

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, January 21, 2026

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED January 20, 2026*****

Item Revised: 26;

Item Requested to be Withdrawn: 35

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/j.php?MTID=m1f159c0c49ff3303c74068facbf7de19>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2555 174 2888# (for English) or 2555 369 3734# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2555 369 3734#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2555 369 3734#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 1/21/2026, Item No. 1

For Approval or Correction, the Minutes of the Formal Meeting on July 2, 2025

Summary

This item transmits the minutes of the Formal Meeting of July 2, 2025, for review, correction and/or approval by the City Council.

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

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 1/21/2026, Item No. 2

Mayor and Council Appointments to Boards and Commissions

Summary

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

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: January 21, 2026

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Human Relations Commission

I recommend the following for appointment:

Naomi Inegbenedion

Ms. Inegbenedion is a student at Arizona State University and is a resident of District 7. She fills a vacancy for a term to expire June 30, 2029.

Beth Meyer

Ms. Meyer is the President and CEO of Leading for Change and is a resident of District 4. She fills a vacancy for a term to expire June 30, 2029.

HyeJung Park

Dr. Park is a Science Policy Analyst at the National Institutes of Health and is a resident of District 5. She fills a vacancy for a term to expire June 30, 2029.

Judicial Selection Advisory Board

I recommend the following for appointment:

David Allen II

Judge Allen is a City Magistrate at the Mesa Municipal Court and is a resident of District 4. He fills a vacancy as the Maricopa County Bar Association representative for a term to expire January 21, 2029.

North Mountain Village Planning Committee

Councilwoman Ann O'Brien recommends the following for appointment:

Mark McFate

Mr. McFate is the Vice President of CBRE Group. He fills a vacancy for a term to expire January 21, 2028.

Parks and Preserve Initiative Oversight Committee

I recommend the following for appointment as Chair:

John Furniss

Mr. Furniss will replace Patricia Duarte as Chair for a term to expire January 21, 2029.

Phoenix Business and Workforce Development Board

I recommend the following for appointment:

Wallin Gustin

Mr. Gustin is a Program Manager at the Arizona Department of Economic Security. He replaces John Soto as the Employment Services representative for a partial term to expire June 30, 2026.

Youth and Education Commission

I recommend the following for appointment:

Sophie Allen-Etchart

Ms. Allen-Etchart is the CEO of Read Better Be Better and is a resident of District 4. She fills a vacancy for a term to expire August 31, 2028.



Swearing In of a Municipal Court Judge

Request to permit the swearing in of a Municipal Court Judge.

Summary

Administer the oath of office for the reappointment of a Municipal Court Judge to another four-year term as Judge of the Phoenix Municipal Court.

Concurrence/Previous Council Action

On November 5, 2025, the Judicial Selection Advisory Board recommended the reappointment of Municipal Court Judge Alex Benezra to another four-year term as Judge of the Phoenix Municipal Court.

On January 7, 2026, the City Council approved the reappointment of the following:

- Judge Alex Benezra as a Judge of the Phoenix Municipal Court for a four-year term that would end on January 17, 2030.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the City Council Office.



Liquor License - Cactus Liquor - District 1

Request for a liquor license. Arizona State License Application 370553.

Summary

Applicant

Muhammad Khera, Agent

License Type

Series 9S - Addition of Sampling Privileges for a Liquor Store

Location

2850 W. Cactus Road

Zoning Classification: C-1

Council District: 1

This request is for the addition of Sampling Privileges to an existing liquor license for a liquor store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is January 27, 2026.

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.

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:
"We have been operating on this location for the last 26 years. We had a #10 for several years and now we have #9. We like to add sampling of new products on this site."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"People have requested for sampling of new product."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Cactus Liquor - Data

Attachment B - Cactus Liquor - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CACTUS LIQUOR

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Beer and Wine Bar	7	1	1
Liquor Store	9	6	2
Beer and Wine Store	10	10	4
Hotel	11	5	2
Restaurant	12	17	12
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	159.66	255.2
Violent Crimes	12.31	29.32	51.91

*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	41	105
Total Violations	70	193

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1039002	1253	114	23	54
1039004	1998	562	11	255
1040001	1681	268	62	545
1040002	943	0	11	122
1040003	2504	495	26	766
1043011	2056	504	30	57
1043021	1378	183	36	402
1043022	2468	355	166	423
1044012	1461	17	28	88
Average	1601	393	60	177



Liquor License - Jacksons #808 - District 3

Request for a liquor license. Arizona State License Application 366143.

Summary

Applicant

Ryan Turnock, Agent

License Type

Series 9 - Liquor Store

Location

12010 N. Tatum Boulevard

Zoning Classification: C-2 PCD

Council District: 3

This request is for an ownership and location transfer of a liquor license for a convenience store that sells gas. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is January 24, 2026.

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

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant 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: "Jacksons operates 300+ company convenience stores in Arizona, Idaho, Nevada, Oregon, Washington, California, Utah, and Montana since we started in 1975. We have been very successful with all out locations an continue to grow. Our employees take certified liquor training to ensure compliance with all liquor laws. We like offering a one stop shop so items needed can be purchase at our locations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Jacksons takes pride in providing contributions that directly support the communities we operate in. Our core focus include Safe Childhoods, Education and Food Accessibility. We regularly look for opportunities to volunteer and promote good in the communities we serve. Our stores offer a wide variety of products so our customers don't need to make multiple stops for items they need. Our locations are clean and well lit for safety."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Jacksons #808 - Data

Attachment B - Jacksons #808 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: JACKSONS #808

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Bar	6	4	1
Beer and Wine Bar	7	3	3
Liquor Store	9	4	2
Beer and Wine Store	10	9	4
Hotel	11	1	1
Restaurant	12	30	20

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	100.58	227.7
Violent Crimes	12.31	7.43	12.31

*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

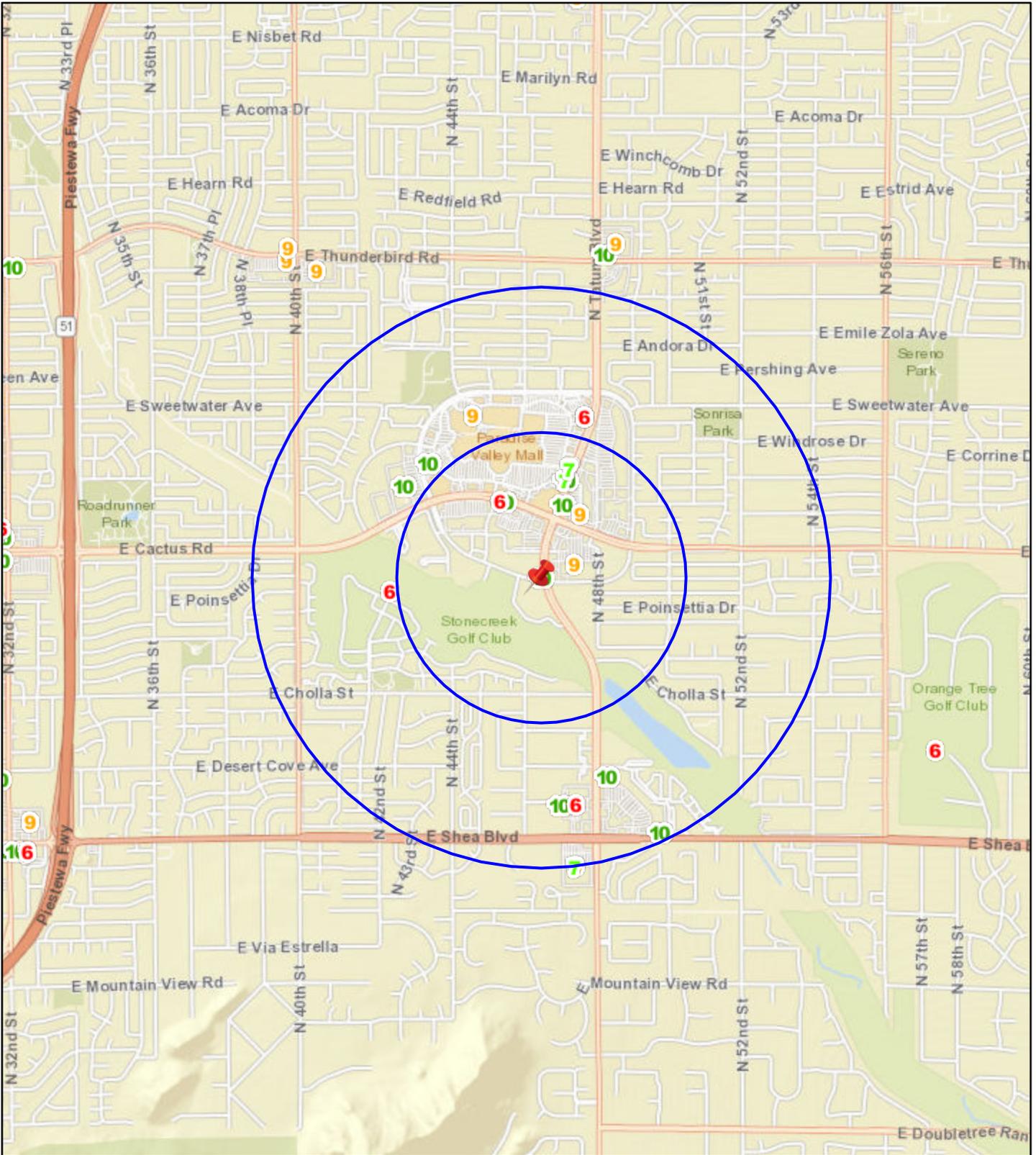
Description	Average	1/2 Mile Average
Parcels w/Violations	42	15
Total Violations	72	27

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032052	1366	422	27	80
1032081	1370	464	39	45
1032082	1476	446	407	164
1032083	910	500	68	27
1032091	1078	337	13	65
1032092	313	141	131	14
1032104	969	134	63	49
Average	1601	393	60	177

Liquor License Map: JACKSONS #808

12010 N TATUM BLVD



Date: 12/30/2025





Liquor License - Vibe Box - District 3

Request for a liquor license. Arizona State License Application 364062.

Summary

Applicant

Audra Freitas, Agent

License Type

Series 10 - Beer and Wine Store

Location

13802 N. 32nd Street, Ste. 13

Zoning Classification: C-1

Council District: 3

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

The 60-day limit for processing this application is January 31, 2026.

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:
"My business maintains strict compliance procedures, secure storage, and responsible handling of all products, including alcohol. I have systems in place for age verification, accurate record-keeping, and proper inventory control. As the owner, I am committed to following all state regulations and ensuring alcohol is sold and distributed safely and responsibly within our curated gifts."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It allows us to offer responsibly curated gift options that support local businesses, provide thoughtful and convenient gifting solutions, and enhance the customer experience without increasing risk or misuse. Our curated alcohol-inclusive gifts meet a growing demand in the community while maintaining full compliance with state regulations and responsible distribution practices."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Vibe Box - Data

Attachment B - Vibe Box - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: VIBE BOX

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	1	1
Liquor Store	9	2	0
Beer and Wine Store	10	4	1
Restaurant	12	2	2
Club	14	2	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	53.52	59.76
Violent Crimes	12.31	8.14	8.91

*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

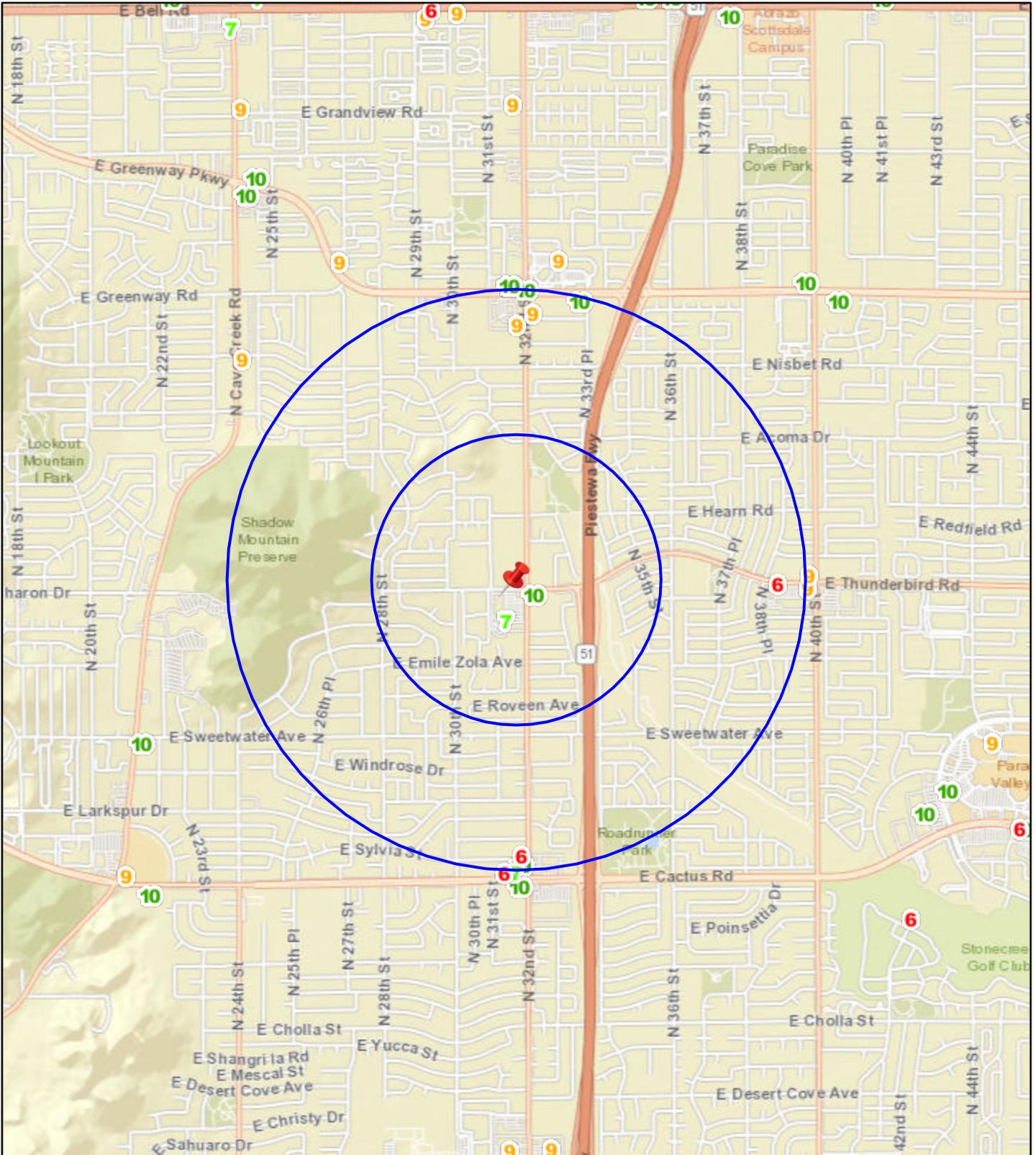
Description	Average	1/2 Mile Average
Parcels w/Violations	42	60
Total Violations	72	104

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033024	1692	438	33	99
1033025	481	110	13	0
1034001	1099	452	24	120
1034003	590	205	13	26
1035012	1000	315	7	39
1035013	794	265	5	152
1035021	2124	284	30	310
1035024	1051	281	31	174
Average	1601	393	60	177

Liquor License Map: VIBE BOX

13802 N 32ND ST



Date: 1/7/2026





Liquor License - Special Event - Arizona Matsuri - District 4

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

Summary

Applicant

Sophia Uehara

Location

300 E. Indian School Road
Council District: 4

Function

Festival

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

February 21, 2026 - 10 a.m. to 5 p.m. / 20,000 attendees

February 22, 2026 - 10 a.m. to 5 p.m. / 15,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Willo Neighborhood Association - District 4

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

Summary

Applicant

Bradley Brauer

Location

301 W. Holly Street
Council District: 4

Function

Home Tour and Street Fair

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

February 14, 2026 - 4 p.m. to 10 p.m. / 600 attendees

February 15, 2026 - 10 a.m. to 5 p.m. / 3,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



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

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

Summary

Applicant

Richard Garrison

Location

6351 N. 27th Avenue
Council District: 5

Function

Dinner

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

February 13, 2026 - 6 p.m. to 10 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Laveen Youth FC - District 5

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

Summary

Applicant

Donny Zamora

Location

4344 W. Indian School Road, Ste. 100
Council District: 5

Function

Dance

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

February 6, 2026 - 8 p.m. to 2 a.m. / 700 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Special Event - Save Our Schools Arizona Network - District 6

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

Summary

Applicant

Elizabeth Lewis

Location

5601 N. 16th Street
Council District: 6

Function

Gala

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

March 7, 2026 - 5:30 p.m. to 9:30 p.m. / 450 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Par-Five Sports Grill - District 6

Request for a liquor license. Arizona State License Application 368064.

Summary

Applicant

Lauren Merrett, Agent

License Type

Series 12 - Restaurant

Location

1241 E. Chandler Boulevard, Ste. 110

Zoning Classification: C-2 PCD

Council District: 6

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. This business is currently being remodeled with plans to open in March 2026.

The 60-day limit for processing this application is January 31, 2026.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

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

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

"The issuance of the liquor license is deemed necessary for public convenience and is in the best interest of the community. this decision is grounded in careful consideration of factors that contribute to the overall well-being of our community, fostering responsible and regulated access to alcoholic beverages."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Par-Five Sports Grill - Data

Attachment B - Par-Five Sports Grill - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PAR-FIVE SPORTS GRILL

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	13.98	27.07
Violent Crimes	12.31	1.64	4.24

*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

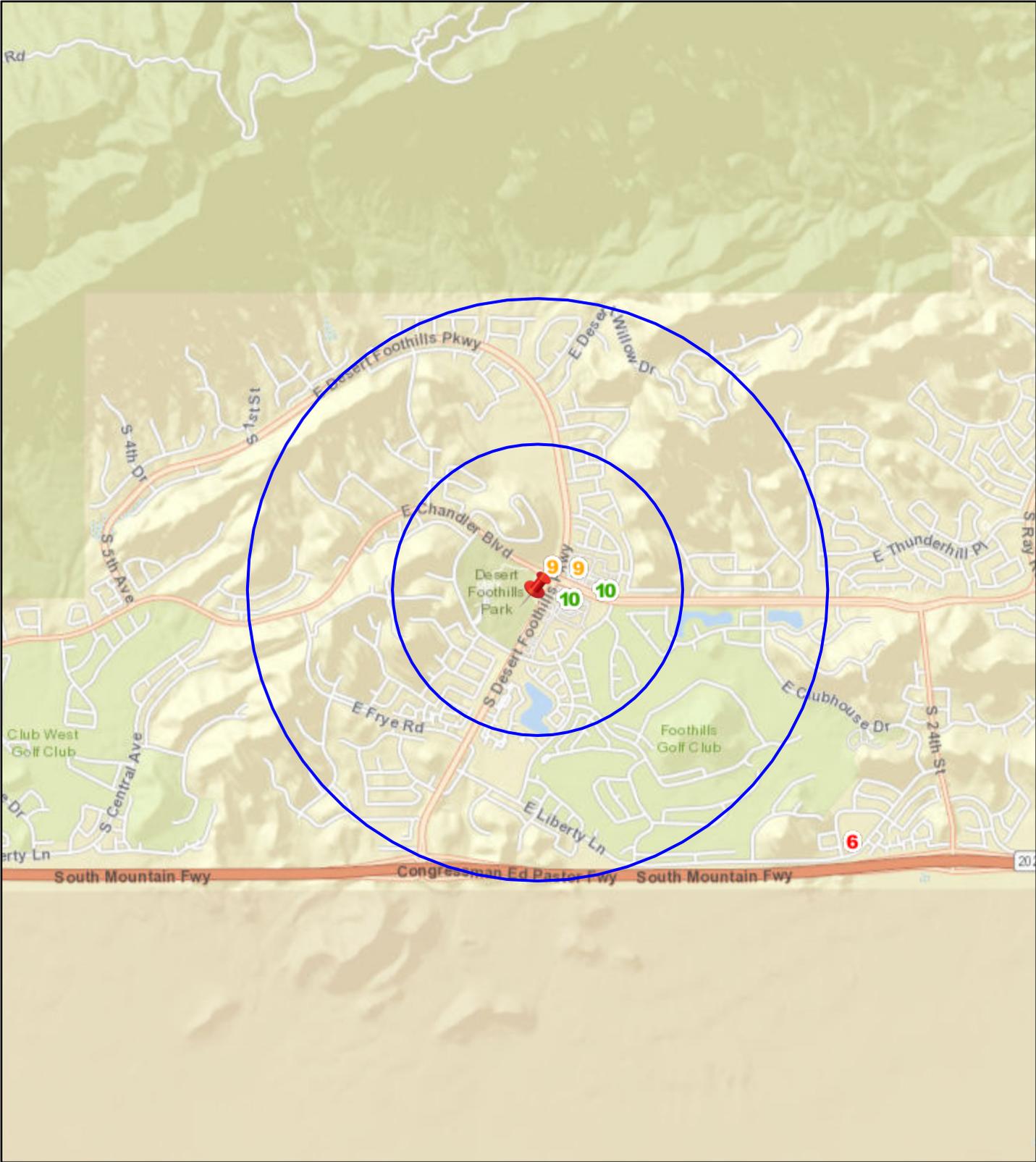
Description	Average	1/2 Mile Average
Parcels w/Violations	42	3
Total Violations	72	5

Census 2020 Data 1/2 Mile Radius

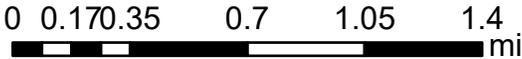
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167251	1573	578	27	31
1167252	787	205	118	206
1167253	953	399	39	26
1167271	1190	415	18	37
1167281	1779	538	34	45
1167282	2744	719	23	46
Average	1601	393	60	177

Liquor License Map: PAR-FIVE SPORTS GRILL

1241 E CHANDLER BLVD



Date: 12/30/2025





Liquor License - East Bite - District 7

Request for a liquor license. Arizona State License Application 369608.

Summary

Applicant

Zaid Raies, Agent

License Type

Series 12 - Restaurant

Location

101 E. McDowell Road

Zoning Classification: DTC-Townsend Park

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. This business has plans to open in February 2026.

The 60-day limit for processing this application is January 25, 2026.

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 a strong record of responsibility in business management and understand all state and local regulations governing alcohol service. I am committed to full compliance, proper staff training and safe operating practices, including strict age-verification and service protocols. I will reliably uphold the standards required of a liquor license holder in the city of Phoenix"

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

"It will provide the community with a well-managed, compliant and responsibly operated establishment that enhances local service options and supports neighborhood economic activity. By maintaining high standards of safety, responsible service and customer care, the business will contribute positively to the community and meet local demand in a controlled & professional manner."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - East Bite - Data

Attachment B - East Bite - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: EAST BITE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	0
Wholesaler	4	1	0
Government	5	5	3
Bar	6	22	5
Beer and Wine Bar	7	6	3
Liquor Store	9	5	2
Beer and Wine Store	10	11	0
Hotel	11	3	0
Restaurant	12	43	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	206.63	289.27
Violent Crimes	12.31	42.46	61.99

*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

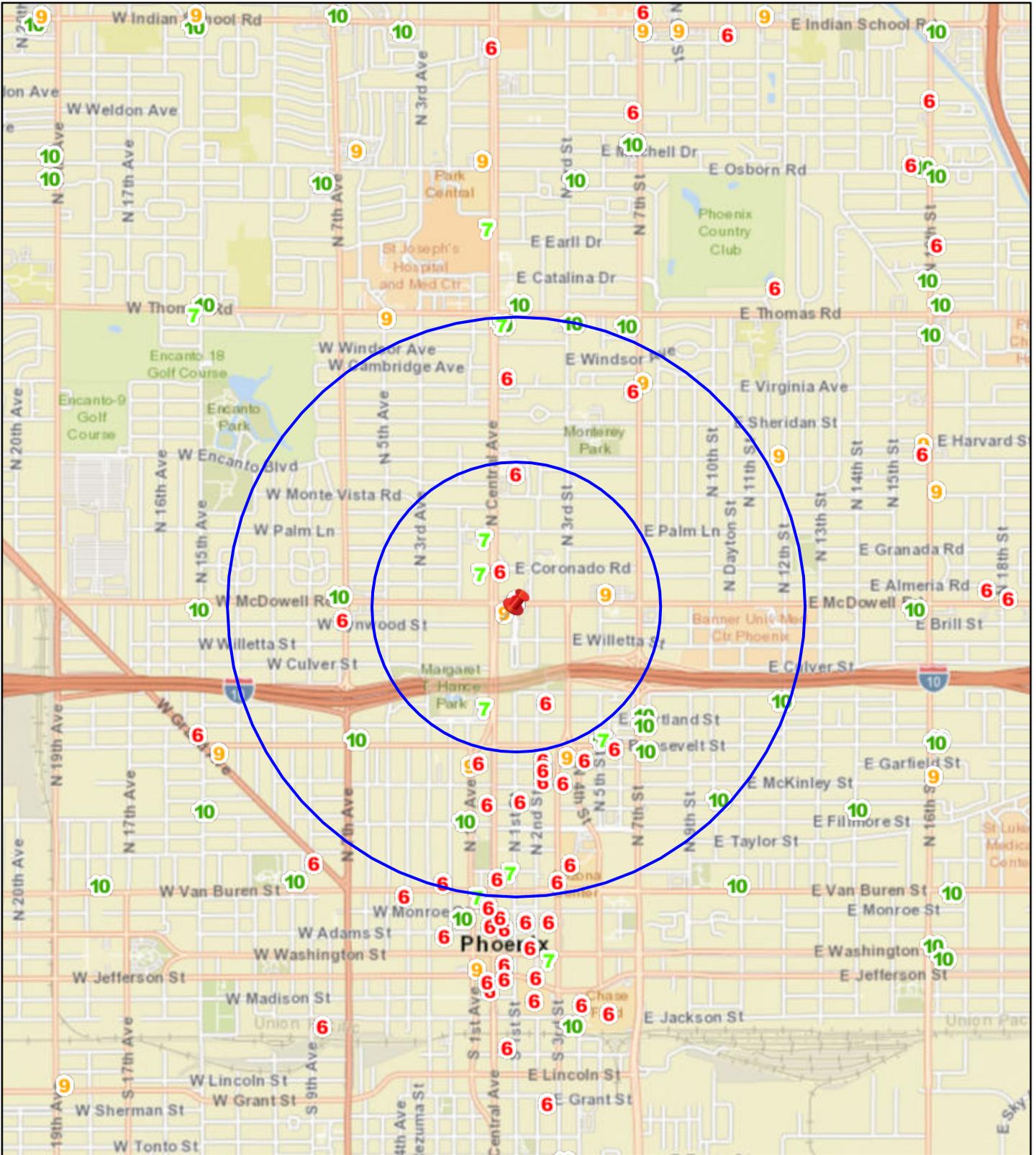
Description	Average	1/2 Mile Average
Parcels w/Violations	42	38
Total Violations	72	58

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	951	300	94	62
1118002	846	361	100	89
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: EAST BITE

101 E MCDOWELL RD



Date: 12/31/2025





Liquor License - Hero - District 7

Request for a liquor license. Arizona State License Application 365796.

Summary

Applicant

Amy Nations, Agent

License Type

Series 12 - Restaurant

Location

1030 N. 1st Street

Zoning Classification: DTC-Evans Churchill West

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in February 2026.

The 60-day limit for processing this application was January 18, 2026. However, the applicant submitted a written request for more time.

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

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant 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:
"Vivili Hospitality Group owns and operates several successful restaurants in northern Arizona and is growing. Management is very knowledgeable in operating businesses with liquor licenses. Employees have attended certified Title 4 liquor training to ensure compliance with all liquor laws."

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

"The owner of Vivili Hospitality has had a place in this neighborhood for years and has spent a lot of time walking around, meeting people, seeing how much heart this area has. He wanted to build something that belongs here in this neighborhood. He says his new restaurants will be for the neighborhood, not just in the neighborhood."

Staff Recommendation

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

Attachments

Attachment A - Hero - Data

Attachment B - Hero - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HERO

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Government	5	7	5
Bar	6	43	14
Beer and Wine Bar	7	11	6
Liquor Store	9	7	3
Beer and Wine Store	10	12	3
Hotel	11	7	0
Restaurant	12	78	33

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	260	363.48
Violent Crimes	12.31	56.71	70.48

*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

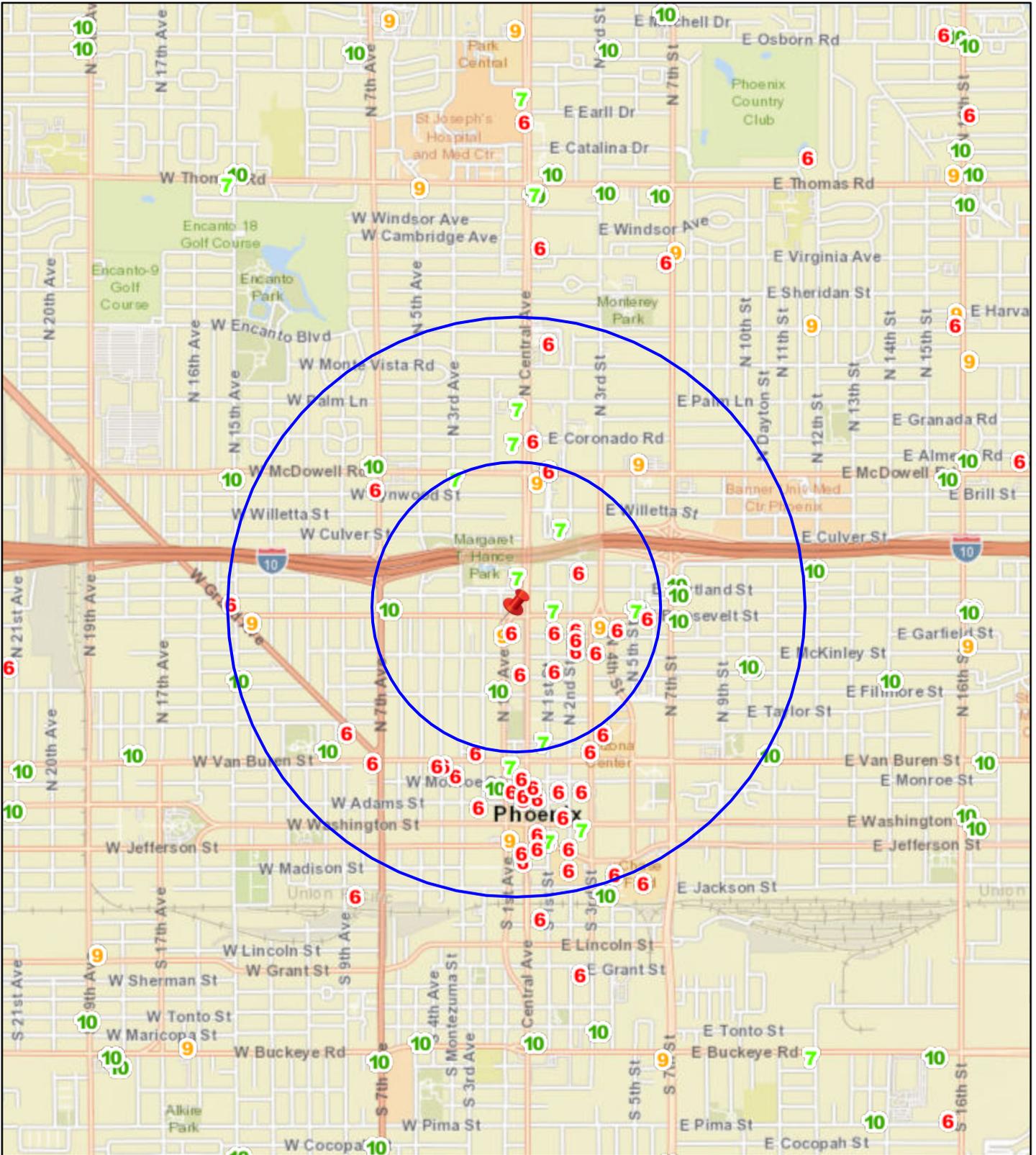
Description	Average	1/2 Mile Average
Parcels w/Violations	42	47
Total Violations	72	83

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1129001	1399	521	53	62
1129002	671	102	83	94
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
Average	1601	393	60	177

Liquor License Map: HERO

1030 N 1ST ST



Date: 12/30/2025





Liquor License - The Nash - District 7

Request for a liquor license. Arizona State License Application 367329.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 6 - Bar

Location

110 E. Roosevelt Street, Ste. A & B

Zoning Classification: DTC - Evans Churchill West

Council District: 7

This request is for an ownership and location transfer of a liquor license for a bar. This location is currently licensed for liquor sales. This location requires a Use Permit to allow a bar.

The 60-day limit for processing this application is January 25, 2026.

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.

The Nash (Series 7)

110 E. Roosevelt Street, Ste. A & B, Phoenix

Calls for police service: 13

Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

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

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Applicant is a live performance venue providing educational and performance programs to the community which focus on jazz. By request of its customers, Applicant would like to offer beer, wine, and spirits to guests 21+ as an incident to the experience."

Staff Recommendation

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

Attachments

Attachment A - The Nash - Data

Attachment B - The Nash - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: THE NASH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Government	5	7	5
Bar	6	43	15
Beer and Wine Bar	7	11	5
Liquor Store	9	6	3
Beer and Wine Store	10	14	5
Hotel	11	8	3
Restaurant	12	77	34

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	267.51	381.63
Violent Crimes	12.31	58.94	77.38

*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

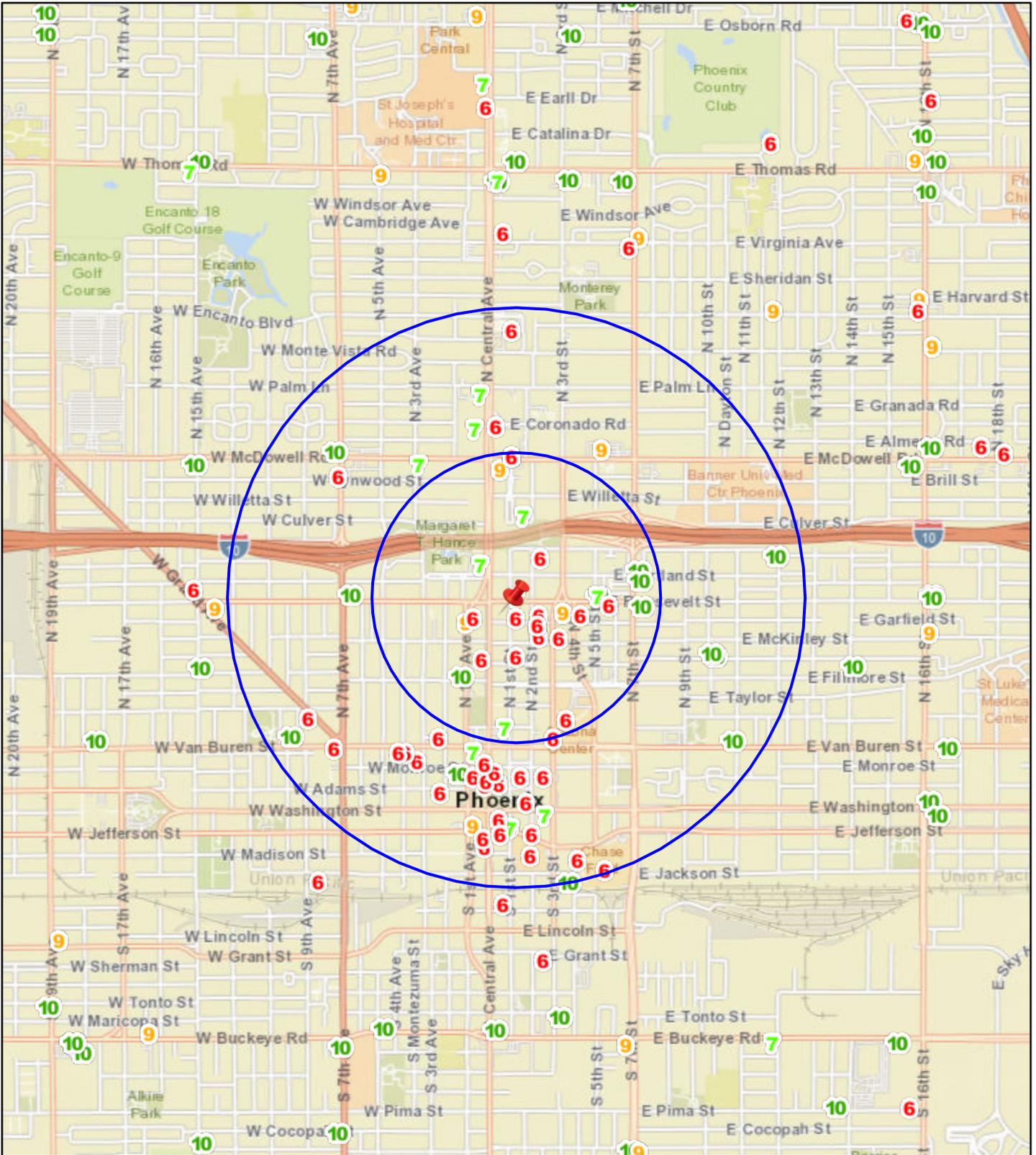
Description	Average	1/2 Mile Average
Parcels w/Violations	42	57
Total Violations	72	100

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: THE NASH

110 E ROOSEVELT ST



Date: 12/30/2025





Liquor License - Pizzanista! - District 7

Request for a liquor license. Arizona State License Application 365813.

Summary

Applicant

Amy Nations, Agent

License Type

Series 12 - Restaurant

Location

1029 N. 1st Street

Zoning Classification: DTC - Evans Churchill West

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in March 2026.

The 60-day limit for processing this application is January 31, 2026.

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

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant 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:
"Vivili Hospitality Group owns and operates several successful restaurants in northern Arizona and is growing. Management is very knowledgeable in operating businesses with liquor licenses. Employees have attended certified Title 4 liquor training to ensure compliance with all liquor laws."

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

"The owner of Vivili Hospitality has had a place in this neighborhood for years and has spent a lot of time walking around, meeting people, seeing how much heart this area has. He wanted to building something that belongs here in this neighborhood. He says his new restaurants will be for the neighborhood, not just in the neighborhood."

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 Ordinance.

Attachments

Attachment A - Pizzanista! - Data

Attachment B - Pizzanista! - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PIZZANISTA!

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	2
Government	5	7	5
Bar	6	38	13
Beer and Wine Bar	7	8	2
Liquor Store	9	5	3
Beer and Wine Store	10	12	5
Hotel	11	5	0
Restaurant	12	63	25

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.89	413.26
Violent Crimes	12.31	57.35	77.38

*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

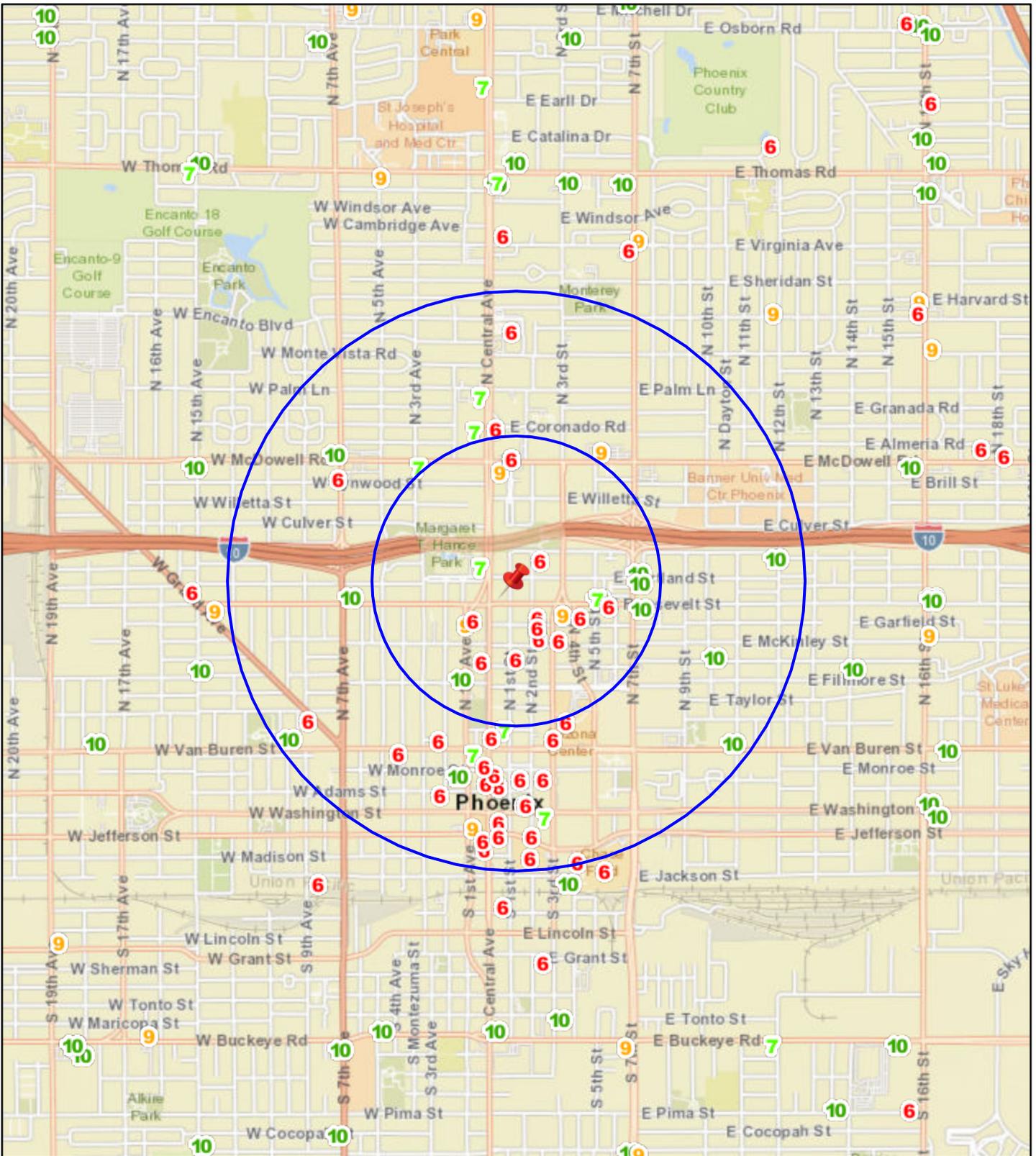
Description	Average	1/2 Mile Average
Parcels w/Violations	42	57
Total Violations	72	93

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: PIZZANISTA!

1029 N 1ST ST



Date: 1/7/2026





Liquor License - Vallarta Supermarkets #68 - District 7

Request for a liquor license. Arizona State License Application 369776.

Summary

Applicant

Ryan Anderson, Agent

License Type

Series 9 - Liquor Store

Location

26 E. Baseline Road

Zoning Classification: C-2

Council District: 7

This request is for a new liquor license for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in August 2026.

The 60-day limit for processing this application is February 2, 2026.

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.

Vallarta Supermarkets #67 (Series 9)
5836 E. Camelback Road, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"The owners of the supermarket are responsible, experienced, and successful store owners of other locations in Arizona and California. Its manager has received liquor management training by authorized training providers. The owners, operators and management are committed to following all state, federal and local laws regarding the sale of alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The issuance of the Series 9 liquor license is in the best interest of the community due to the convenience of a local grocery store for everyday products, including liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Vallarta Supermarkets #68 - Data
Attachment B - Vallarta Supermarkets #68 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: VALLARTA SUPERMARKETS #68

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	4	3
Beer and Wine Store	10	6	2
Restaurant	12	5	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	137.02	197.87
Violent Crimes	12.31	26.3	35.66

*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

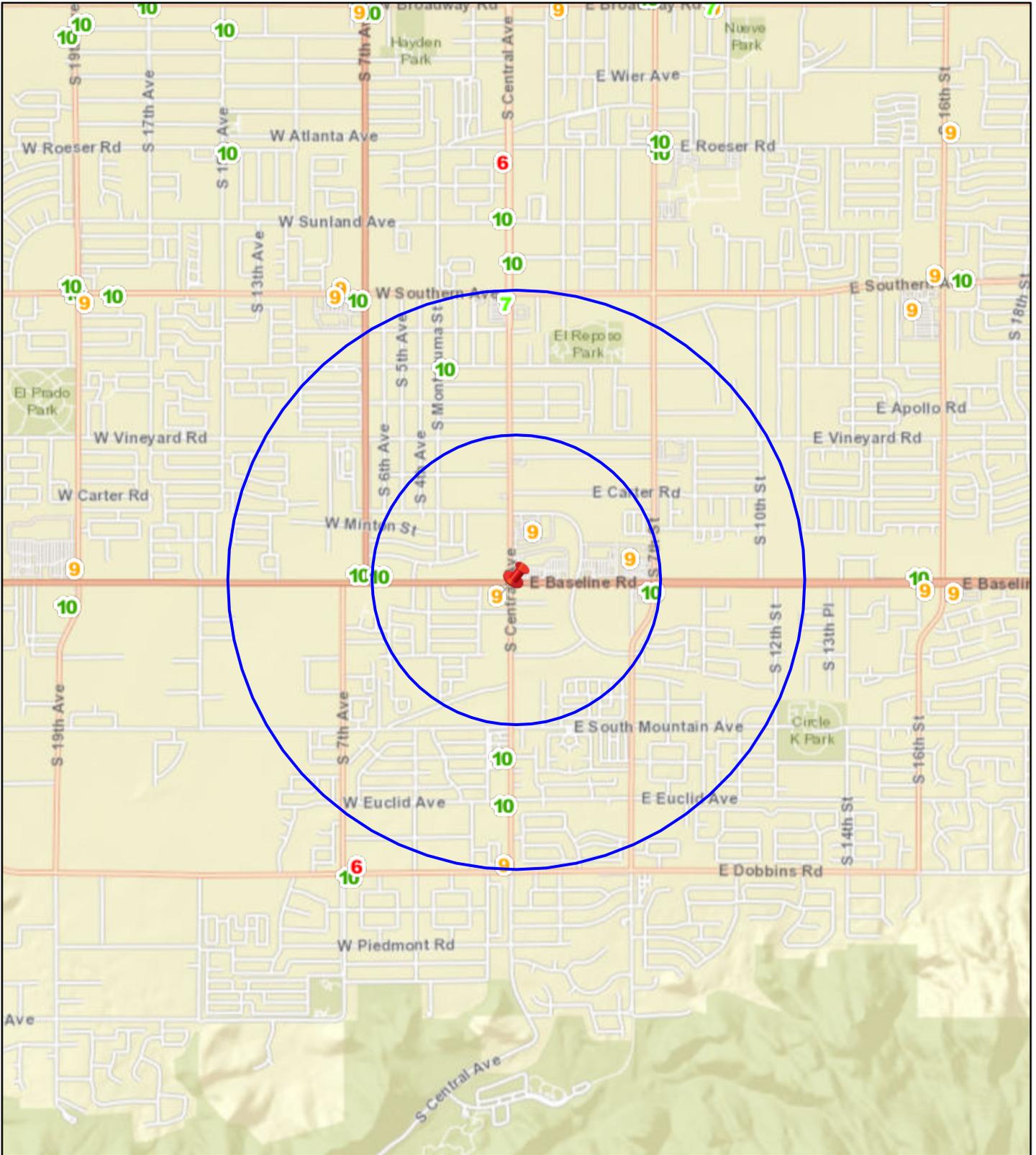
Description	Average	1/2 Mile Average
Parcels w/Violations	41	36
Total Violations	71	52

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1164004	1042	201	13	71
1165001	1830	456	17	325
1165002	1667	315	21	256
1165003	1310	183	39	552
1167033	979	263	13	41
1167361	1231	107	15	473
1167362	2156	475	19	241
Average	1601	393	60	177

Liquor License Map: VALLARTA SUPERMARKETS #68

26 E BASELINE RD



Date: 12/16/2025





Liquor License - Ace of Wingz - District 8

Request for a liquor license. Arizona State License Application 368702.

Summary

Applicant

Abion Acoy, Agent

License Type

Series 12 - Restaurant

Location

3923 E. Thomas Road, Suite B2

Zoning Classification: C-2

Council District: 8

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

The 60-day limit for processing this application was January 20, 2026. However, the applicant submitted a written request for more time.

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.

Ace of Wingz (Series 12)
8052 N. 19th Avenue, Phoenix
Calls for police service: 7
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I am capable, reliable, and qualified to hold a liquor license because I understand the laws and responsibilities involved in serving alcohol. I follow procedures carefully, exercise good judgement, and can be trusted to verify IDs, handle customers responsibly, and maintain a safe environment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because I have proven experience managing cash, Following strict operating procedures, and maintaining a safe and orderly environment, ensuring that alcohol will be sold responsibly, legally, and with strong attention to customer safety and community needs."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Ace of Wingz - Data
Attachment B - Ace of Wingz - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: ACE OF WINGZ

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	2
Beer and Wine Bar	7	2	1
Liquor Store	9	5	1
Beer and Wine Store	10	10	3
Restaurant	12	12	6

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	278.79	461.67
Violent Crimes	12.31	41.66	48.93

*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

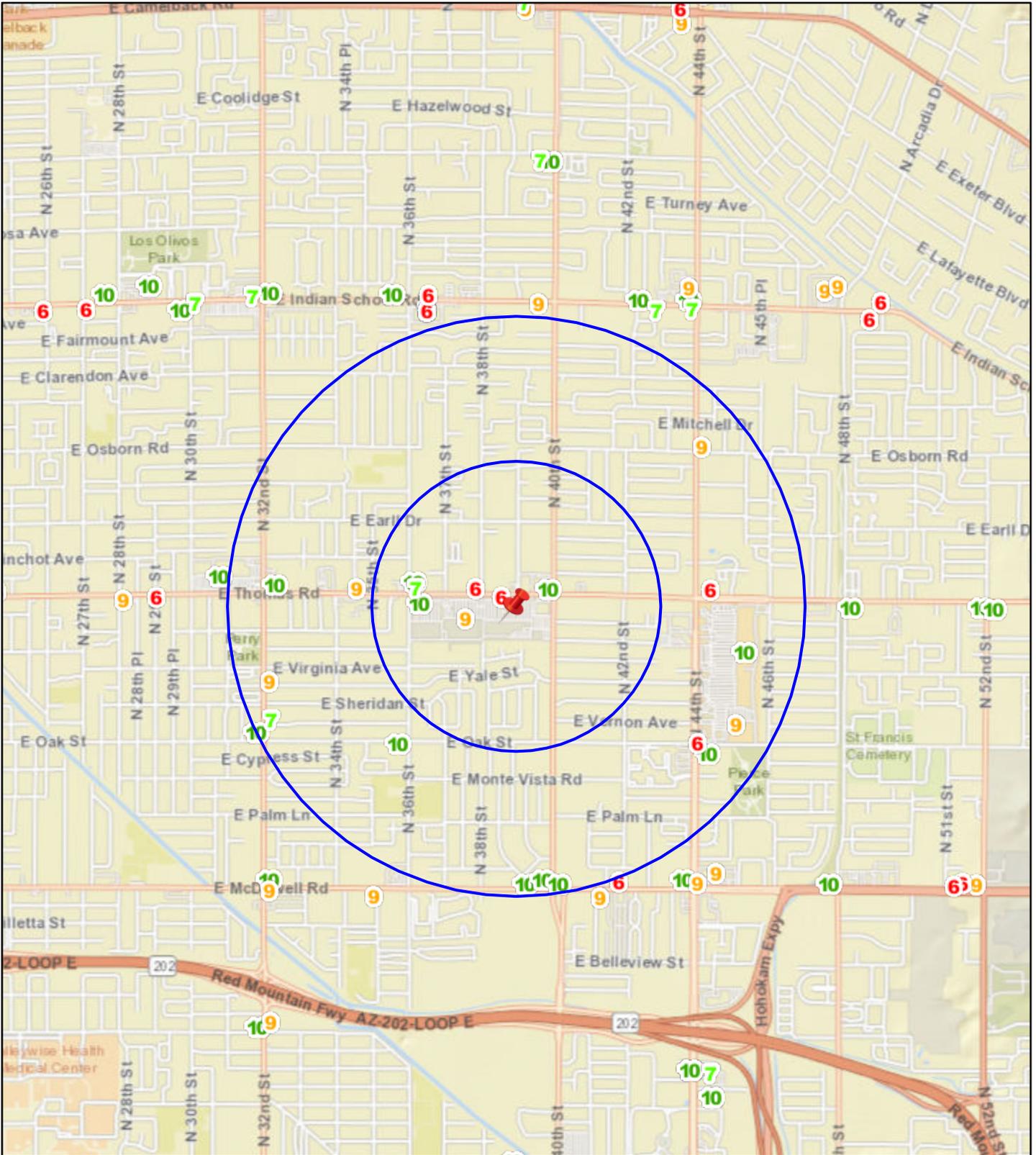
Description	Average	1/2 Mile Average
Parcels w/Violations	42	70
Total Violations	72	109

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1109012	2651	403	151	482
1109021	2051	122	184	126
1109022	2584	472	149	528
1110003	1062	353	53	0
1113002	990	338	35	9
1113005	668	30	40	15
1114011	2097	428	45	356
1114021	2076	212	21	573
1114022	1469	312	56	270
Average	1601	393	60	177

Liquor License Map: ACE OF WINGZ

3923 E THOMAS RD



Date: 1/7/2026





Liquor License - Supply & Sip - District 8

Request for a liquor license. Arizona State License Application 365693.

Summary

Applicant

Jennifer Boustany, Agent

License Type

Series 10 - Beer and Wine Store

Location

330 E. Roosevelt Street, Ste. 146

Zoning Classification: DTC - Evans Churchill East

Council District: 8

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in February 2026.

The 60-day limit for processing this application is January 25, 2026.

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.

Stogies Mart (Series 10)
310 S. 4th Street, Ste. 130, Phoenix
Calls for police service: 19
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "I hold a certificate for 'The Basic Liquor Law Training'. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

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

Staff Recommendation

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

Attachments

Attachment A - Supply & Sip - Data

Attachment B - Supply & Sip - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: SUPPLY & SIP

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	2
Government	5	7	5
Bar	6	39	13
Beer and Wine Bar	7	8	3
Liquor Store	9	5	3
Beer and Wine Store	10	12	5
Hotel	11	6	3
Restaurant	12	63	23

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	263.26	380.78
Violent Crimes	12.31	56.87	71.76

*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

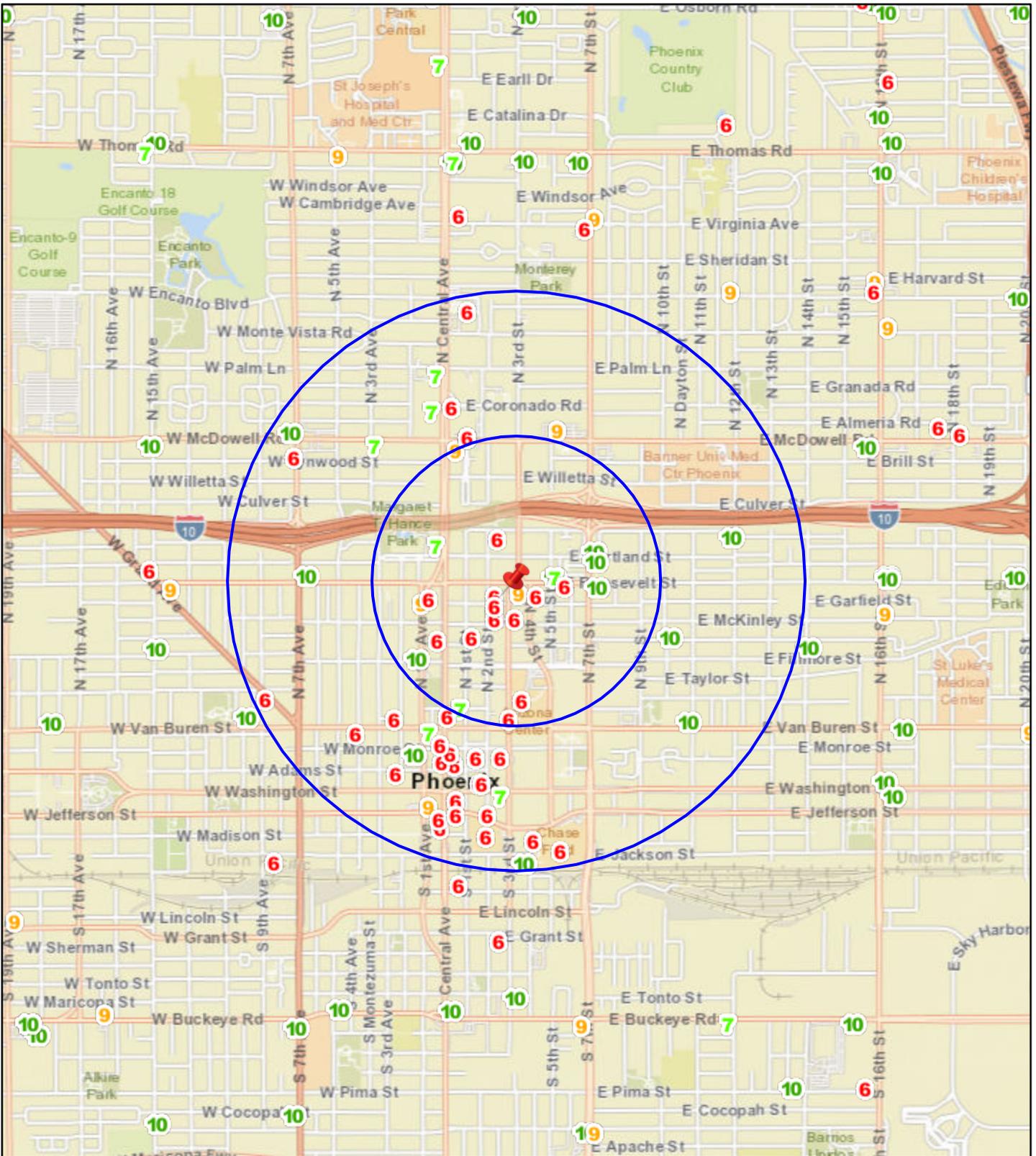
Description	Average	1/2 Mile Average
Parcels w/Violations	42	72
Total Violations	72	126

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: SUPPLY & SIP

330 E ROOSEVELT ST



Date: 1/7/2026





Report

Agenda Date: 1/21/2026, Item No. 20

BVDA America, Inc.

For \$63,385 in payment authority to purchase a GLScan FP Gellifter Imaging System with computer, monitor and vacuum for the Police Department. The imaging system will increase efficiency and improve quality for the collection and preservation of fingerprints in evidence; as well as increase safety by decreasing dependence on use of hazardous substances during fingerprint processing.



Maricopa County Air Quality and Environmental Regulations

For \$222,450 in annual payment authority for various mandated regulatory fees and permits for the Public Works Department. The Public Works Department manages fuel sites, citywide fleet and facilities, open and closed landfills, transfer stations, solid waste collections, and other mandated entities that require various permits and fees to maintain compliance with Maricopa County air quality and environmental health regulations. The permits that Public Works maintain include Refuse Hauler, Authority to Operate, Title V, Non-Title V, Recycle Variance, permitted fuel burning equipment, and permitted fuel dispensing.



Report

Agenda Date: 1/21/2026, Item No. 22

Caliente Construction, Inc.

For \$75,110 in additional payment authority for Contract 158813, Change Order 3 (T007310000-003), Adams Street Garage Elevator Refurbishment for the Public Works Department. The change order is for the installation of new wiring for the elevator air conditioning (AC) units serving the west and east elevator banks. This work was not included as part of the original bid.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 1/21/2026, Item No. 23

Settlement of Claim(s) Jacques v. City of Phoenix

To make payment of up to \$52,540 in settlement of claim(s) in *Jacques v. City of Phoenix*, 24-0952-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on April 26, 2025.



Proposed 9th Avenue and Alameda Road Annexation - Authorization to File - District 1

Request to authorize the City Manager, or the City Manager's designee, to file with the Maricopa County Recorder's Office a blank petition for a proposed annexation. This annexation was requested by Clark Diepholz and Tim Locher with Hawkeye Development, LLC for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexation.

Summary

Signatures on the proposed annexation petition shall not be obtained for a waiting period of 30 days after filing the blank petition with the Maricopa County Recorder. Additionally, a Public Hearing will be scheduled within this 30-day waiting period, permitting the City Council to gather community input regarding the annexation proposal. Formal adoption of this proposed annexation will be considered at a later date.

Location

The proposed annexation area includes Parcels 210-08-025C and 210-08-025D located in the vicinity of 9th Avenue and Alameda Road (**Attachment A**). The annexation area is approximately 2.872 acres (0.00449 square miles) and the population estimate is zero individuals.

Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Attachment A

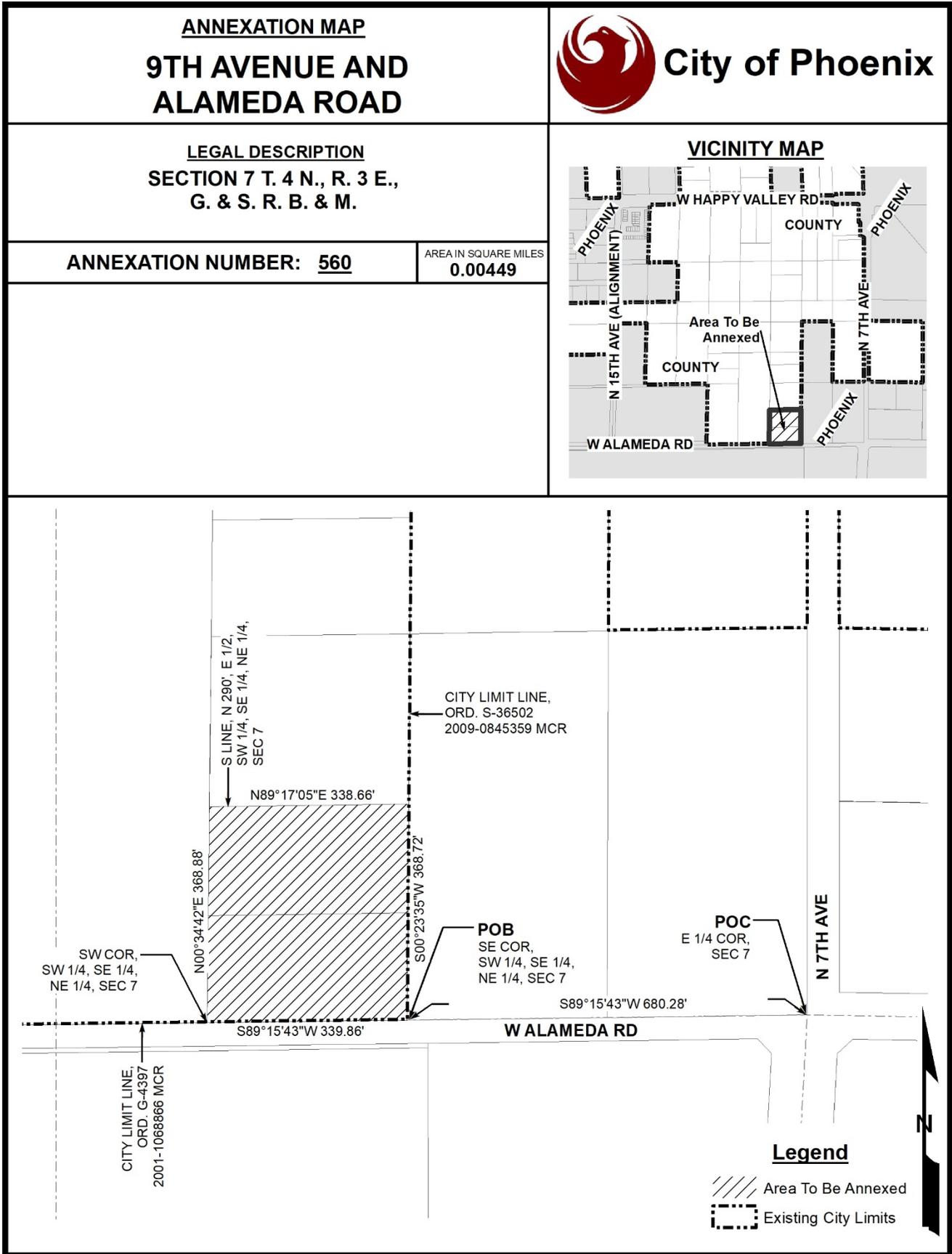


EXHIBIT "A"

DESCRIPTION OF ANNEXATION

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED "33307 2003" MARKING THE EAST QUARTER CORNER OF SECTION 7 FROM WHICH AN IRON ROD WITH NO IDENTIFICATION (1.00' EAST) MARKING THE CENTER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 2722.16 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 680.28 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 339.86 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED "KLEIN 42137" MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 34 MINUTES 42 SECONDS EAST 368.88 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING A POINT ON THE SOUTH LINE OF THE NORTH 290.00 FEET OF SAID EAST HALF;

THENCE NORTH 89 DEGREES 17 MINUTES 05 SECONDS EAST 338.66 FEET ALONG SAID SOUTH LINE TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 368.72 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 125,091 SQUARE FEET MORE OR LESS.



SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 7/21/2025

JOB NO.: 202506083-EX

EXHIBIT "B"

DEPICTION OF
ANNEXATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°34'42" E	368.88'
L2	N 89°17'05" E	338.66'
L3	S 00°23'35" W	368.72'

A.P.N.
210-08-008C

SOUTHWEST CORNER,
E. 1/2, SW. 1/4,
SE. 1/4, NE. 1/4,
SECTION 7

1702.02'

S 89°15'43" W

CENTER OF SECTION 7, T-4N, R-3E
FOUND IRON ROD WITH NO
IDENTIFICATION (1.00' EAST)

19TH AVENUE

A.P.N. 210-08-025B
L2
S. LINE, N. 290.00', E. 1/2,
SW. 1/4, SE. 1/4, N. 1/4,
SECTION 7



NOT TO SCALE

A.P.N.
210-08-022C

A.P.N. 210-08-025D

125090 SQ. FEET
2.872 ACRES

A.P.N. 210-08-025C

SOUTHEAST CORNER,
SW. 1/4, SE. 1/4,
NE. 1/4, SECTION 7

339.86'

ALAMEDA ROAD

(BASIS OF BEARING)

POINT OF
BEGINNING

680.28'

2722.16'

EAST 1/4 CORNER

SECTION 7, T-4N, R-3E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE
STAMPED "33307 2003"
POINT OF COMMENCEMENT

7TH AVENUE



David S. Klein



SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr., Ste. 11
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 7/21/2025

JOB NO.: 202506083-EX



Authorization to Amend License Agreement 145223 for City-Owned Property with Royal Palm Neighborhood to Extend Term (Ordinance S-52551) - District 5

Request to authorize the City Manager, or his designee, to amend License Agreement 145223 with Royal Palm Neighborhood, a nonprofit organization, to extend the term for five years, with two additional two-year options to further extend the term. Further request authorization for the City Treasurer to accept all necessary funds in accordance with the terms of the license.

Summary

Royal Palm Neighborhood currently licenses approximately 19,266 square feet of City-owned property located along the east side of 19th Avenue between Las Palmaritas and El Caminito drives. This is a remnant site with limited development potential that was originally acquired by the Public Transit Department as part of the Northwest Extension of the Light Rail Project. Royal Palm Neighborhood operates a community garden for the benefit of the surrounding area by fostering community collaboration, enhancing green space, and providing residents with agricultural experiences.

Rent during the initial five-year term of the extension will be \$110 per year, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division.

Royal Palm Neighborhood will provide insurance and indemnification acceptable to the City's Risk Management Division and the Law Department. The license agreement is subject to cancellation pursuant to Arizona Revised Statute 38-511 or upon 60-days prior written notice by either party.

All other terms and conditions will remain the same.

Contract Term

This amendment will extend the license agreement's term for a five-year period beginning on June 13, 2026, through June 12, 2031, with two additional two-year options to extend the term further.

Financial Impact

Annual revenue during the initial year of the extended term will be \$110, plus applicable taxes.

Concurrence/Previous Council Action

Agreement 145223-01 and 145223-02, Ordinance S-42885 adopted September 21, 2016.

Agreement 145223-03, 145223-04, 145223-05, 145223-06, 145223-07, and 145223-08, Ordinance S-46827 adopted July 1, 2020.

Location

Along the east side of 19th Avenue between W. Las Palmaritas and W. El Caminito drives

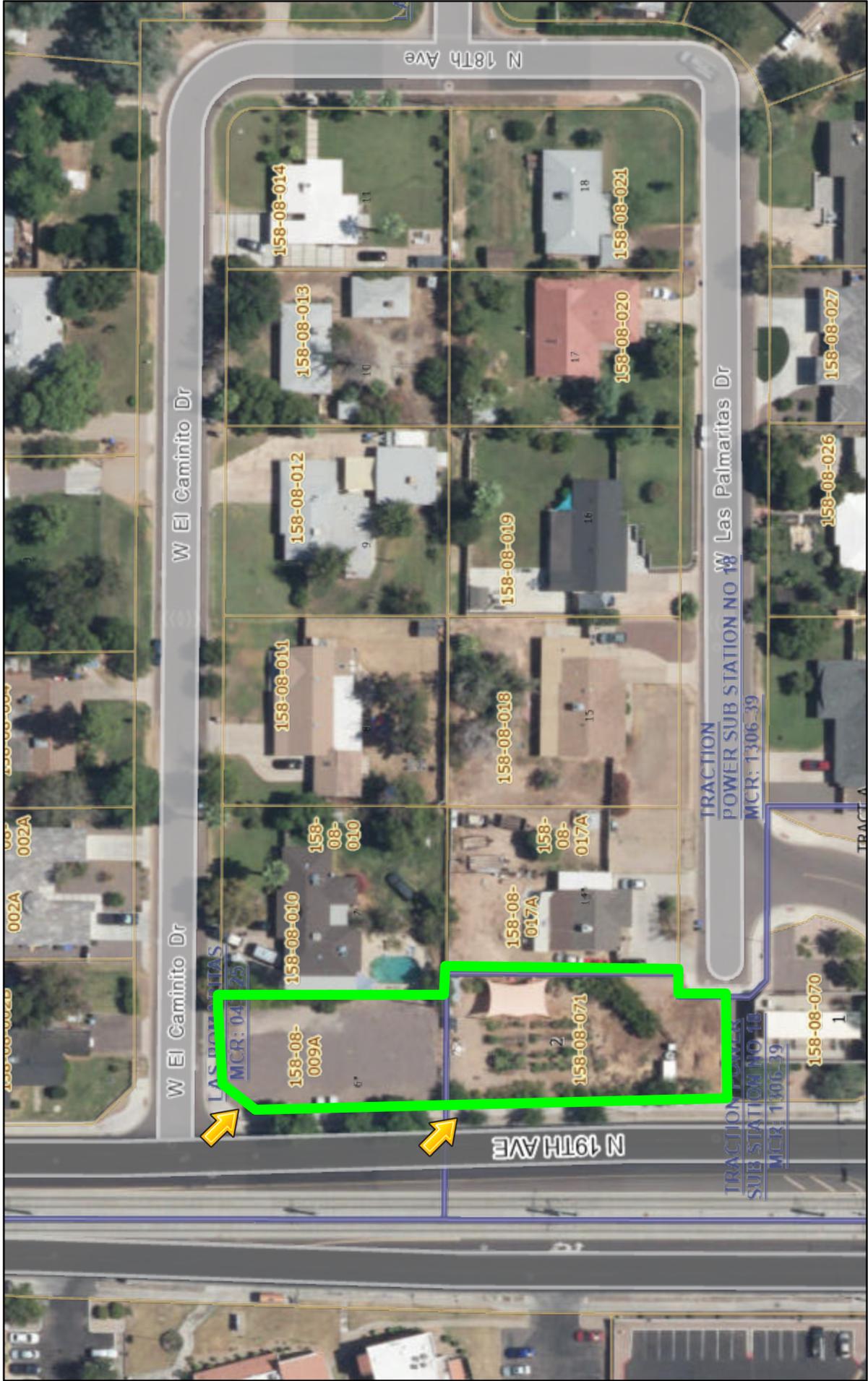
Maricopa County Assessor Parcel Numbers: 158-08-071 and 158-08-009A

Council District: 5

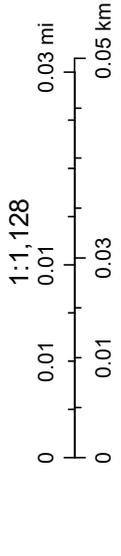
Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Public Transit and Finance departments.

ATTACHMENT A
 Royal Palm Neighborhood Parcels 158-08-009A & 158-08-071



December 10, 2025



Maricopa County GIO, Maricopa County Assessor's Office



*****ITEM REVISED (SEE ATTACHED MEMO)*** Authorization to Disburse Funds Related to House Bill 2704 (Ordinance S-52557) - District 7**

Request to authorize the City Manager, or his designee, to implement the provisions of House Bill 2704 by authorizing the City Controller to disburse all funds related to this item in accordance with the legislative requirements.

Summary

House Bill 2704 establishes a funding mechanism to support long-term capital improvements at Chase Field (home of the Arizona Diamondbacks). The legislation redirects transaction privilege tax (TPT) revenues generated from retail, amusement, restaurant, and prime contracting activities at Chase Field or adjacent buildings owned by the Maricopa County Stadium District (Stadium District) or the Arizona Diamondbacks to the Stadium District Fund. The amount generated by two percent of the City of Phoenix's total TPT rate generated from those same activities and locations must be transmitted to the Stadium District Fund. The maximum amount is \$3,500,000 in year one with a three percent increase each year thereafter for 30 years. Payment for the current, partial, Fiscal Year 2025-26 is estimated at \$1,500,000.

Financial Impact

The annual amount will not exceed \$3,500,000 in year one with a three percent increase each year thereafter expiring on December 31, 2055. The amount for part of Fiscal Year 2025-26 is \$1,500,000. Funding is available in the Sports Facilities and Biosciences Tourism Fund.

Location

Chase Field (home of the Arizona Diamondbacks)
Council District: 7

Responsible Department

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



City of Phoenix

To: Ed Zuercher
City Manager

Date: 1/20/2026

From: Kathleen Gitkin
Chief Financial Officer 
Kathleen Gitkin

Subject: CORRECTION MEMO, ITEM 26, AUTHORIZATION TO DISBURSE FUNDS RELATED TO HOUSE BILL 2704 (ORDINANCE S-52557), FOR THE JANUARY 21, 2026 FORMAL AGENDA

FOR REVISION: The Finance Department requests approval to revise Item 26, Ordinance S-52557, Authorization to Disburse Funds Related to House Bill 2704 for the January 21, 2026 formal agenda. The file currently lists the Chase Field Ballpark as being in District 7, which is incorrect. This memo requests that the location listed in the file be updated to reflect the correct district, District 8.

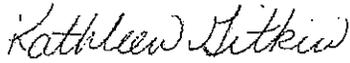
Approved by:



Ed Zuercher
City Manager

1/20/26

Date

Signature: 
Email: kathleen.gitkin@phoenix.gov



Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committees (HRCs) 2026-001 and 2026-002 Recommendations (Ordinance S-52563) - Citywide

HRC 2026-001 recommends regrading the classification of Aviation Director (NC), Job Code: 25190, Salary Plan: 018, Grade/Range: 932 (\$239,782 - \$335,004/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: AVD (\$285,340 - \$398,832).

HRC 2026-002 recommends updating the salary range for the classification of Fire Battalion Chief 56-Hr, Job Code: 61370, Salary Plan: 014, Grade/Range: 851 (\$115,917 - \$150,696/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 851 (\$133,311 - \$173,293).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Division, Job Code: 61371, Salary Plan: 024, Grade/Range: 852 (\$127,504 - \$165,776/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 852 (\$137,322 - \$178,485).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Deputy, Job Code: 61373, Salary Plan: 024, Grade/Range: 854 (\$146,639 - \$190,631/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 854 (\$153,982 - \$200,158).

HRC 2026-002 recommends updating the salary range for the assignment to the classification of Fire Battalion Chief*Deputy Chief Shift Commander, Job Code: 61376, Salary Plan: 014, Grade/Range: 854 (\$146,639 - \$190,631/annual), Labor Unit Code: 008, Benefit Category: 017, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 854 (\$153,957 - \$200,171).

Summary

Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff requests approval of the adjustments listed above.

Financial Impact

There is no estimated initial cost for these actions.

Concurrence/Previous Council Action

On December 30, 2025, Human Resources Committee 2026-001 reviewed and recommended modifications to Job Code 25190 for approval effective February 2, 2026. On December 31, 2025, Human Resources Committee 2026-002 reviewed and recommended the remaining modifications for approval effective February 2, 2026.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Request for City Council to Call to Meet in Executive Session on Tuesday, February 3, 2026 at 12:30 p.m. - Citywide

Request for the City Council to call a meeting for the purpose of holding an Executive Session pursuant to Arizona Revised Statutes, Sections 38-431.03.A(1) and (3), on Tuesday, February 3, 2026, at 12:30 p.m. in the Central Conference Room, on the 12th Floor of Phoenix City Hall, located at 200 W. Washington Street.

Public Outreach

The Notice and Agenda for this Executive Session will be posted no later than 24 hours before the scheduled meeting.

Responsible Department

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



Apply For, Accept, Disburse Funds and Enter into Agreements for U.S. Environmental Protection Agency Brownfields Multipurpose Grant (Ordinance S-52560) - Districts 1, 3, 4, 6, 7 & 8

Request approval for the City Manager, or his designee, for the City of Phoenix Office of Environmental Programs (OEP) to submit a grant application to the U.S. Environmental Protection Agency (EPA) for a \$1,000,000 Brownfields Multipurpose grant and, if awarded, to execute all contracts and Memorandums of Agreement (MOA) necessary to accept and disburse the grant funds. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, grant funds in accordance with the terms of the aforementioned grant and agreement.

Summary

The EPA Brownfields program provides grants to assess, safely clean up and sustainably reuse contaminated properties. The goal of the program is to put underused and abandoned properties with contamination, or the perception of contamination, back into productive use. This multipurpose grant would provide \$1,000,000 in funding for environmental assessments for the private sector and City-owned properties and remediation for City-owned properties within one-mile of the Transit-Oriented Communities (TOC) corridor, with priority given to the Metro District, South Central and Capitol Extension corridors and sites located in the remaining corridor as the fourth priority. This corridor, spanning the current and projected light-rail expansion, serves as a gateway for redevelopment opportunities. For years, the City of Phoenix has worked to expand the light rail, bringing public transit options to many areas of the City, reducing the number of single occupancy vehicle trips and, subsequently, air pollution, while providing transit options to those who lack reliable transportation, and furthering the goals of walkable, sustainable neighborhoods.

Within the City of Phoenix TOC project boundaries, there are properties that are challenged with environmental conditions that prohibit redevelopment. These grant funds will assist in determining both the extent of environmental challenges and remediating City-owned properties with known environmental contamination. Funds may be used for Phase I Environmental Site Assessments (ESA), which are site investigations and searches of historical records and current databases for indicators of potential environmental contamination, and Phase II ESAs, which usually involve

conducting soil, soil vapor, or groundwater testing to investigate any environmental concerns identified during the Phase I ESA. Funds can also be used for soil and groundwater remediation, reuse strategy and revitalization planning of City-owned brownfield sites.

These funds will allow the City of Phoenix to continue to work towards redevelopment of sites within the TOC corridors. Thus, empowering the City of Phoenix to make informed decisions on future end uses in line with TOC priorities including affordable housing options, while leveraging private partnerships. According to Valley Metro, since the inception of the first light rail line which opened in 2008, more than \$20 billion in capital investments in real estate and various development projects have been spent along the light rail line; this includes 583 separate developments within a half mile of the light rail lines.

Currently, OEP's Brownfields Land Recycling Program manages the General Obligation (GO) Brownfields Bond funds and the EPA grant funded Brownfields Revolving Loan Fund Program. This Brownfields Multipurpose Grant will provide additional funding to support cleanup and redevelopment efforts from 2026 through 2031.

The grant application deadline is January 28, 2026. Award of funds is anticipated in Spring 2026, with funding available in October 2026.

Contract Term

The grant and any resulting contracts or MOAs are for five years.

Financial Impact

No match or General Fund monies are required for this grant.

Location

Council Districts: 1, 3, 4, 6, 7 and 8

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Office of Environmental Programs.



Fabrication and Installation of Park Signs - COOP 22-011 - Amendment (Ordinance S-52568) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to allow for additional expenditures and execute an amendment to Contract 155258 with Sierra Signs & Service, Inc. to add the Planning and Development Department in addition to the Parks and Recreation Department on the existing agreement. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$200,000.

Summary

This agreement enables the Parks and Recreation Department to provide signage throughout numerous City parks. The signage may include maps, educational signs, and/or directional signs, which are essential to provide effective information to guests visiting City parks and facilities. Signage is essential to maintain the safe, informative, and welcoming operation of City parks and facilities.

The Historic Preservation Section of the Planning and Development Department is requesting to utilize this existing cooperative agreement with Sierra Signs to develop historic interpretive signage on City-owned property. Such signage would assist with educating the public on significant properties and themes/events from Phoenix's history. Utilization of this agreement would leverage government pricing versus having existing consultants hire fabrication/installation vendors as subcontractors at higher rates.

Contract Term

The contract term remains unchanged, ending on September 30, 2026.

Financial Impact

Upon approval of \$200,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,050,000. Funds are available in the Parks and Recreation and Planning and Development departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Fabrication and Installation of Park Signs Contract 155258 (Ordinance S-47951) on September 15, 2021; and
- Fabrication and Installation of Park Signs Contract 155258 (Ordinance S-51466) on December 4, 2024.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Cynthia Aguilar and the Planning and Development and Parks and Recreation departments.



Forensic DNA Analysis Software, Maintenance, and Technical Support - EXC 21-032 - Amendment (Ordinance S-52549) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154709 with NicheVision Forensics, LLC for the purchase of additional license, upgrades, maintenance and technical support to the DNA Analysis software for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$122,600.

Summary

This contract amendment will provide the Police Department Laboratory Services Bureau with uninterrupted services to the Forensics DNA Analysis Software. This specialized software is required to remain operational, allowing the Forensics DNA section to operate efficiently and adhere to federal standards in the analysis of DNA profiles. The additional licenses are required for upgrades to be covered in order to have access to the latest version of the software programs and continued support from the vendor. The analysis information generated from the use of this software is used by both law enforcement and courts of law for criminal investigations.

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

Contract Term

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

Financial Impact

Upon approval of \$122,600 in additional funds, the revised aggregate value of the contract will not exceed \$740,575. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Forensic DNA Analysis Software, Maintenance, and Technical Support - Contract 154709 (Ordinance S-47623) on June 2, 2021.
- Forensic DNA Analysis Software, Maintenance, and Technical Support - Contract

154709 - Amendment (Ordinance S-50765) on April 17, 2024.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Authorization to Waive Indemnification and Liability Requirements of Phoenix City Code 42-18 Through 42-20 for a One-Year Agreement with InTime Services Inc. (Ordinance S-52564) - Citywide

Request the City Council waive indemnification and liability provisions of Phoenix City Code 42-18 through 42-20 to execute a one-year agreement with InTime Services Inc. The cost of the agreement will not exceed \$12,800.

Summary

The Police Department seeks to extend the use of InTime, a scheduling software currently used in the Communications Bureau, to patrol and other select bureaus. The use of the platform will enable the Department to effectively manage staffing, improve operational oversight and reduce administrative burden.

Contract Term

The one-year agreement is estimated to begin in February 2026 through February 2027.

Financial Impact

The cost of the agreement will not exceed \$12,800. There is available budget in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Request to Waive Indemnity and Liability Provisions of Phoenix City Code 42-18 to Enter into an Agreement With HonorHealth (Ordinance S-52562) - Citywide

Request the City Council waive indemnity and liability provisions of Phoenix City Code 42-18 to execute an agreement with HonorHealth for Advanced Life Support Base Hospital medical direction. There is no financial impact associated with this agreement.

Summary

The Police Department has trained Emergency Medical Care Technicians (EMCTs) that render emergency care to persons. Coordination with a Base Hospital is required to receive Administrative Direction from a Medical Director(s) that fulfills all obligations under Arizona Administrative Code, Title 9, Chapter 25, Article 5, Section R9-25-201 (F). The request to waive provisions of Phoenix City Code 42-18 ensures a fair and impartial agreement can be entered.

Contract Term

The contract will begin upon final execution and remain in effect for five years, automatically renewing for successive one-year terms.

Financial Impact

There is no financial impact associated with this agreement.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Authorization to Amend Current Agreement and Ordinance for the Arizona Department of Emergency and Military Affairs Anti-Human Trafficking Grant (Ordinance S-52565) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-49484, and the current agreement with the Arizona Department of Emergency and Military Affairs. Authorization of this amendment will extend the agreement to June 30, 2027. No additional funds are being requested. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary

In March 2023, the Police Department was awarded a grant from the Arizona Department of Emergency and Military Affairs to combat all forms of human trafficking and will allow the unit to continue their victim-centric work with community partners, as well as provide formal training to other departments in Arizona. The focus of this funding is to provide support to law enforcement entities to continue building capacity and operational effectiveness as a core member of a collaborative, multidisciplinary human trafficking task force. Funding will be utilized for overtime, travel expenses, equipment, supplies and to fund partners Arizona Anti-Trafficking Network and Arizona State University. The Police Department recently requested an extension on the grant award to expend the remaining funds. Authorization of this amendment will extend the agreement period end date to June 30, 2027. No additional funds are being requested.

Contract Term

This amendment will extend the contract period end date to June 30, 2027.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Approval to Enter Into Agreements with Various Local Law Enforcement Agencies for the Use of the Phoenix Police Department's Records Management System (Ordinance S-52547) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to enter into Intergovernmental Agreements (IGA) with specific law enforcement agencies for the use of the Phoenix Police Department's Record Management System (RMS), Motorola's Premiere One, for criminal investigative purposes. There is no financial impact associated with this IGA.

Summary

The IGA is created to enhance and foster the exchange of criminal justice information, to assist in criminal investigations, and improve officer/public safety. When conducting criminal investigations, law enforcement agencies work together to determine if information exists in other jurisdictions related to their criminal investigation. The agencies utilize the data to assist with prosecuting cases, furthering investigations, and determining sentencing.

In order to reduce the amount of time it may take to receive critical information from a Phoenix Police Department employee conducting research and gathering all significant information, specified personnel from identified agencies are able to access the Police Department's RMS and perform their own research which supports obtaining all applicable and essential information by the established court deadlines.

The Department anticipates entering into agreements with the following law enforcement agencies:

- Glendale Police Department
- Surprise Police Department
- Arizona Department of Public Safety
- Maricopa County Attorney's Office

Contract Term

The terms of the agreement will be for 10 years from the date of execution, with varying execution dates.

Financial Impact

There is no financial impact associated with this IGA.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



City of Phoenix

To: Lori Bays
Assistant City Manager

Date: January 20, 2026

From: Matthew C. Giordano ^{mb}
Police Chief

Subject: REQUEST TO WITHDRAW ITEM 35, APPROVAL TO ENTER INTO AGREEMENTS WITH VARIOUS LOCAL LAW ENFORCEMENT AGENCIES FOR THE USE OF THE PHOENIX POLICE DEPARTMENT'S RECORDS MANAGEMENT SYSTEM (ORDINANCE S-52547), FROM THE JANUARY 21, 2026, FORMAL AGENDA

This memo requests to withdraw Item 35 - Approval to Enter Into Agreements with Various Local Law Enforcement Agencies for the Use of the Phoenix Police Department's Records Management System (Ordinance S-52547) from the January 21, 2026 Formal Agenda.

Staff is requesting to withdraw this item in order to allow additional time for research.

Approved by:

A handwritten signature in black ink, appearing to be 'Lori Bays', written over a horizontal line.

Lori Bays
Assistant City Manager

A handwritten date '1/20/26' written over a horizontal line.

Date



Amended and Restated Airport Lease 94042 with Jackson Jet Center Phoenix, LLC at Phoenix Sky Harbor International Airport (Ordinance S-52561) - District 8

Request to authorize the City Manager, or his designee, to amend and restate Airport Lease 94042 (Lease) with Jackson Jet Center Phoenix, LLC (Jackson Jet) for the operation of a full-service fixed base operator (FBO) facility at Phoenix Sky Harbor International Airport (PHX) to extend the term of the Lease for up to 25 years, document minimum capital investment commitments, update the rent structure model, and modernize certain provisions of the Lease.

Summary

Jackson Jet leases approximately 20.5 acres of land under the Lease for the operation of an FBO facility at PHX. The term of the Lease will expire on October 31, 2028.

Jackson Jet intends to invest a minimum \$12 million in FBO facility enhancements. In order for Jackson Jet to amortize its investment, the Aviation Department recommends amending and restating the Lease to include an extension of the term of the Lease for up to 25 years and updating other Lease provisions to modernize the Lease to align with current leasing standards. The full 25-year extension of the term is contingent upon Jackson Jet's construction of two proposed hangars. The amended Lease will require both new hangars to be completed within the first 36 months of the extended term. Jackson Jet will provide a \$600,000 cash deposit as a capital investment milestone guarantee. Failure to substantially complete construction of both new hangars within the 36-month period will result in the reduction of the term extension to 15 years and forfeiture of the cash deposit guarantee.

Contract Term

The term of the Lease will expire on October 31, 2028. The amended and restated Lease will extend the term up to 25 years from November 1, 2028, to October 31, 2053. If the leased premises are required for PHX operational purposes, the City may terminate the amended and restated Lease by giving Jackson Jet at least months' prior written notice.

Financial Impact

Jackson Jet currently pays approximately \$312,533 in rent under a minimum annual guarantee (MAG) for its FBO premises and also pays additional fees to provide other aeronautical services in compliance with Federal Aviation Administration (FAA)-approved Minimum Standards. Total combined revenue from Jackson Jet is approximately \$1.01 million per year.

Under the amended and restated Lease, rent for the FBO premises will convert from MAG to a ground rental rate of approximately \$0.35 per square foot and will remain at that rate for years one through five of the extended term. In years six through ten of the extended term, the ground rental rate will increase by \$0.10 per square foot per year.

An appraisal will be completed to determine the market rental rate for year 11 of the extended term. If the appraisal increases rent by 10 percent or less, then ground rent will be adjusted to the appraised market rate for year 11. If the appraised market rate increase exceeds 10 percent, then the rental rate increase for year 11 will be capped at 10 percent, with subsequent 10 percent annual rent increases in years 12 through 20 until the rental rate reaches the appraised market rate. After the appraised market rate is reached, all subsequent annual rental adjustments through year 20 will be based on the Phoenix-Mesa-Scottsdale Consumer Price Index (CPI) or three percent, whichever is greater. The rental rate for year 21 will be determined by a second appraisal and the rental rate for years 22 through 25 will be determined by following the same rental rate methodology as the years following the appraisal process conducted in year 11.

In addition to annual ground rent, Jackson Jet will continue to pay all applicable fees and services associated with the current FAA-approved Minimum Standards, including fuel flowage fees, remain-over-night aircraft parking fees, and landing fees. The total anticipated revenue over the 25-year extended term is expected to exceed \$33 million.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board Business and Development Subcommittee recommended approval of this item on December 4, 2025, by a vote of 3-0. The Phoenix Aviation Advisory Board recommended approval of this item on December 18, 2025, by a vote of 9-0.

Location

Phoenix Sky Harbor International Airport, 2802 E. Old Tower Road.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.



**Aviation Department Facility Condition Assessment On-Call Services
Amendment (Ordinance S-52570) - Districts 1, 8 & Out of City**

Request to authorize the City Manager, or his designee, to execute amendments to Agreement 158109 with AtkinsRealis USA Inc., Agreement 158110 with Bureau Veritas Technical Assessments LLC, Agreement 158111 with Kimley-Horn and Associates, Inc., Agreement 158112 with Kitchell/CEM, Inc. dba Kitchell, and Agreement 158113 with Mead & Hunt, Inc. to provide additional Facility Condition Assessment On-Call Services for the Aviation Department. Further request to authorize execution of amendments to the Agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional total fee for all services included in the amendments will not exceed \$2,410,704.

Summary

The purpose of the project is to conduct assessments on City-owned and maintained facilities as required by the City's Administrative Regulation 5.43. The assessments ensure facility management needs are identified, planned, and budgeted in a timely fashion, which is necessary for the safety of employees, businesses, and customers.

The amendments are necessary to support completion of facility condition assessments and related asset management activities for the Aviation Department.

Contract Term

The terms of the Agreements remain unchanged from the original issuance of the Notices to Proceed. Work scope identified and incorporated into an Agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the Agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Facility Condition Assessment Services was approved for an amount not to exceed \$1,750,000, including all subconsultant and reimbursable costs. The amendments will increase the Agreements by an additional aggregate amount of \$2,410,704, for a new total amount not to exceed the aggregate amount of

\$4,160,704, including all subconsultant and reimbursable costs.

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

Concurrence/Previous Council Action

The City Council approved Facility Condition Assessment On-Call Services Agreements 158109 through 158113 (Ordinance S-49592) on April 19, 2023.

Location

Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Phoenix Deer Valley Airport - 702 W. Deer Valley Road
Phoenix Goodyear Airport - 1658 S. Litchfield Road, Goodyear, AZ
Council Districts: 1, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.



Contract Award for Transit-Oriented Development Services for Phoenix Main Line (Ordinance S-52559) - Districts 3, 4, 5, 6 & 8

Request to authorize the City Manager, or the City Manager's designee, to execute a contract with Clarion Associates, LLC, to provide consultant services to assist with the implementation of the Phoenix Main Line Light Rail Transit-Oriented Development (TOD) Planning Grant. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contract will not exceed \$1,050,000.

Summary

The Public Transit Department received a \$1.2 million grant from the Federal Transit Administration (FTA) for TOD planning. Because the project included a significant housing component, the FTA awarded the project at 100 percent, requiring no local match. The funding will be used to conduct a TOD study for implementation efforts concerning land use, transportation, and infrastructure investments along the Main Line light rail corridor, which includes the ReinventPHX and 19 North communities. The Grant supports the FTA’s mission of improving America’s communities through public transportation by providing funding to integrate land use and transportation planning. The project will evaluate opportunities to develop mixed-use and affordable housing for enhanced economic development and increased ridership opportunities.

Procurement Information

A Request for Proposals was processed in accordance with Administrative Regulation 3.10 and the FTA. Seven vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff and an external partner evaluated the offers based on the following criteria with a maximum possible point total of 1,000:

- Method of Approach - A Seamless Process (0 - 300 points)
- A Thorough Understanding with Intentional Staffing (0 - 300 points)
- An Innovative, Integrated, and Attainable Process (0 - 300 points)
- Pricing (0 - 100 points)

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

Clarion Associates, LLC: (865/1,000)

Contract Term

The term of the contract will begin on or about January 26, 2026, and will continue for a period of two years.

Financial Impact

The aggregate contract value will not exceed \$1,050,000. All funding is available from the Public Transit Department's Capital Improvement Program budget and the FTA competitive Pilot Program for TOD Planning Grant Program Award.

Concurrence/Previous Council Action

The Citizens Transportation Commission approved this item on December 4, 2025, by a vote of 9-0.

The Transportation, Infrastructure, and Planning Subcommittee approved this item on December 17, 2025, by a vote of 4-0.

Location

Main Line light rail corridor

Council Districts: 3, 4, 5, 6 and 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Public Transit Department.



Purchase of a Stump Grinder (Ordinance S-52548) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Vermeer Mountain West, Inc. to purchase a stump grinder. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$110,944.

Summary

The Public Works Department seeks authorization to purchase a stump grinder for the Parks and Recreation Department. This specialized equipment will be utilized to maintain and repair the City's infrastructure and provide continuous operations of clearing trees throughout the City.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition due to the unique specifications reviewed and deemed necessary and acceptable by the Parks and Recreation and Public Works departments.

Contract Term

The item will be for a one-time purchase of a stump grinder, starting on or about January 21, 2026.

Financial Impact

The contract value will not exceed \$110,944. Funding is available in the Parks and Recreation Department's budget.

Responsible Department

This item is submitted by Deputy City Managers Cynthia Aguilar and Alan Stephenson and the Parks and Recreation and Public Works departments.



Purchase of a CrafcO Supershot Melter with Compressor (Ordinance S-52555) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with CrafcO, Inc. for the purchase a Supershot Melter with Compressor. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$118,440.

Summary

The Public Works Department requests approval for a one-time purchase agreement with CrafcO, Inc. to provide one CrafcO Supershot 250D with a 100 CFM Compressor. This unit will include all required equipment and operational training and will support pavement maintenance activities for the Aviation Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived pursuant to an approved Determination Memo based on special circumstances without competition. The waiver was approved due to unique specifications that were reviewed and determined to be necessary and acceptable by the Aviation and Public Works departments.

Contract Term

This item is a one-time purchase of an asphalt melter with compressor, beginning on or about January 21, 2026.

Financial Impact

The contract value will not exceed \$118,440. Funding is available in the Aviation Department's budget.

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Alan Stephenson and the Aviation and Public Works departments.



Automotive Upholstery Services - IFB-26-FSD-011 - Contract Recommendation (Ordinance S-52556) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Santa Cruz Auto Upholstery, LLC to provide automotive upholstery services. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$354,455.

Summary

An automotive upholstery contract is necessary to ensure City vehicles remain safe, functional, and serviceable. Over time, seat materials and interior components experience wear or damage, which can create safety concerns and reduce driver comfort. Establishing a dedicated contract allows for timely repair and replacements, minimizes vehicle downtime, and helps maintain a professional appearance across the City's fleet. These services are especially important for high-use vehicles including refuse trucks, motor pool vehicles, and others.

Procurement Information

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

Selected Bidder:

Santa Cruz Auto Upholstery, LLC - \$75 per hour

Contract Term

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

Financial Impact

The aggregate value of the contract will not exceed \$354,455. Funding is available in the Public Works Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Public Works Department.



Traffic Signal Controller Cabinets Contract - IFB-26-0038 - Request for Award (Ordinance S-52558) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Clark Electric Sales, Inc. dba Clark Transportation Solutions and Paradigm Traffic Systems, Inc. to provide traffic signal controller cabinets for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$5,600,000.

Summary

The contracts will provide traffic signal controller cabinets to the Street Transportation Department, which are essential to maintain safe and reliable operations of the City's traffic signal infrastructure. These cabinets house critical components including controllers, malfunction management units, and communication equipment that regulate intersection signal timing and coordination.

Procurement Information

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

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

Selected Bidders

- Clark Electric Sales, Inc. dba Clark Transportation Solutions
- Paradigm Traffic Systems, Inc.

Contract Term

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

Financial Impact

The aggregate value of the contracts will not exceed \$5,600,000.

Funding is available in the Street Transportation Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



Traffic Signal and Street Lighting Foundation and Conduit Installation - Two-Step Job Order Contracting Services - JOC249 (Ordinance S-52567) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with three contractors, listed below, to provide Traffic Signal and Street Lighting Foundation and Conduit Installation Job Order Contracting Services citywide for the Street Transportation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$45 million.

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

Summary

The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Traffic Signal and Street Lighting Foundation and Conduit Installation services for the installation of the foundations for traffic signals and streetlight poles, traffic signal cabinets, electric power pedestal foundations, installation of direct buried streetlight poles, conduit junction boxes, and conduit of various sizes and directional boring across streets. All work will be performed as required in accordance with City of Phoenix Standard Details, utility company specifications, Maricopa Association of Governments specifications, plans provided by the City of Phoenix, and/or as by qualified City representatives. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

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

Selected Firms

Rank 1: Kimbrell Electric, Inc.

Rank 2: TALIS Construction Corporation

Rank 3: B & F Contracting, Inc.

Additional Proposers

Rank 4: Contractors West, Inc.

Rank 5: OMNI Electric, LLC

Contract Term

The term of each master agreement is for up to five years, or up to \$15 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact

The master agreement value for each of the JOC contractors will not exceed \$15 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$45 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to \$2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

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

Public Outreach

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

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.



14 Locations in Phoenix (T2050 Highway Safety Improvement Program Streetlights Citywide) - Design-Bid-Build Services - ST85160015 (Ordinance S-52566) - Districts 1, 4 & 5

Request to authorize the City Manager, or his designee, to accept Thomas Electrical, Inc., as the lowest-priced, responsive, and responsible bidder and to enter into an agreement with Thomas Electrical, Inc. for Design-Bid-Build Services for the 14 Locations in Phoenix (T2050 Highway Safety Improvement Program Streetlights Citywide) project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services is \$4,700,910, but will not exceed \$5,171,000, including a 10 percent contingency.

Summary

The purpose of this project is to install new streetlights along 14 existing roadway segments.

The 14 locations are listed below:

- 27th Avenue (between Missouri Avenue and Bethany Home Road) East Side
- 27th Avenue (between Maryland Avenue and Glendale Avenue) East Side
- 27th Avenue (between Campbell Avenue and Camelback Road) East Side
- 27th Avenue (between Indian School Road and Campbell Avenue) East Side
- 27th Avenue (between Osborn Road and Indian School Road) West Side
- 43rd Avenue (between Maryland Avenue and Bethany Home Road) West and East Side
- 43rd Avenue (between Maryland Avenue and Glendale Road) West Side
- Bethany Home Road (between 35th Avenue and 39th Avenue) South Side
- Peoria Avenue (between 39th Avenue and 43rd Avenue) North Side
- Peoria Avenue (between 35th Avenue and 39th Avenue) North Side
- Thomas Road (between 27th Avenue and 31st Avenue) South Side
- Thomas Road (between 31st Avenue and 35th Avenue) South Side
- Thomas Road (between 43rd Avenue and 47th Avenue) North Side
- Thomas Road (between 47th Avenue and 51st Avenue) North Side

Thomas Electrical, Inc.'s services include, but are not limited to, installing new

streetlights to meet City of Phoenix standards and improve nighttime visibility and safety.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. One bid was received on October 15, 2025, and was sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

The Opinion of Probable Cost and the one lowest responsive, responsible bidder is listed below:

Opinion of Probable Cost: \$4,314,014.25
Thomas Electrical, Inc.: \$4,700,910

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

Due to volatile material costs and increased labor prices in the construction industry, a 10 percent contingency is being requested to allow for project uncertainties. The initial contract will be executed at the bid amount of \$4,700,910. Use of the 10 percent contingency above the bid amount will not be allowed without the prior written approval of the Street Transportation Department and the City Engineer.

Contract Term

The term of the agreement is 540 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 Thomas Electrical, Inc., will not exceed \$4,700,910 including all subcontractor and reimbursable costs.

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

Location

Areas bounded by 51st Avenue to 27th Avenue, south of Thomas Road to north of Peoria Avenue.

Council Districts: 1, 4 and 5

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.



Intergovernmental Agreement with the City of Peoria for Roadway Improvements on 67th Avenue from Pinnacle Peak Road to Happy Valley Road (Ordinance S-52569) - District 1

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement with the City of Peoria for roadway improvements on 67th Avenue from Pinnacle Peak to Happy Valley roads. Further request the City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code Section 42-18. This authorization excludes any transaction involving an interest in real property. There is no financial impact to the City with this agreement.

Summary

The City of Peoria currently owns, maintains and operates 67th Avenue between Pinnacle Peak and Happy Valley roads. Phoenix owns, maintains and operates the existing traffic signal, pavement, sidewalk, ramps, signage and striping at the intersection of 67th Avenue and Happy Valley Road. The City of Peoria is improving 67th Avenue between Pinnacle Peak and Happy Valley roads to include widening the roadway to six through traffic lanes, adding raised medians in the vicinity of the retail and commercial area near Happy Valley Road, and installation of transitions at the south end of the project into the existing four lane facility in Glendale. The project also includes asphalt concrete paving, storm drain improvements, bike lanes, curb and gutter, sidewalks, landscaping and street lighting.

Per the agreement, the City of Phoenix will issue to the City of Peoria no-cost permits for project-related work performed within the jurisdiction of Phoenix. The agreement will also obligate both the City of Phoenix and the City of Peoria to mutually use their best efforts to initiate the de-annexation and annexation process with respect to two relatively small strips of land within and adjacent to the intersection of 67th Avenue and Happy Valley Road, for the purpose of aligning jurisdiction with the ownership and maintenance of improvements as assigned under the agreement. In addition, the City of Phoenix will be responsible to maintain the improvements behind the curb such as sidewalks, landscaping and streetlights on the east side of 67th Avenue from Pinnacle Peak to Happy Valley roads.

Contract Term

The agreement will be effective on the date it is executed by all the governing organizations and shall remain in effect until all stipulations previously indicated have been satisfied.

Financial Impact

There is no financial impact with this agreement.

Location

67th Avenue and Happy Valley Road
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.



Acquisition of Real Property for Pedestrian Improvements at the Southwest Corner of E. Roosevelt and N. 28th Streets (Ordinance S-52552) - District 8

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for pedestrian improvements at the southwest corner of E. Roosevelt and N. 28th streets. Further request to authorize dedication of land with roadway and/or public improvements for public use for right-of-way purposes via separate recording instrument. Additionally, request to authorize the City Controller to disburse all funds related to this item.

Summary

Acquisition of real property is required for the construction of a crosswalk across E. Roosevelt Street, west of N. 28th Street. The crosswalk will serve to enhance safety for pedestrians and bicyclists. Improvements will include the installation of curbs, gutters, and Americans with Disabilities Act compliant sidewalks and ramps. The parcel affected by this project, and included in this request, is identified by Maricopa County Assessor's parcel number 121-69-002B and located at the southwest corner of E. Roosevelt and N. 28th streets.

Financial Impact

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

Location

Southwest corner of E. Roosevelt and N. 28th streets.
Council District: 8

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Frank McCune and the Street Transportation and Finance departments.



Water Remote Facilities General Construction - Job Order Contracting Services - JOC239 (Ordinance S-52553) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with the three contractors listed below to provide Water Remote Facilities General Construction Job Order Contracting services for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$180 million.

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

Summary

The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Water Remote Facilities General Construction services to maintain the reliability and integrity of the water distribution system by rehabilitating existing infrastructure. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

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

and are listed below.

Selected Firms

- Rank 1: Garney Companies, Inc.
- Rank 2: MGC Contractors, Inc.
- Rank 3: Felix Construction Company

Additional Proposers

- Rank 4: Hunter Contracting Co.
- Rank 5: Filanc
- Rank 6: Kear Civil Corporation
- Rank 7: Atlantic Pacific Standard, LLC

Contract Term

The term of each master agreement is for up to five years, or up to \$60 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact

The master agreement value for each of the JOC contractors will not exceed \$60 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$180 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to \$4 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

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

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.



Water Main Replacement Program Engineering On-Call Services for Calendar Years 2026-2030 (Ordinance S-52554) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the eight consultants listed in **Attachment A**, to provide Water Main Replacement Program Engineering On-Call services for the Water Services Department for Calendar Years 2026 to 2030. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The separate agreements total fee for all services will not exceed \$40 million.

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

Summary

The On-Call consultants will be responsible for providing Water Main Replacement Program Engineering On-Call services that include, but are not limited to: data collection and field survey, design services which include preparation of plans and specifications, asset preparation, cost estimates, and construction administration and inspection.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Seventeen firms submitted proposals and are listed in **Attachment A**.

Contract Term

The term of each agreement is up to five years, or up to \$5 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for each of the On-Call consultants will not exceed \$5 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$40 million.

Funding is available in the Water Services Department’s Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.

ATTACHMENT A

Selected Firms

- Rank 1: Sunrise Engineering, LLC
- Rank 2: Entellus, Inc.
- Rank 3: Wilson Engineers, LLC
- Rank 4: GHD Inc.
- Rank 5: Kimley-Horn and Associates, Inc.
- Rank 6: Ardurra Group, Inc.
- Rank 7: Consor North America, Inc.
- Rank 8: Burgess & Niple, Inc.

Additional Proposers

- Rank 9: Strand Associates, Inc.
- Rank 10: Carollo Engineers, Inc.
- Rank 11: Hazen and Sawyer, P.C.
- Rank 12: Olsson, Inc.
- Rank 13: Civil & Environmental Consultants, Inc. (CEC)
- Rank 14: WSP USA Inc.
- Rank 15: Stantec Consulting Services Inc.
- Rank 16: Garver, LLC
- Rank 17: Valentine Environmental Engineers, LLC



Water Resources and Development Planning Consulting Services - RFQu-2021-WRD-410 - Amendment (Ordinance S-52545) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 153616 with Keen Independent Research LLC, to provide additional time to the agreement. No additional funds are needed.

Summary

The purpose of the amendment is to extend the term of the agreement to ensure continuity of services and prevent disruptions to ongoing projects within the Water Services Department (WSD). This agreement provides essential research, datasets, and modeling services that enable WSD to analyze the impact of external factors on public water consumption. These services are critical to WSD's efforts to develop data-driven forecasting scenarios that support proactive water resource planning.

Contract Term

The original agreement end date is January 31, 2026. This amendment will extend the agreement through June 30, 2027.

Financial Impact

The initial agreement was for an aggregate value not to exceed \$810,000. No additional funding is requested as part of this amendment.

Funding is available in the Water Service Department's budget.

Concurrence/Previous Council Action

The City Council approved Water Resources and Development Planning Consulting Services - Agreement 153616 (Ordinance S-47213) on January 6, 2021.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Sewer and Storm Drain Cleaning and Inspection Services Contract - IFB 2324-WWC-626 - Amendment (Ordinance S-52550) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreements 160834 with Wolverine Daylighting, LLC and 160835 with Professional Pipe Services, Inc., to provide additional funding to the agreements. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed \$950,000.

Summary

The purpose of the amendment is to request additional funding to support both scheduled and emergency cleaning and debris removal of sanitary sewers for the Water Services, Street Transportation, and Aviation departments. The additional funds are necessary to accommodate Water Services Department Capital Improvement Program (CIP) projects in addition to scheduled and emergency repairs throughout the City. These services are essential to maintaining the integrity of the sewer system and preventing sanitary sewer overflows, stoppages, and structural failures.

Contract Term

The contract term remains unchanged, ending on May 31, 2029.

Financial Impact

The initial authorization for the sewer and storm drain cleaning and inspection services was not-to-exceed \$5,514,000. This amendment will increase the authorization of the agreements by an additional \$950,000 for a new not-to-exceed aggregate total of \$6,464,000.

Funding is available in the Water Services and Street Transportation departments' Operating and CIP budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request for the agreements approval on May 29, 2024.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Frank McCune and the Water Services, Street Transportation and Aviation departments.



Air Conditioning Cooler Parts and Equipment - IFB-23-FMD-032 - Amendment (Ordinance S-52544) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to contracts with American Refrigeration Supplies, Inc. (Contract 157904), United Refrigeration, Inc. (Contract 157905), and Ferguson Enterprises, LLC (Contract 157906) to allow the Water Services Department to utilize the contracts and to approve additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,655,000.

Summary

These contracts provide air conditioning and cooler parts, as well as equipment necessary to maintain the functional operation and extend the longevity of existing heating, ventilation, and air conditioning (HVAC) systems. This contract supports the Water Services, Phoenix Convention Center, Aviation, and Public Works departments. Approval of this request will also allow the Water Services Department to utilize the contracts to complete preventative maintenance and repairs.

Contract Term

The contract term remains unchanged, ending on March 31, 2026, with two one-year options to extend remaining.

Financial Impact

Upon approval of \$1,655,000 in additional funds, the revised aggregate value of the contract will not exceed \$5,230,000. Funds are available in the Water Services Department's Operating budget.

Concurrence/Previous Council Action

The City Council previously approved the Air Conditioning Cooler Parts and Equipment contracts (Contracts 157904, 157905, and 157906) by Ordinance S-49460 on March 1, 2023.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and Deputy City Manager Alan Stephenson and the Water Services and Public Works departments.



Variable Frequency Drives - IFB-26-0087 - Request for Award (Ordinance S-52546) - Citywide

Request to authorize the City Manager, or his designee, to enter into agreements with Southland Industries Inc., DXP Enterprises Inc., and Crescent Electric Supply Company to provide variable frequency drives for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed \$1,600,000.

Summary

This contract will provide Water Services with the ability to purchase equipment for the replacement and repair of variable frequency drives. The City of Phoenix requires variable frequency drives to facilitate the addition of chemicals for treatment of water.

Procurement Information

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

Four vendors submitted a bid and are listed below. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

Southland Industries Inc.: \$4,610.50 (annually), 5 percent (manufacturer discount)
DXP Enterprises Inc.: 20 percent - 45 percent (manufacturer discount)
Crescent Electric Supply Company: 7,861.12 (annually), 5 percent - 27 percent (manufacturer discount)

Additional Bidder

Keller Electrical Industries LLC

Contract Term

The contract will begin on or about January 21, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$1,600,000.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-25-25-4 - Approximately 165 Feet West of the Northwest Corner of 13th Place and Campbell Avenue (Ordinance G-7476) - District 4

Request to authorize the City Manager, or the City Manager's designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on December 17, 2025.

Summary

Application: PHO-1-25--Z-25-25-4

Existing Zoning: R-3

Acreage: 1.28

Owner: David Aller, Wayne Properties LLC.

Applicant / Representative: Chad Barber, Fenix CRE

Proposal:

1. Request to delete Stipulation 1 regarding allowed density.
2. Request to delete Stipulation 12 regarding right-of-way dedication.

VPC Action: The Camelback East Village Planning Committee heard this case on December 2, 2025, and recommended approval by a vote of 16-0.

PHO Action: The Planning Hearing Officer recommended denial as filed and approval.

Location

Approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue

Council District: 4

Parcel Address: 1306 E. Campbell Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 STIPULATIONS
APPLICABLE TO REZONING APPLICATION Z-25-25-4
PREVIOUSLY APPROVED BY ORDINANCE G-7410.

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

SECTION 1. The zoning stipulations applicable to the site located at approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

- ~~1.~~ The development shall have a maximum of 12 dwelling units.
1. All bicycle infrastructure and pedestrian pathways, including sidewalks,
- ~~2.~~ shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be
- ~~3.~~ constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 4 bicycle parking spaces shall be provided within the
4. common open space and installed per the requirements of Section 1307.H

of the Phoenix Zoning Ordinance.

4. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- ~~5.~~ A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
- ~~7.~~ Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
8. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
- ~~9.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~11.~~ A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
12. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with
- ~~13.~~

current ADA guidelines.

13. All streets within and adjacent to the development shall be constructed
44. 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.
14. The property owner shall record documents that disclose the existence,
45. and operational characteristics of Phoenix Sky Harbor 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.
15. In the event archaeological materials are encountered during construction,
46. 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. Prior to final site plan approval, the landowner shall execute a Proposition
47. 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 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-4710, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-4710 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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 21st day of January 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-25-25-4

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

For APN/Parcel ID(s): 155-09-035

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

The South half of the West half of the West half of Lot 30, Lincoln Place, according to Book 3 of Maps, Page 65, records of Maricopa County, Arizona.

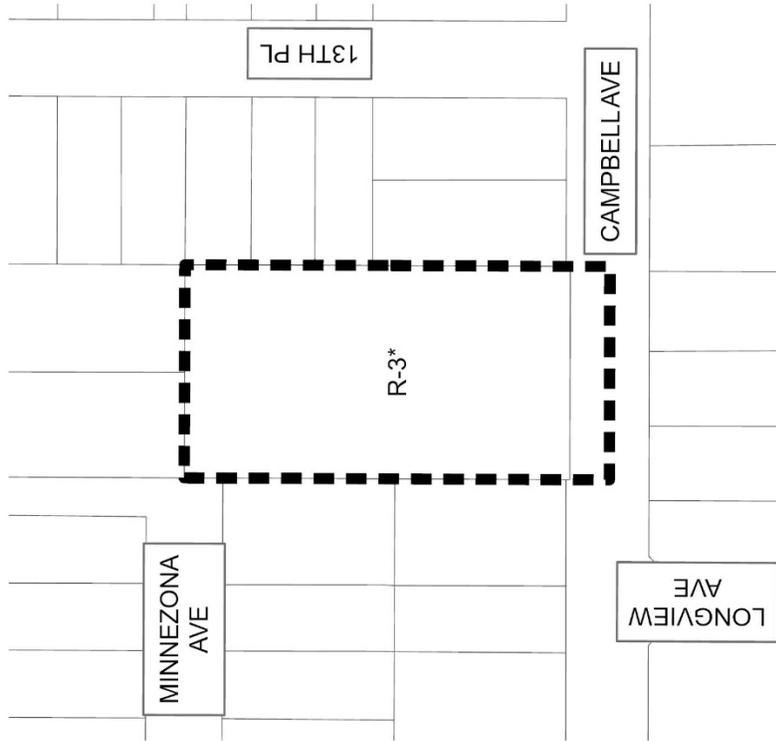
S/T/R **21 / 2N / 03e**
Q/S **18-30**

DRAFT

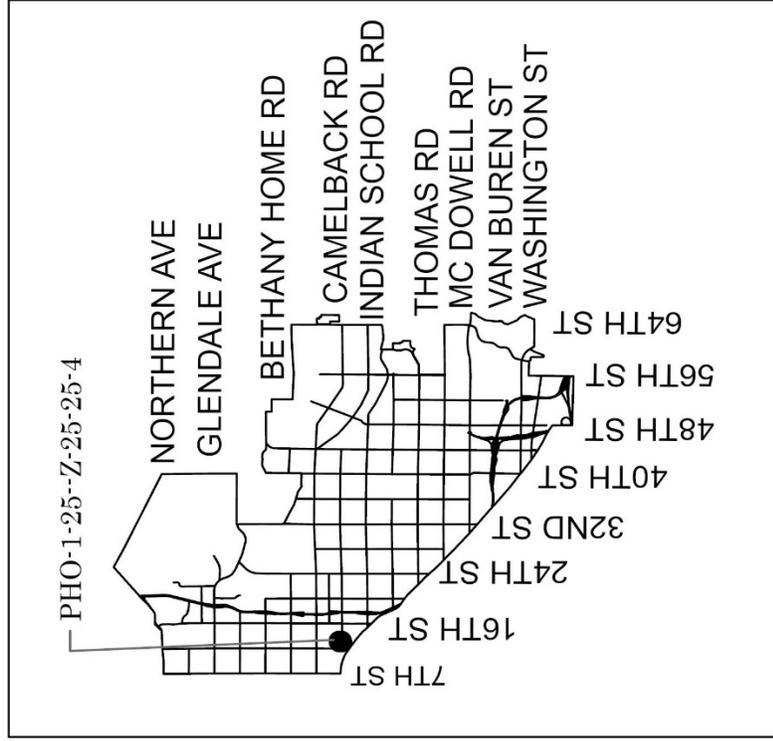
ORDINANCE LOCATION MAP

Zoning Case Number: PHO-1-25--Z-25-25-4
Zoning Overlay: N/A
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 12/22/2025



(CONTINUED FROM NOVEMBER 19, DECEMBER 3 AND 17, 2025) - Authorization to Grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52435) - District 5

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

Summary

Following the City of Phoenix's adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, Sheely Center submitted a demand to the City under A.R.S. § 12-1134, asserting that the ordinance diminished the fair market value of its property located at Parcel 102-34-002E.

Parcel Address: 2209 N. 99th Avenue

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center)

Representative: Jason Morris, Withey Morris Baugh, P.L.C. and Andrew Gould, Holtzman Vogel Baran Torchinsky & Josefiak PLLC

Pursuant to A.R.S. § 12-1134(E), Ordinance G-7396 authorizes the City Council, in its sole discretion, to grant binding waivers of the special permit requirements for data centers. In accordance with this provision, Sheely Center has formally requested such a waiver. The special permit requirements set forth in Ordinance G-7396 were enacted by the City Council to address public health and safety concerns and to mitigate adverse secondary impacts on surrounding neighborhoods, businesses, and residents.

The purpose of the City's requirements are to protect public health and safety. Therefore, the waiver requires the proposed data center to address and mitigate potential health and safety impacts on neighboring properties, including, among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution. The waiver describes requirements for each category to comply with

Ordinance G-7396. At the City's request, Sheely Center has submitted detailed information and committed to measures designed to mitigate the potential impacts of its proposed data center. Specific requirements will be outlined in the Waiver which will be available to the public 24 hours prior to the meeting. The requirements may be modified after the waiver is published.

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

Location

Southeast corner of 99th Avenue and Thomas Road

Council District: 5

Parcel Address: 2209 N. 99th Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Law Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 18, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 68 ON THE NOVEMBER 19, 2025, AUTHORIZATION TO GRANT SHEELY TED D / ET AL C/O WILLIAM SHEELY / ET AL (SHEELY CENTER) A BINDING WAIVER OF ENFORCEMENT (WAIVER) OF THE SPECIAL PERMIT PROVISIONS FOR DATA CENTERS (ORDINANCE S-52435)

Item 68, this is a request authority to grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396. The Council is considering the Planning Hearing Officer's recommendation regarding rezoning application PHO-1-25--Z-29-12- 7(5) for this development by a public hearing held on the same council agenda as this item.

In order to continue to work with the applicant, staff recommends that this case be continued to the December 3, 2025, City Council Formal Meeting.

Approved:  11/18/25
Alan Stephenson Date
Deputy City Manager



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: December 3, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 74 ON THE DECEMBER 3, 2025, AUTHORIZATION TO GRANT SHEELY TED D / ET AL C/O WILLIAM SHEELY / ET AL (SHEELY CENTER) A BINDING WAIVER OF ENFORCEMENT (WAIVER) OF THE SPECIAL PERMIT PROVISIONS FOR DATA CENTERS (ORDINANCE S-52435)

Item 74, this is a request for authority to grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396. The Council is considering the Planning Hearing Officer's recommendation regarding rezoning application PHO-1-25--Z-29-12- 7(5) for this development by a public hearing held on the same council agenda as this item.

In order to continue to work with the applicant, staff recommends that this case be continued to the December 17, 2025, City Council Formal Meeting.

Approved: *Alan Stephenson*
Alan Stephenson
Deputy City Manager

12/3/25
Date



(CONTINUED FROM NOVEMBER 19, DECEMBER 3 AND 17, 2025) - Public Hearing and Ordinance Adoption - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7451) - District 5

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

Summary

Application: PHO-1-25--Z-29-12-7(5)

Existing Zoning: PUD

Acreage: 197.0

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL

Applicant / Representative: Jason Morris, Withey Morris Baugh, P.L.C.

Proposal:

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

VPC Action: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.

PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 99th Avenue and Thomas Road

Council District: 5

Parcel Address: 2209 N. 99th Avenue

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson 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 STIPULATIONS
APPLICABLE TO REZONING APPLICATION Z-29-12-7(5)
PREVIOUSLY APPROVED BY ORDINANCE G-5779.

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

SECTION 1. The zoning stipulations applicable to the site located at the southeast corner of 99th Avenue and Thomas Road in a portion of Section 33, Township 2 North, Range 1 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1. An updated Development Narrative for the Sheely Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with THE Development Narrative date stamped JUNE 6, 2025 ~~September 27, 2012~~, as modified by the following stipulations.
2. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements adjacent to the boundaries of the subject property as recommended by the traffic study, as approved by the Street Transportation Department and Planning and Development Department.

3. ALL STREETS, WITHIN AND ADJACENT TO THE DEVELOPMENT, SHALL BE DEDICATED AND CONSTRUCTED PER THE APPROVED SHEELY FAMRS MASTER STREET PLAN. ~~The applicant shall submit a street alignment plan for public streets (design and alignment for all arterial and collector streets), prior to preliminary site plan approval, for review and approval by the Street Transportation Department and Planning and Development Department.~~
4. Access to McDowell Road shall be reviewed by ADOT, Maricopa County, city of Tolleson, and the city of Phoenix. Notification of such review shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. PRIOR TO FINAL 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5779, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5779 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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 19th day of November 2025.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (4 Pages)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-29-12-7(5)

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

LEGAL DESCRIPTION FOR Z-29-12-7(5)

THAT PART OF PARCELS 1, 2 AND 3 LYING WEST OF THE WESTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED JULY 31, 1998 IN 98-663064 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT **MAIN** CANAL.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 33 FEET AND THE WEST 70 FEET; AND

EXCEPT A TRIANGULAR SHAPED PARCEL OF LAND DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 200.00 FEET AND THE EAST LINE OF THE WEST 70 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 5 FEET ALONG SAID SOUTHERLY LINE OF THE NORTH 200.00 FEET TO A POINT;

THENCE IN A SOUTH-SOUTHWESTERLY DIRECTION TO A POINT ON THE EAST LINE OF THE WEST 70 FEET THAT IS 600 00 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION; AND EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 75 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 35 FEET ALONG SAID SOUTH LINE OF THE NORTH 33 FEET TO A POINT;

THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 75 FEET THAT IS 35 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION, AND EXCEPT THE EAST 5 FEET OF THE WEST 75 FEET OF THE SOUTH 167.00 FEET OF THE NORTH 200.00 FEET OF SAID SECTION 33.

PARCEL NO 2:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 100 FEET OF THE WEST 298.72 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT, BY THAT CERTAIN DEED RECORDED IN BOOK 218 OF DEEDS, PAGE 366, RECORDS OF MARICOPA COUNTY, ARIZONA; AND INSTRUMENT 84-3648, AND

EXCEPT RIGHT OF WAY FOR DITCH EXTENDING FROM NORTH TO SOUTH BOUNDARIES OF THE SOUTHWEST QUARTER OF SAID SECTION 33; ALONG AND IMMEDIATELY WEST OF THE EAST LINE THEREOF AS CONVEYED TO UNITED STATES OF AMERICA BY THAT CERTAIN DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA, AND

EXCEPT THE WEST 65 FEET.

PARCEL NO 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 BEARS SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 120 FEET;

THENCE SOUTH 0 DEGREES 11 MINUTES WEST 367 70 FEET;

THENCE SOUTH 44 DEGREEES 36 MINUTES EAST 189.60 FEET;

THENCE SOUTH 27 DEGREES 23 MINUTES EAST 88 90 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES EAST 416.71 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES EAST 246.60 FEET;

THENCE SOUTH 56 DEGREES 58 MINUTES EAST 54.85 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 2070.23 FEET,

THENCE NORTH 0 DEGREES 12 MINUTES EAST 50 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 60 FEET (FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 0 DEGREES 12 MINUTES WEST 160 FEET);

THENCE NORTH 0 DEGREES 12 MINUTES EAST ALONG THE MIDSECTION LINE OF SAID SECTION 33, A DISTANCE OF 1170 FEET TO NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2525.89 FEET TO THE PLACE OF BEGINNING,

EXCEPT RIGHT OF WAY FOR DITCH LYING IMMEDIATELY WEST OF THE EAST LINE CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 90 FEET OF THE WEST 298.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

ALSO BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 208.72 FEET AND THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; 75 FEET TO A POINT;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 75 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 208.72 FEET THAT IS 75 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 4:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER ($S\frac{1}{2}$ OF $SW\frac{1}{4}$) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL A

THAT PART OF THE WEST 208 72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE QUARTER ($S\frac{1}{2}$ OF $SW\frac{1}{4}$) OF SAID SECTION 33, LYING WITHIN A STRIP OF LAND NINETY (90) FEET WIDE ON A CENTER LINE DESCRIBED AS FOLLOWS:

USING AS A BASE THE SOUTH ONE-HALF ($S\frac{1}{2}$) OF THE WEST LINE OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITH AN ASSUMED BEARING OF NORTH 0'04' EAST;

BEGINNING AT A POINT 256.9 FEET EAST OF AND 308.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE NORTH 0'06' WEST 453 7 FEET TO A POINT;

THENCE NORTH 45'06' WEST 247.6 FEET TO A POINT;

THENCE PARALLEL TO AND 78.0 FEET EAST OF THE WEST LINE OF SAID SECTION 33, NORTH 0'04' EAST 476.0 FEET;

EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33.

PARCEL B

THAT PART OF THE WEST 208.72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER ($S\frac{1}{2}$ OF $SW\frac{1}{4}$) OF SAID SECTION 33, LYING NORTH OF THE NORTH LINE OF THE SOUTH 717.44 FEET OF SAID SECTION 33 AND WEST OF PARCEL A AS DESCRIBED ABOVE:

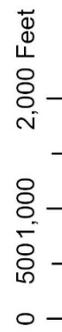
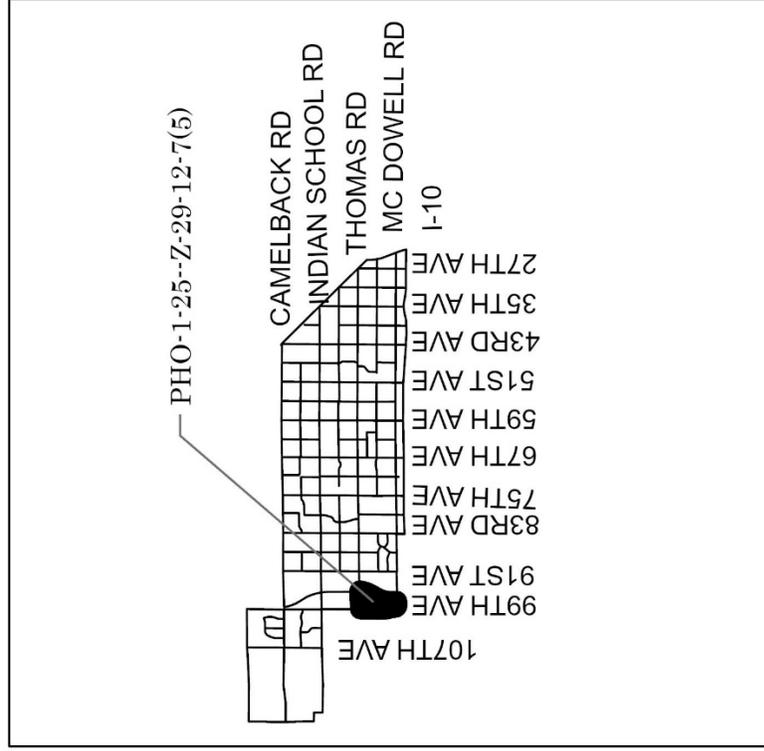
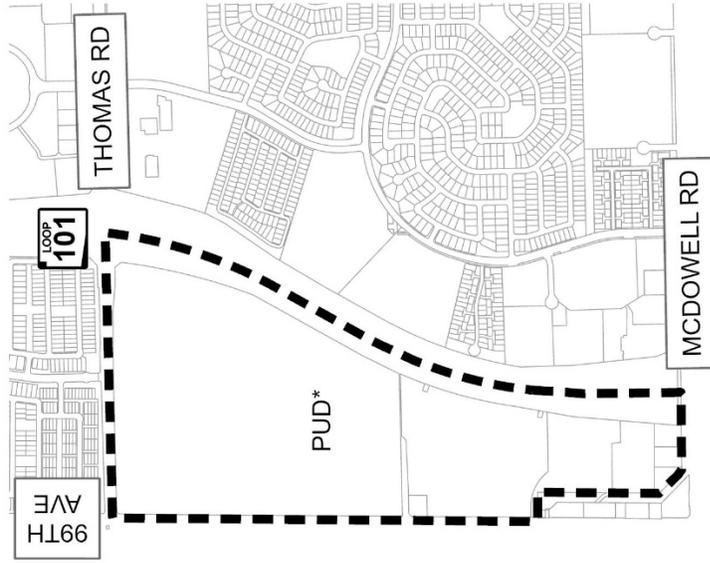
EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: PHO-1-25--Z-29-12-7(5)
 Zoning Overlay: N/A
 Planning Village: Maryvale



NOT TO SCALE



Drawn Date: 7/22/2025



Village Planning Committee Meeting Summary
PHO-1-25—Z-29-12-7(5)

Date of VPC Meeting	June 12, 2025
Date of Planning Hearing Officer Hearing Request	June 18, 2025
Request	Modification of Stipulation 1 regarding modifications to the conceptual site plan and updated imagery within the development narrative.
Location	Southeast corner of 99th Avenue and Thomas Road
VPC Recommendation	Approval
VPC Vote	12-1

VPC DISCUSSION:

One member of the public registered to speak on this item.

Staff Background Presentation

Matteo Moric, staff, identified the location of the Sheely Center Planned Unit Development (PUD) and shared a slide showing images from the PUD narrative including the Conceptual Site Plan, Building Height Zones and Birdseye Perspective. Mr. Moric stated the intent of the PUD is to have a mixed-use project with housing, retail, entertainment, hotels, employment centers which include many specialized jobs.

Applicant Presentation

Jason Morris with Withey Morris Baugh, PLC, said the project was a culmination of over 25 years and indicated what was being presented was largely built. Mr. Morris said the Sheely Farms project originally came to the City in the early 2000’s. Mr. Morris noted the site plan and PUD matched what was going on in the early 2000’s. Mr. Morris said it was designed for all mixed-use developments but there were major amendments which had changed the plans over time. Mr. Morris noted today’s portion of the project was the last part and it included the commerce park, manufacturing, commercial, and business park area. Mr. Morris added staff had told him over the previous six months that if the PUD would be amended it would make sense to bring the entire Sheely Center PUD up to date, so it would reflect what was already built. Mr. Morris said the project includes the residential component, Sprouts anchored shopping center, and the area immediately south of Thomas Road which was being constructed as commercial.

Mr. Morris provided background on the developer, IDM Companies, and described a main technology center they constructed out-of-state and felt they wanted to replicate it in a smaller version at this site. Mr. Morris hoped this was the last amendment to the Sheely Center PUD. Mr. Morris said that none of the underlying zoning and all the uses as part of the original PUD are still in place. Mr. Morris said the proposal includes data planning and tech, light manufacturing, business park and some of them could be office showrooms and Mr. Morris equated it with a project at the Airpark area in Scottsdale.

Mr. Morris stated no changes are proposed to the narrative text, permitted uses or development standards. Mr. Morris stated one of the buildings proposed has a governmental service aspect with data planning analysis and a data center component. Mr. Morris said he went to the City Council Office and stated with this type of project there is lots of open space because of the nature of this type of development and the required separation of other uses so they thought of creating a park.

Mr. Morris showed the weekday total trip comparison data as 93,333 in the current plan versus the proposal of 20,087. Mr. Morris said the summary of benefits changes from a vertical mixed-use to horizontal mixed-use project; maintaining employment and commercial objectives of the PUD in a campus-like setting; providing public amenities, meaningful enhancements to the social fabric through new connections; generating new jobs; and activating an underutilized site.

Mr. Morris said there were soccer fields, and a park proposed per a request by the City Council, and it was suggested to be closer to the retail by Thomas Road. Mr. Morris added they would create walking paths to take people to the retail component and the idea is to build and maintain fields which will be controlled.

Questions from the Committee/Applicant Response

Committee Member Jimenez asked if there was a fee for the league. **Mr. Morris** responded no fee as it was through the charity itself.

Committee Member Ramirez asked if there was enough parking and said she did not think it was enough parking for two fields as she had noticed parking was the biggest issue for these types of fields. **Mr. Morris** said they created a little more room adjacent to the fields for overflow parking but there would be a cross-access agreement with all the retail uses for this reason.

Committee Member Ewing asked what makes the traffic less. **Mr. Morris** said the traffic is less because the building itself changed and the original plan asked for very traditional office square footage and the original offices were 3.8 million square feet and it would be reduced down to about one half a million square feet which was the biggest change. Mr. Ewing asked if the soccer fields were turf or grass. Mr. Morris said it was more likely that they would be doing turf, but this decision had not been finalized.

Committee Member DuBose said turf is really hot and people could not stand on it during the summer. Mr. DuBose asked about the current soccer fields that were on the site. **Vice Chair Derie** said the original soccer fields moved up north near the Cardinals Stadium. Vice Chair Derie reminded the group of the concert venue at the property. **Mr. Morris** said the Sheely family ran those venues and said the biggest change was when they built the 101 Freeway in the City they did not sleeve water across to the west side. Mr. Morris explained how water was needed to develop on the west side of the freeway

Committee Member Acevedo asked if the soccer fields would have public restrooms. Mr. Morris said the restroom facilities could not be open all the time as they would be opened and closed with the soccer fields and would be fenced off and controlled by the soccer club. **Vice Chair Derie** said this would be like the same situation with the City park where the restrooms would be locked. **Committee Member Galaviz** expressed concerns for the homeless.

Committee Member Norgaard questioned what the change in the number of buildings and employment would be from the current PUD to now. **Mr. Morris** said somewhere in the magnitude of 60 buildings less. Mr. Morris said compared to the conceptual site plan there would be less employment but felt the conceptual site plan would probably not be applicable to today's market.

Mr. Morris said that this proposal was not a pure data center as these were also training centers. Mr. Morris indicated that there would be over 200 personnel per building as they would be used for manufacturing, light assembly, and some showrooms and office.

Committee Member DuBose asked about the Sprouts. **Mr. Morris** said the Sheely's owned the farm and were not developers. **Vice Chair Derie** said Sheely Farms originally included the eastern side of the 101 Freeway, which developed more quickly because there was water.

Mr. Morris said the Council District was trying to push ownership versus rental.

Public Comments

Saul Perea, resident, asked how many of the jobs were for the local community and if it would benefit everyone in the community. Mr. Perea said many of the community colleges provide standardized job training. Mr. Perea felt there was nothing guaranteeing jobs benefiting the local community in the long term. Mr. Perea added that he wanted to know if the jobs would be for U.S. military veterans. Mr. Perea also added about incorporating solar panels and shade for the parking.

Chair Barba said he wished there were pathways to jobs and as far as green space felt the project was pretty green.

Mr. Morris said in terms of employees they were moving a large number of them from Glendale to Phoenix so it would be net new employees. Mr. Morris said they would follow the employment practices of the U.S. Government.

Mr. Morris added there would be shaded pathways from the retail to the soccer fields and noted the open space would be unpaved and walkable and parts of it would be lit with small ankle lighting.

Chair Barba said he hopes there would be pathways for people in Maryvale to get high school students into these high paying jobs now that it would be in their backyard.

Committee Member Acevedo asked if they do anything about getting Maryvale residents training and jobs to support the community.

Mr. Morris said IDM Cares, the charitable organization associated with the developer does not do job training.

Floor/Public Comment Closed: Motion, Discussion, and Vote

Motion

Committee Member Jimenez motioned to approve PHO-1-25—Z-29-12-7(5).

Committee Member Ewing seconded the motion.

Vote

12-1, Motion to recommend approval of PHO-1-25—Z-29-12-7(5) passes, with Committee Members Acevedo, Alonzo, Demarest, DePascal, DuBose, Ewing, Galaviz, Jimenez, Ramirez, Weber, Derie and Barba in favor; and Norgaard in opposition.

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

June 18, 2025

ITEM NO: 1	
	DISTRICT NO. 5
SUBJECT:	
Application #:	PHO-1-25--Z-29-12-7(5)
Location:	Southeast corner of 99th Avenue and Thomas Road
Zoning:	PUD
Acreage:	197.0
Request:	1) Request to modify Stipulation 1 regarding the updated imagery within the development narrative.
Applicant:	Jason Morris, Withey Morris Baugh, PLC
Owner:	Sheely Ted D / ET AL C/O William Sheely / ET AL
Representative:	Jason Morris, Withey Morris Baugh, PLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.

DISCUSSION:

Jason Morris, representative with Withey Morris Baugh PLC, introduced the subject site and explained that zoning history. He stated that the North Gateway Village Planning Committee (VPC) recommended approval by a vote of 12-1 and this PHO Hearing is the result of a great deal of planning between the applicant and City Council District office to update the PUD to conform with present market conditions and the shared vision between the developer and the City. He stated that the PUD has changed significantly since being approved in the 90's and early 2000's and all stakeholders have agreed that the renderings must be updated to support and reflect the new proposed development plan. There would be no change to the underlying uses that are contained in the PUD.

Mr. Morris went on to explain the history of the Sheely Center PUD, including some of the difficulties that were present that prevented development of the site. IBM developed some of the infrastructure, including bringing water to the site. He continued to explain the updates to the site, including replacing much of the

office uses with more mixed-use, including retail/commercial, multi-family, an as-built, garden-style multi-family development, commerce park uses, and a 58,256 square foot Sprouts grocery shopping center. In addition, new public amenities are included in the exhibits, featuring two standard soccer fields, a park and trails.

Byron Easton, Planning Hearing Officer, asked if Mr. Morris could speak about the large buildings located at the north of the site. Mr. Morris explained that the large buildings will be aligned with employment uses and will include a government building. Mr. Morris followed up with an explanation of the proposed vs. existing exhibits in the PUD including renderings and elevations

Mr. Easton asked if the applicant would have to go through PUD Amendment process in addition to the PHO. Mr. Morris stated that they will not be required to go through a PUD Amendment. Mr. Easton asked if in addition to the renderings, the site plan is being replaced in the PUD Narrative. Mr. Morris stated that yes, replacing the existing site plan with a revised conceptual site plan is part of the request.

Mr. Easton, Planning Hearing Officer, explained that the request was approved by the Village Planning Committee with a vote of 12-1 and he voiced his support for the request and the various mix of uses that are being proposed. He recommended approval.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding updating the imagery, including renderings and the site plan contained in the PUD Narrative, is recommended to be approved. The modification will include an updated stamp date to be consistent with the latest version of these exhibits.

The Sheely Center PUD, originally approved in 2013, was approved as mixed-use in nature and this proposal still reflects that intent. Although the site has been partially developed it has been re-designed as a horizontal mixed-use development in replacement of the originally planned, vertical mixed-use development. The original conceptual site plan for the Sheely Center PUD feature a more intense, urban, office centric design that has not come to fruition and is inconsistent with market demands. The applicant's request is limited to updating the exhibits within the PUD and will not change the uses allowed within the original PUD Narrative.

- 2) Stipulation 3 is recommended to be modified by replacing the existing language with updated language consistent with recommendation from the Streets Transportation Department. The stipulation now references a Master Street Plan that has been completed and approved by STD. The

updated stipulation acknowledges the Master Street Plan and requires compliance with the Plan.

- 3) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	An updated Development Narrative for the Sheely Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with THE Development Narrative date stamped JUNE 6, 2025 September 27, 2012 , as modified by the following stipulations.
2.	The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements adjacent to the boundaries of the subject property as recommended by the traffic study, as approved by the Street Transportation Department and Planning and Development Department.
3.	ALL STREETS, WITHIN AND ADJACENT TO THE DEVELOPMENT, SHALL BE DEDICATED AND CONSTRUCTED PER THE APPROVED SHEELY FARMS MASTER STREET PLAN. The applicant shall submit a street alignment plan for public streets (design and alignment for all arterial and collector streets), prior to preliminary site plan approval, for review and approval by the Street Transportation Department and Planning and Development Department.
4.	Access to McDowell Road shall be reviewed by ADOT, Maricopa County, city of Tolleson, and the city of Phoenix. Notification of such review shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval.
5.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6.	PRIOR TO FINAL 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.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Saneeya Mir at saneeya.mir@phoenix.gov or (602) 686-6461 or TTY: 7-1-1.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 18, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 67 ON THE NOVEMBER 19, 2025, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - AMEND CITY CODE - ORDINANCE ADOPTION - REZONING APPLICATION PHO-1-25--Z-29-12-7(5) - SOUTHEAST CORNER OF 99TH AVENUE AND THOMAS ROAD (ORDINANCE G-7451)

Item 67, Planning Hearing Officer Application No. PHO-1-25--Z-29-12-7(5). This is a request to modify Stipulation 1 regarding the updated imagery within the development narrative located at southeast corner of 99th Avenue and Thomas Road.

In order to continue to work with the applicant, staff recommends that this case be continued to the December 3, 2025, City Council Formal Meeting.

Approved: _____

Alan Stephenson
Alan Stephenson
Deputy City Manager

11/18/25
Date



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: December 3, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: CONTINUANCE OF ITEM 75 ON THE DECEMBER 3, 2025, FORMAL AGENDA
– PUBLIC HEARING AND ORDINANCE ADOPTION - AMEND CITY CODE -
ORDINANCE ADOPTION - REZONING APPLICATION PHO-1-25--Z-29-12-7(5)
- SOUTHEAST CORNER OF 99TH AVENUE AND THOMAS ROAD
(ORDINANCE G-7451)

Item 75, is Planning Hearing Officer Application No. PHO-1-25--Z-29-12-7(5). This is a request to modify Stipulation 1 regarding the site plan within the development narrative located at the southeast corner of 99th Avenue and Thomas Road.

In order to continue to work with the applicant, staff recommends that this case be continued to the December 17, 2025, City Council Formal Meeting.

Approved:


Alan Stephenson
Deputy City Manager

12/3/25
Date