  
Planning Village: Camelback East

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 1/6/2020

\\one\pdd\Share\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SupplMaps\_Ord\2-5-20\Z298-84-5(6).mxd



**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-10-19-7 - Approximately 690 Feet East of the Northeast Corner of 19th Avenue and Southern Avenue (Ordinance G-6669)**

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-10-19-7 and rezone the site from C-2 to C-2 SP to allow a self-service storage facility and underlying C-2 uses.

**Summary**

Current Zoning: C-2

Proposed Zoning: C-2 SP

Acreage: 3.32 acres

Proposal: Special Permit for a self-service storage facility and underlying C-2 uses

Owner: Sunset Financial Planning Group, LP

Applicant: George Pasquel III - Withey Morris, PLC

Representative: George Pasquel III - Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this case on Dec. 10, 2019, and recommended approval per the staff recommendation by a 10-3 vote.

PC Action: The Planning Commission heard this case on Jan. 9, 2020, and recommended approval per the South Mountain Village Planning Committee recommendation by a 7-0 vote.

**Location**

Approximately 690 feet east of the northeast corner of 19th Avenue and Southern Avenue

Council District: 7

Parcel Addresses: 1710 W. Southern Ave.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-10-19-7) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT, SPECIAL PERMIT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.32-acre property located approximately 690 feet east of the northeast corner of 19th Avenue and Southern Avenue in a portion of Section 30, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2" (Intermediate Commercial District) to "C-2 SP" (Intermediate Commercial District, Special Permit) to allow a self-service storage facility and all underlying C-2 uses

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".



SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. No bay or loading doors shall be located along the east building elevation.
3. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
4. A minimum 20-foot landscape setback shall be provided adjacent to the north and east property lines and shall be planted with minimum 2-inch caliper, large evergreen trees, planted 20 feet on center or in equivalent groupings to provide screening to the adjacent residential zones, as approved by the Planning and Development Department.
5. A minimum 30-foot landscape setback shall be required adjacent to Southern Avenue; and shall include large canopy shade trees, planted 20 feet on center or in equivalent groupings, between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall be provided to a minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum eight-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
  - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks, paths, and trails.

- b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
- 7. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route including those to the adjacent property to the west. Trees shall be placed in landscape areas to maximize shade coverage for pedestrian pathways, public sidewalks, and bus stops. The above described pathways shall be approved by the Planning and Development Department.
- 8. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- 9. The developer shall provide a recorded cross access and common driveway agreements for the parcels to the west to allow the proposed uses to permit ingress/egress. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
- 10. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- 11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- 12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- 13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a

33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of February, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

## EXHIBIT A

### LEGAL DESCRIPTION FOR Z-SP-10-19-7

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That part of the Southwest quarter of Section 30, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and that part of Tract "B", TOWN-N-COUNTRY RANCHEROS, according to Book 118 of Maps, page 23, records of Maricopa County, Arizona described as follows:

COMMENCING at the centerline intersection of Southern Avenue and 19th Avenue, being monumented by a brass cap in hand hole;

thence along the centerline of said Southern Avenue South 89 degrees 39 minutes 00 seconds East, 662.05 feet;

thence departing said centerline North 00 degrees 49 minutes 46 seconds West, 50.00 feet to a point on the North right-of-way line of said Southern Avenue, being the POINT OF BEGINNING;

thence North 00 degrees 49 minutes 46 seconds West, 302.22 feet to a point on the South line of VISTA GRANDE, according to Book 123 of Maps, page 35, records of Maricopa County, Arizona;

thence South 89 degrees 39 minutes 01 seconds East, 435.37 feet to a point on the East line of that certain 12 foot wide alley (now abandoned) as shown on said TOWN-N-COUNTRY RANCHEROS;

thence South 00 degrees 18 minutes 27 seconds East along said last mentioned East Line, 302.18 feet to a point on said North right-of-way line;

thence North 89 degrees 39 minutes 03 seconds West along said North line, 432.62 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed in Special Warranty Deed recorded August 22, 2016 in Recording No. 20160601129, records of Maricopa County, Arizona and described as follows:

That part of the Southwest quarter of Section 30, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and that part of Tract "B", TOWN-N-COUNTRY RANCHEROS, according to Book 118 of Maps, page 23, records of Maricopa County, Arizona described as follows:

COMMENCING at the apparent centerline intersection of Southern Avenue and 19th Avenue;

thence South 89 degrees 38 minutes 58 seconds East along the apparent centerline of Southern Avenue, 662.05 feet;

thence departing said centerline North 00 degrees 49 minutes 46 seconds West, 50.00 feet to a point on the North right-of-way line of said Southern Avenue, being the POINT OF BEGINNING;

thence departing said right-of-way and continuing North 00 degrees 49 minutes 46 seconds West, 155.00 feet;

thence South 89 degrees 38 minutes 58 seconds East, a distance of 60.00 feet;

thence South 00 degrees 49 minutes 46 seconds East, a distance of 155.00 feet to a point on the Northerly right-of-way of Southern Avenue;

thence North 89 degrees 38 minutes 58 seconds West along said right-of-way, a distance of 60.00 feet, returning to the POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

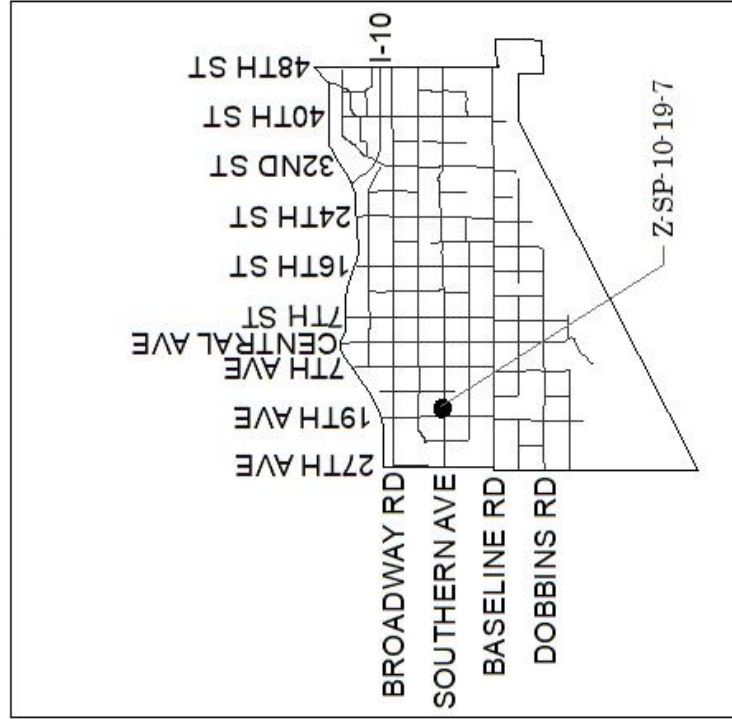
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: Z-SP-10-19-7  
Zoning Overlay: N/A  
Planning Village: South Mountain



0 125 250 500 Feet



NOT TO SCALE



Drawn Date: 1/6/2020

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_Ord\2-5-20\ZSP-10-19-7.mxd



**Amend City Code - Ordinance Adoption - Rezoning Application Z-59-19-8 - Northeast Corner of 9th Avenue and Lincoln Street (Ordinance G-6668)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-59-19-8 and rezoning the site from A-1 CCSIOD to A-1 CCSIOD HP to allow Historic Preservation Overlay for Arizona Sash, Door & Glass Company Warehouse.

**Summary**

Current Zoning: A-1 CCSIOD

Proposed Zoning: A-1 CCSIOD HP

Acreage: 1.87

Proposed Use: Historic Preservation Overlay for Arizona Sash, Door & Glass Company Warehouse

Owner: Hello Lincoln, LLC

Applicant: City of Phoenix Historic Preservation Commission

Representative: Kevin Weight, City of Phoenix

**Staff Recommendation:**

VPC Action: The Central City Village Planning Committee heard this case on Dec. 9, 2019, and recommended approval per staff recommendation by a 13-0 vote.

HPC Action: The Historic Preservation Commission heard this case on Dec. 16, 2019, and recommended approval by a 7-0 vote.

PC Action: The Planning Commission heard this case on Jan. 9, 2020, and recommended approval per the Historic Preservation Commission and the Central City Village Planning Committee recommendations by a 7-0 vote.

**Location**

Northeast corner of 9th Avenue and Lincoln Street

Council District: 8

Parcel Addresses: 850 W. Lincoln St.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-59-19-8) FROM A-1 CCSIOD (LIGHT INDUSTRIAL DISTRICT, CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT) TO A-1 CCSIOD HP (LIGHT INDUSTRIAL DISTRICT, CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT, HISTORIC PRESERVATION).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.87 acre property located at the northeast corner of 9th Avenue and Lincoln Street in a portion of Section 7, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "A-1 CCSIOD" (Light Industrial District, Central City South Interim Overlay District) to "A-1 CCSIOD HP" (Light Industrial District, Central City South Interim Overlay District, Historic Preservation).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".



SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of February, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-59-19-8

Within a portion of Section 7, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

The South 81.3 feet of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24, Block 8, Irvine's Addition to the City of Phoenix, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1 of Maps, Page 29;

EXCEPTING from Lot 2, that portion described as follows:

BEGINNING at the Southeast corner of Lot 2;

THENCE Westerly, parallel with and 81.3 feet North of the South line of Lot 2, a distance of 14.06 feet;

THENCE Southwesterly to a point which is 5 feet North and 16.09 feet West of the POINT OF BEGINNING;

THENCE Southwesterly to a point on the South line of Lot 2 which is 21.09 feet West of the POINT OF BEGINNING;

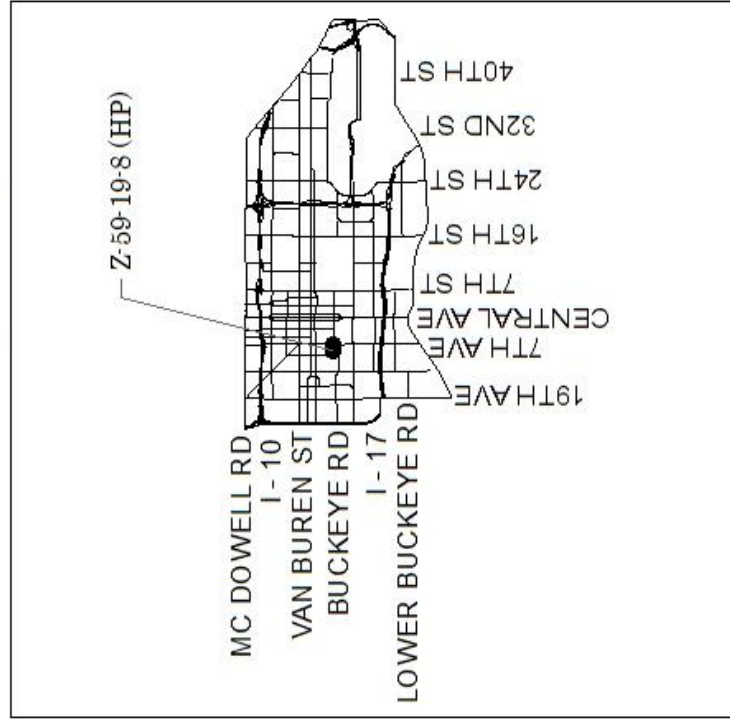
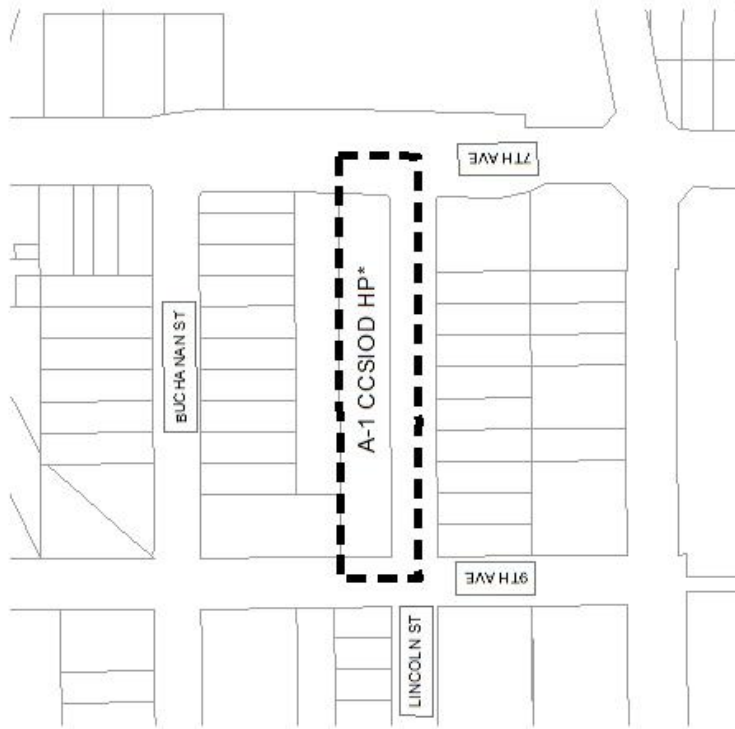
THENCE to the POINT OF BEGINNING.

EXHIBIT B

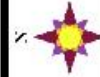
ORDINANCE LOCATION MAP

Zoning Case Number: Z-59-19-8 (HP)  
 Zoning Overlay: Central City South Interim  
 Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 1/6/2020

\\oneipdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps2020\_OrdZ-59-19-8 (HP).mxd



### **PAYMENT ORDINANCE (Ordinance S-46357) (\*Item 49)**

*Ordinance S-46357 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests 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.*

**\*49 \*\*\*REQUEST TO ADD-ON (SEE ATTACHED MEMO)\*\*\***

#### **Gateway Community College**

For \$35,000.00 in payment authority to fund a feasibility study on a culinary support services hub. The City, in partnership with the Center for Entrepreneurial Innovation at GateWay Community College of the Maricopa Community College District, seeks to facilitate a feasibility study for the adaptive reuse of a vacant commercial property into a culinary support services hub for K-12 and community college education, business incubation, workforce development, and training purposes. The goal of the feasibility study is to determine the market to support a commercial culinary hub and to prepare a preliminary business plan addressing the potential to convert a vacant property into a culinary incubation center. The study, which will conclude in summer 2020, will include key stakeholder interviews, potential user interviews, market data analysis, review of industry best practices, on-site tours of existing and successful food industry incubation programs. This study aligns with the Community and Economic Development Department's action plan to cultivate entrepreneurship and emerging enterprise ecosystems by supporting incubator and accelerator space, mentoring and business planning to promote and facilitate business ownership, in addition to assisting in retaining and expanding food-related businesses in support of the City's 2050 Local Food System Sustainability Goal. There is no

impact to the General Fund. Funding is available in the Downtown Community Reinvestment Fund.



## City of Phoenix

**To:** Ed Zuercher  
City Manager


**Date:** January 31, 2020

**From:** Christine Mackay  
Community and Economic Development Director *Cey*

**Subject:** ADD-ON PAYMENT ORDINANCE FOR THE FEBRUARY 5, 2020 FORMAL AGENDA

I am requesting approval of an add-on item for the February 5, 2020 Formal Agenda for City Council authorization to disburse up to \$35,000 to GateWay Community College, in partnership with the Center for Entrepreneurial Innovation, to fund a feasibility study on a culinary support services hub. There is no impact to the General Fund. Funds are available in the Community and Economic Development Department budget.

Approved by:

  
\_\_\_\_\_  
Ed Zuercher  
City Manager

*1/31/2020*  
\_\_\_\_\_  
Date