

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, April 23, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED April 22, 2025*****

Item Requested to be Continued: 70

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/onstage/g.php?MTID=e3249aa18c5dbd36774adb9f0497c6a50>

- 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 2550 545 0566# (for English) or 2559 390 2343# (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 2559 390 2343#. 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 2559 390 2343#). 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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Attachments

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[Attachment A - Draft Stipulations - PHO-2-25--Z-174-87-2\(1\).pdf](#)

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 4/23/2025, Item No. 1

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: April 23, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Design Standards Committee

The Planning Commission recommends the following for appointment:

Abraham James

Mr. James replaces Gabriel Jaramillo as the Planning Commission representative for a partial term to expire March 20, 2026.

North Gateway Village Planning Committee

I recommend the following for appointment:

Paul Li

Mr. Li is a Senior Attorney at the Taiwan Semiconductor Manufacturing Company and is a resident of District 6. He replaces Laura Franco French for a term to expire April 23, 2027.

Phoenix Business and Workforce Development Board

I recommend the following for appointment:

Lorraine Field

Ms. Field is the Chief Human Resource Officer at Sonora Quest Laboratories and a resident of District 2. She fills a vacancy for a partial term to expire June 30, 2026.

Drew Trojanowski

Mr. Trojanowski is the President and Chief Executive Officer of the Southwest Mission Acceleration Center. He fills a vacancy for a partial term to expire June 30, 2027.

Sister Cities Commission

I recommend the following for appointment:

Michele Halyard

Dr. Halyard is the President of Halyard Coaching & Consulting, LLC and is a resident of District 6. She fills a vacancy for a term to expire March 26, 2028.



Liquor License - Harkins Backlot - District 1

Request for a liquor license. Arizona State License Application 330410.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 6 - Bar

Location

2440 W. Happy Valley Road

Zoning Classification: PUD

Council District: 1

This request is for an ownership and location transfer of a liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in May 2025.

The 60-day limit for processing this application is May 10, 2025.

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

Other Active Liquor License Interest in Arizona

This information is 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:
"Applicant 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 an service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Harkins Backlot is a new concept of Harkins Theatres. Backlot will feature a kitchen and bar, an arcade, tvs, bowling, indoor and patio dining, along with party rooms in a family-friendly environment. Applicant would like to offer alcoholic beverages to guests 21 and over."

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 - Harkins Backlot - Data

Attachment B - Harkins Backlot - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HARKINS BACKLOT

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Beer and Wine Bar	7	3	2
Liquor Store	9	4	2
Beer and Wine Store	10	4	3
Hotel	11	2	0
Restaurant	12	21	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	59.02	162.52
Violent Crimes	12.31	3.26	7.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

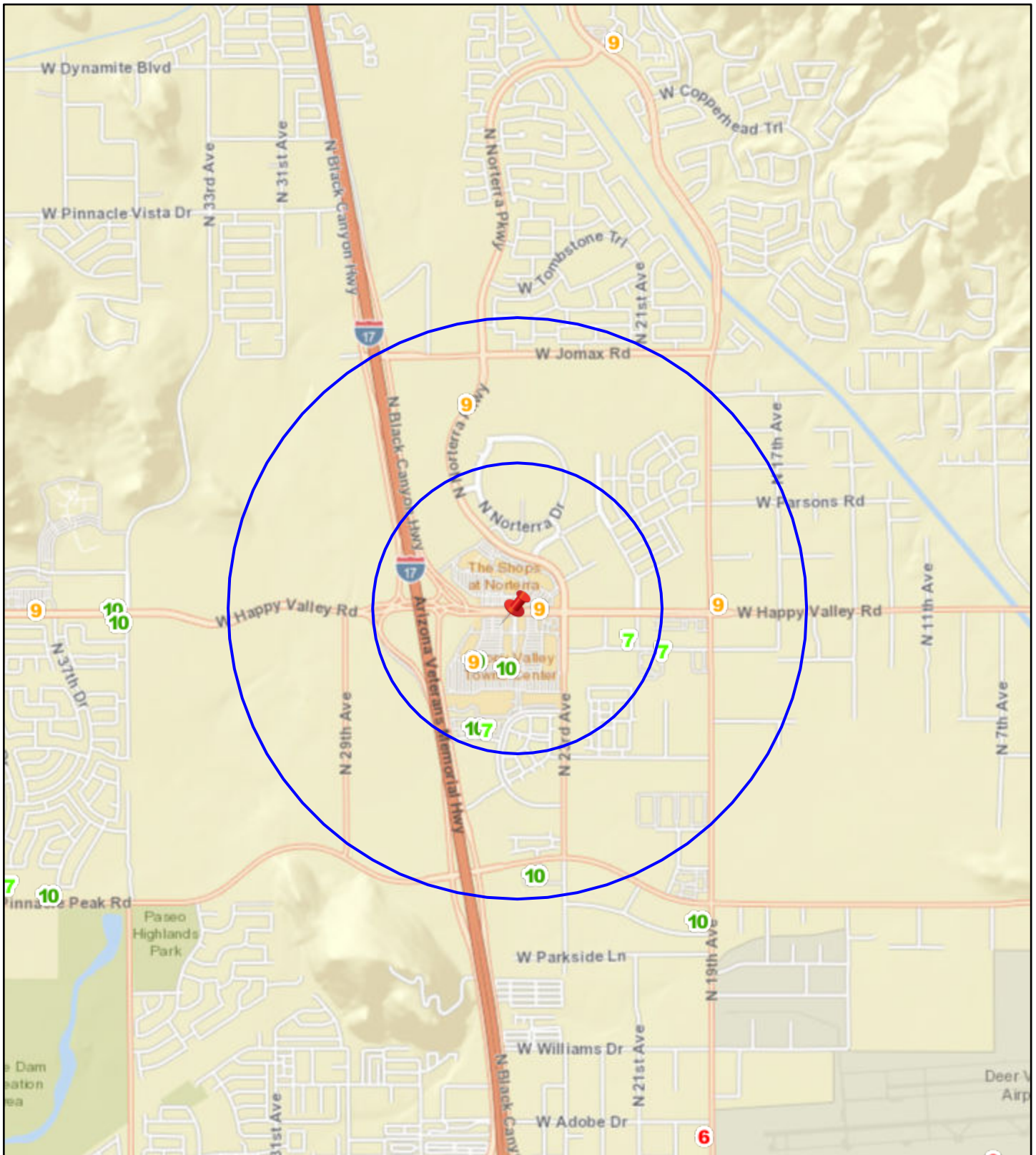
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6119001	1987	449	11	33
6123012	3501	661	276	286
Average	1601	393	60	177

Liquor License Map: HARKINS BACKLOT

2440 W HAPPY VALLEY RD



Date: 4/9/2025



A horizontal scale bar with tick marks at 0, 0.17, 0.35, 0.7, 1.05, and 1.4 miles. The bar is divided into segments of varying lengths corresponding to these values.

City Clerk Department



Liquor License - Lemon Mediterranean Restaurant - District 1

Request for a liquor license. Arizona State License Application 330678.

Summary

Applicant

Keith Turner, Agent

License Type

Series 12 - Restaurant

Location

15610 N. 35th Avenue, Ste. 1

Zoning Classification: C-2

Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is April 30, 2025.

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

Other Active Liquor License Interest in Arizona

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

Arizona.

Public Opinion

One valid letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from a local resident who feels that granting this liquor license would increase public safety risks in the area, have a negative impact on community well-being and create the potential for public nuisance issues.

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been on operatoin as a restaurant and have hired Keith Turner liquor knowledge of Mr. Turner, we will have the training and understanding of Arizona Liquor Laws to be able to avoide underage, overservice, and acts of voilance issues."

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

"We provide a wonderful and full menu, a quite atmosphere and friendly environment that will enhance the neighborhood."

Staff Recommendation

Staff gave careful consideration to the protest letter received, however after reviewing the application in its entirety staff is recommending 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 - Lemon Mediterranean Restaurant - Data

Attachment B - Lemon Mediterranean Restaurant - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: LEMON MEDITERRANEAN RESTAURANT

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	85.11	136.62
Violent Crimes	12.31	12.81	21.12

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

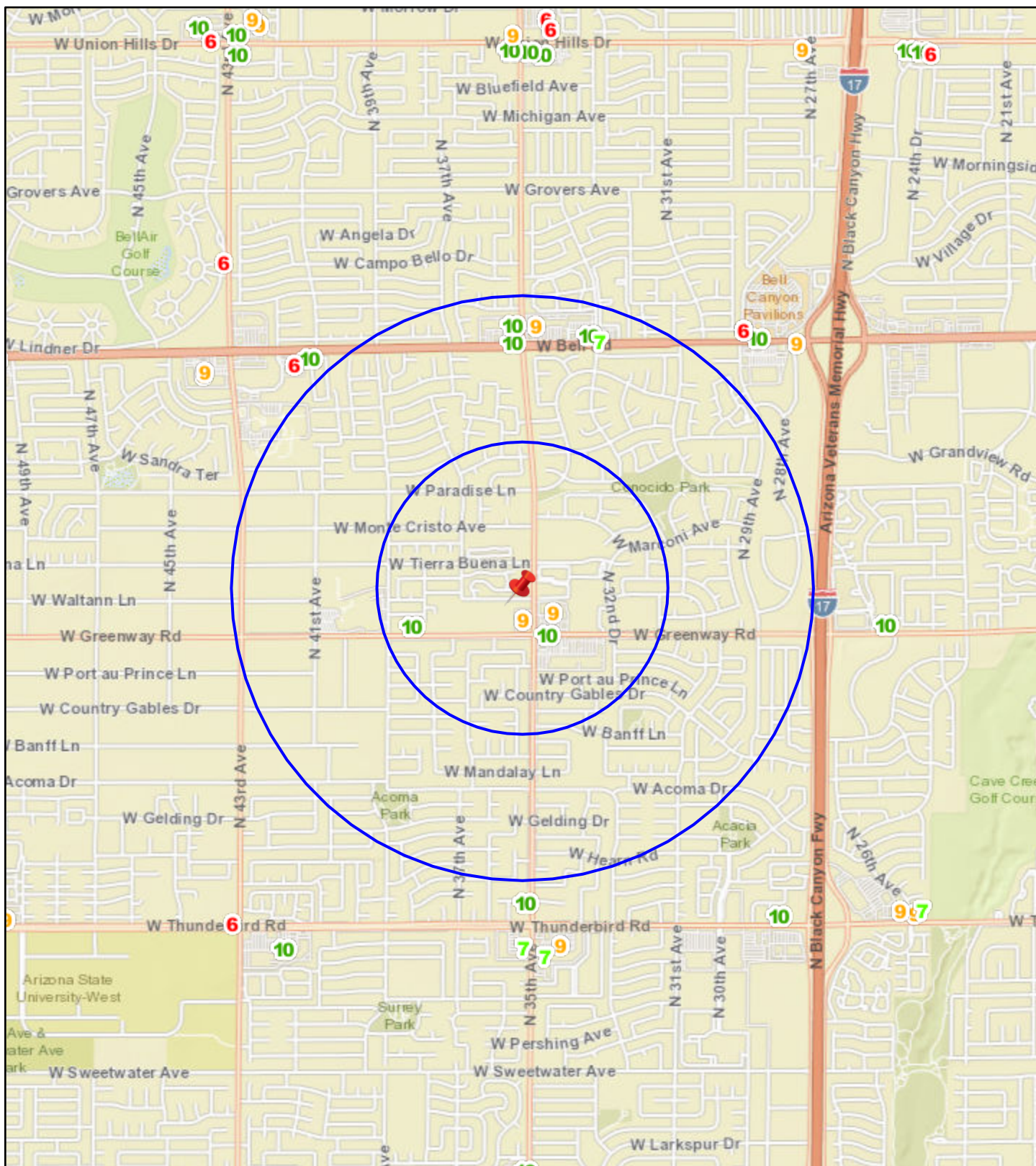
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	41	49
Total Violations	69	80

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1041004	1818	626	23	225
1042022	2058	575	10	124
1042071	1372	605	28	66
1042072	1839	593	11	16
1042073	1191	17	33	185
1042262	1183	459	13	0
1042263	603	68	18	125
1042264	1323	330	2	174
Average	1601	393	60	177

15610 N 35TH AVE



Date: 3/5/2025

City Clerk Department



Liquor License - Time Capsule Bar and Grill - District 1

Request for a liquor license. Arizona State License Application 334605.

Summary

Applicant

Keith Turner, Agent

License Type

Series 6 - Bar

Location

3558 W. Northern Avenue

Zoning Classification: C-2

Council District: 1

This request is for an ownership and location transfer of a liquor license for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 28, 2025.

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

Other Active Liquor License Interest in Arizona

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

Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I hold a general contracting license and a construction co (AB Construction). I've had ownership in bars in the past. I've hired Keith Turner as my agent."

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 a safe place for eating and social gathering."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Time Capsule Bar and Grill - Data

Attachment B - Time Capsule Bar and Grill - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TIME CAPSULE BAR AND GRILL

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	138.32	210.61
Violent Crimes	12.31	31.5	45.01

*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

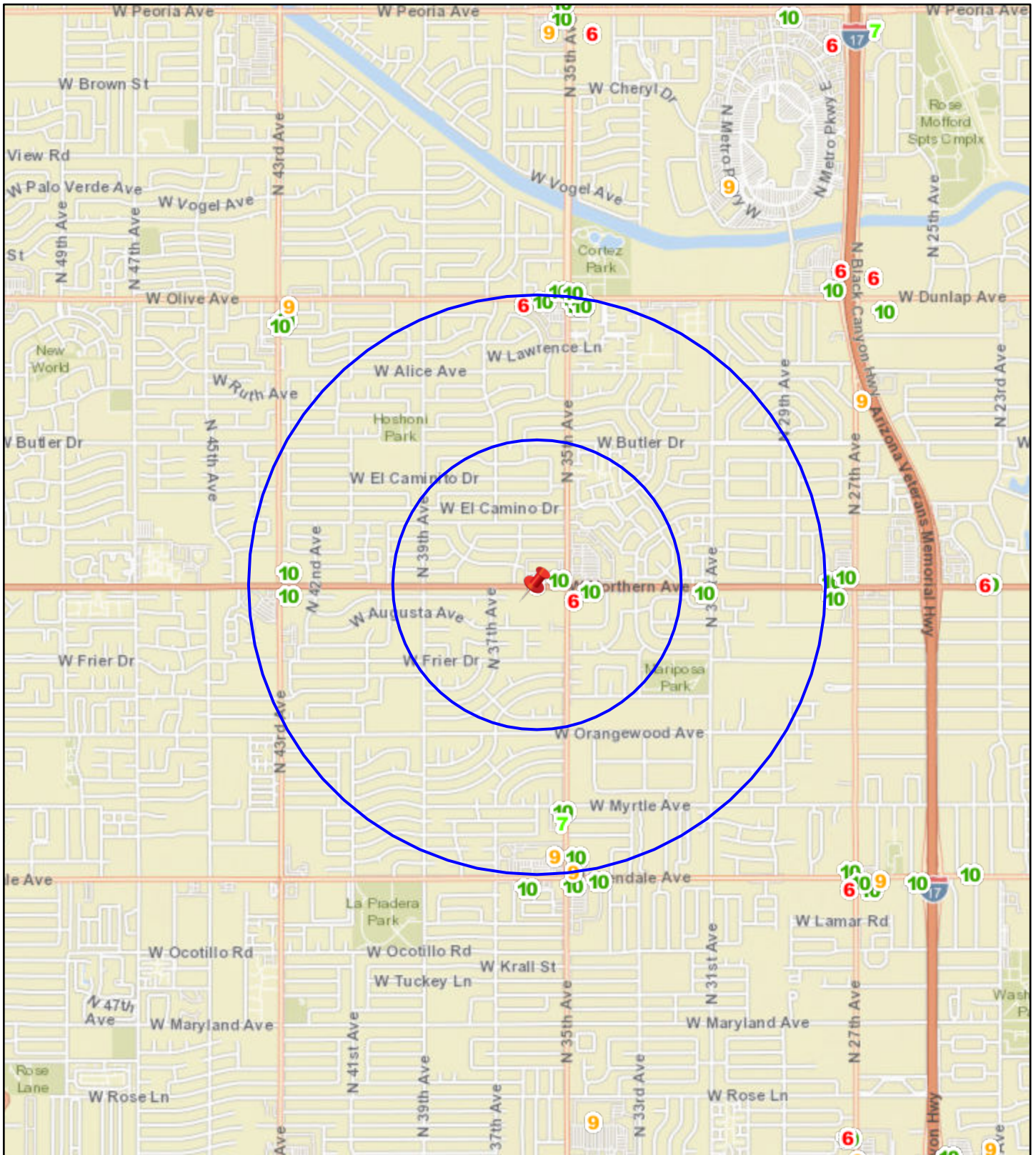
Description	Average	1/2 Mile Average
Parcels w/Violations	41	156
Total Violations	70	292

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1056021	1551	363	35	590
1056022	1868	197	61	602
1056023	3134	321	94	979
1057012	2016	475	4	419
1057021	2689	600	18	316
1057022	1555	295	36	131
1058001	1812	275	20	441
1058004	1703	538	13	131
1059001	2020	490	47	0
1059002	1589	333	37	430
Average	1601	393	60	177

Liquor License Map: TIME CAPSULE BAR AND GRILL

3558 W NORTHERN AVE



Date: 4/3/2025



0 0.1 0.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Over Easy - District 2

Request for a liquor license. Arizona State License Application 330442.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

2965 W. Dove Valley Road, Ste. 401
Zoning Classification: C-2 M-R NBCC
Council District: 2

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

The 60-day limit for processing this application is April 30, 2025.

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

Other Active Liquor License Interest in Arizona

This information is 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:
“We are committed to serving our patrons responsibly. We will ensure all of our employees handling alcohol will be Title 4 trained.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“We launched Over Easy to give more people the kind of morning that makes their day. The kind where the only things stopping the flow of conversation is tantalizing food.”

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 - Over Easy - Data

Attachment B - Over Easy - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: OVER EASY

Liquor License

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	0	0
Violent Crimes	12.31	0	0

*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

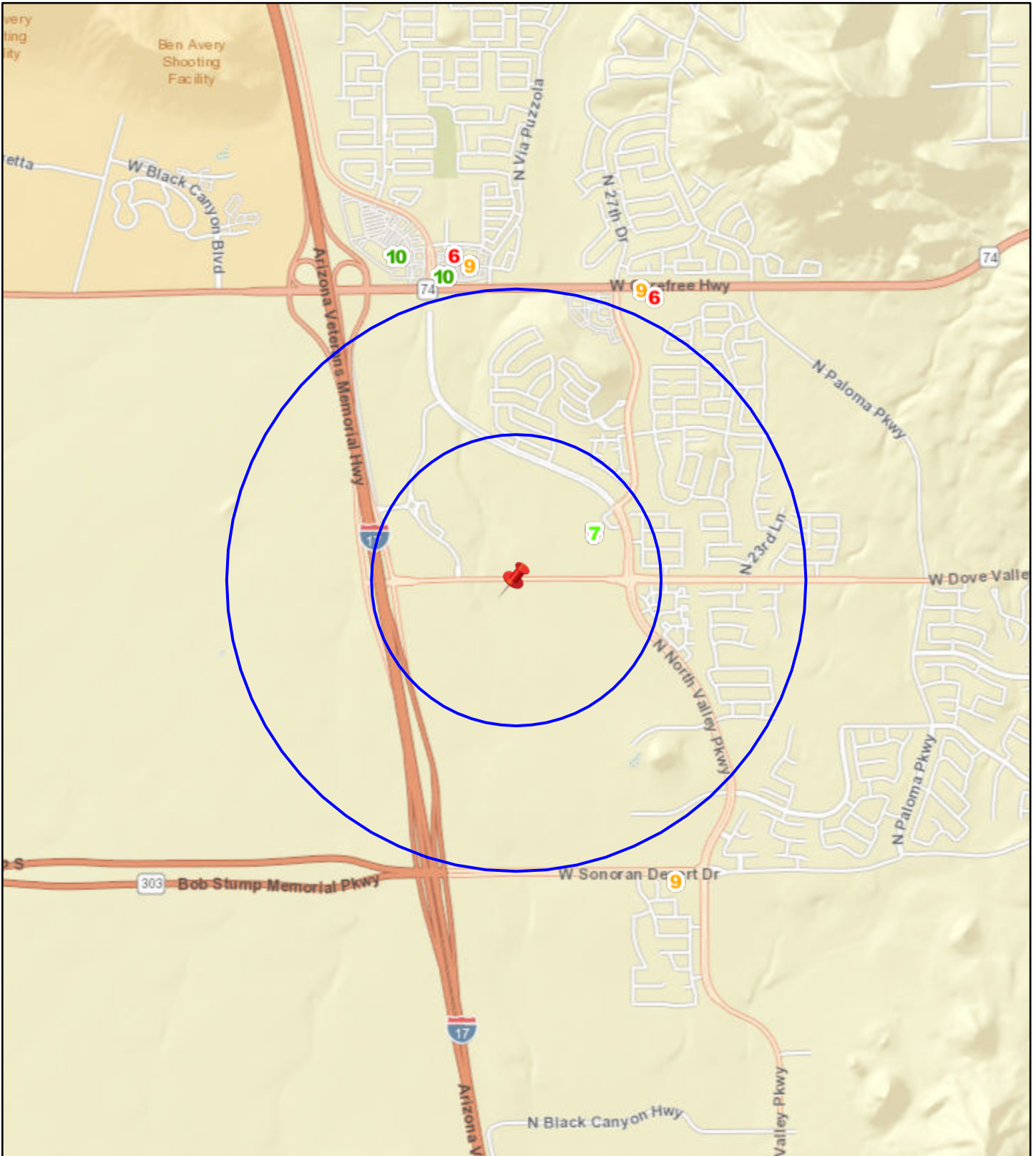
Description	Average	1/2 Mile Average
Parcels w/Violations	40	0
Total Violations	68	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
Average	1601	393	60	177

Liquor License Map: OVER EASY

2965 W DOVE VALLEY RD



Date: 4/16/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Yama Sushi & Asian Cuisine - District 2

Request for a liquor license. Arizona State License Application 332420.

Summary

Applicant

Zhiqiang Chen, Agent

License Type

Series 12 - Restaurant

Location

718 E. Union Hills Drive

Zoning Classification: C-2

Council District: 2

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 has plans to open in May 2025.

The 60-day limit for processing this application is April 30, 2025.

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

Yama Sushi House (Series 7)
4750 N. Central Avenue, Ste. B2, Phoenix
Calls for police service: 51
Liquor license violations: None

Yama Sushi House (Series 12)
1175 W. Ray Road, Ste. 1, Chandler
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Yama Sushi & Asian Cuisine (Series 12)
9788 W. Northern Avenue, Ste. 1450, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Yama Sushi & Asian Cuisine (Series 12)
7704 E. Doubletree Ranch Road, Ste. 105, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have completed and passed Arizona Title 4 basic and management Alcohol Training. and I own another restaurant in Phoenix. I understand the liquor law and regulations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My restaurant will provide a safe and regulated environment for social gatherings, contributing to the local economy through jobs creation and tax revenue. Additionally, it

will meet the community's demand for dining and entertainment options while ensuring compliance with all legal and public safety regulations. The issuance of this license will enhance the overall social and economic weell-being of the area.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Yama Sushi & Asian Cuisine - Data

Attachment B - Yama Sushi & Asian Cuisine - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: YAMA SUSHI & ASIAN CUISINE

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	72.66	67.83
Violent Crimes	12.31	10.5	9.76

*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

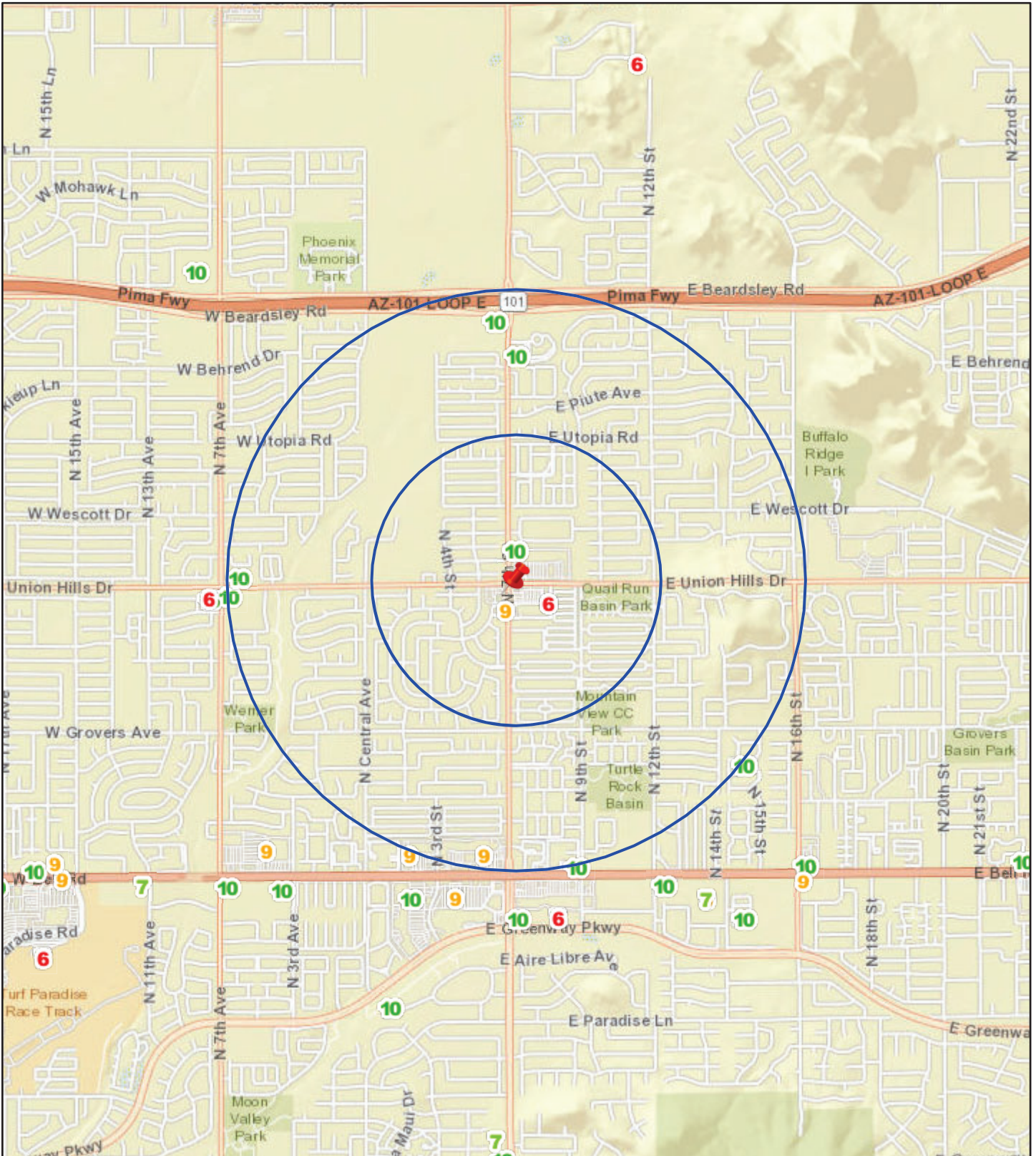
Description	Average	1/2 Mile Average
Parcels w/Violations	41	68
Total Violations	69	131

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6167001	2313	640	41	164
6168001	1679	384	17	128
6168003	2033	539	17	457
6168004	1303	382	28	43
6189002	2823	478	30	827
6190001	589	333	6	15
6190002	1059	460	29	112
6190003	1135	298	19	112
Average	1601	393	60	177

Liquor License Map: YAMA SUSHI & ASIAN CUISINE

718 E UNION HILLS DR



Date: 3/4/2025



0 0.17 0.35 0.7 1.05 1.4 mi



Liquor License - Driftwoods - District 3

Request for a liquor license. Arizona State License Application 328699.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

9832 N. 7th Street, Ste. 4

Zoning Classification: C-2

Council District: 3

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 location requires a Use Permit to allow outdoor dining, outdoor alcohol consumption, and outdoor recreation.

The 60-day limit for processing this application is April 27, 2025.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

Four letters supporting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from PHX LUV Neighborhood Association, a local business owner, and two local residents. They support the issuance of the liquor license and believe the this restaurant will help build community in the area.

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:
"Both owners have owned and operated establishments that held a liquor license. Employee will be required to attend the Title 4 basic liquor course and to abide by Arizona 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:

"Driftwoods is a locally owned, full service restaurant that will serve as a community gathering space in Sunnyslope, offering high-quality food, an inviting atmosphere, and a well managed dining experience. Our goal is to enhance the local economy, create jobs, and provide a safe, family-friendly environment where residents can enjoy fresh, chef-driven cuisine while watching sports on multiple screens through the restaurant."

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 - Driftwoods - Data

Attachment B - Driftwoods - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: DRIFTWOODS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	2	0
Beer and Wine Bar	7	1	0
Liquor Store	9	5	2
Beer and Wine Store	10	8	3
Restaurant	12	10	1
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	135.66	175.37
Violent Crimes	12.31	29.93	40.87

*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

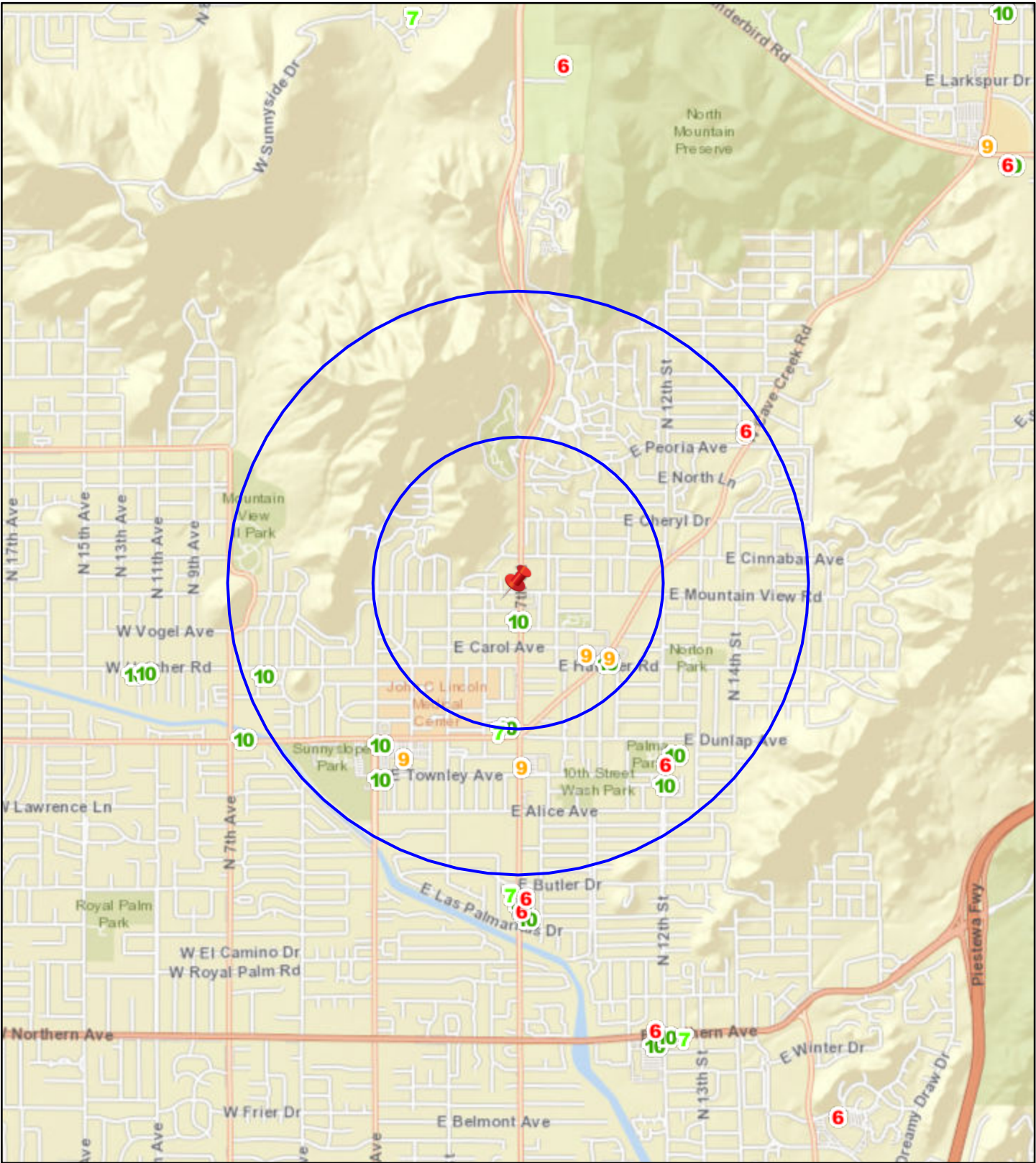
Description	Average	1/2 Mile Average
Parcels w/Violations	41	140
Total Violations	69	229

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1037022	1194	426	77	40
1046001	2192	383	93	320
1046002	1075	138	91	338
1046003	742	161	56	128
1047011	1145	53	41	385
1047012	972	374	84	103
1047013	610	316	124	151
1047021	780	85	27	150
1047022	626	136	66	266
1047023	1801	298	77	294
Average	1601	393	60	177

Liquor License Map: DRIFTWOODS

9832 N 7TH ST



Date: 3/5/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Zookz - District 4

Request for a liquor license. Arizona State License Application 330529.

Summary

Applicant

Carol Meyer, Agent

License Type

Series 12 - Restaurant

Location

100 E. Camelback Road, Ste. 192

Zoning Classification: C-2 TOD-1 WNSPD

Council District: 4

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is May 6, 2025.

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

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.

Zookz (Series 12)

3164 E. Camelback Road, Phoenix

Calls for police service: 0

Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the capability, reliability, and qualifications to hold a liquor license because I am an experienced business owner who understands the responsibilities and legal obligations associated with selling alcohol. I have a strong track record of running a compliant and successful business, adhering to all local, state, and federal regulations. I am committed to upholding the integrity of my establishment by ensuring responsible alcohol service, properly training employees, and maintaining a safe environment for customers and the community. My financial stability and good standing with regulatory agencies further demonstrate my reliability in holding a liquor license."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Panda Garden - District 6

Request for a liquor license. Arizona State License Application 333721.

Summary

Applicant

Jaeky Lee, Agent

License Type

Series 12 - Restaurant

Location

4730 E. Warner Road, Ste. 14

Zoning Classification: C-1

Council District: 6

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

The 60-day limit for processing this application is April 27, 2025.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I understand the health and safety rules for servicing food and drinks, and I will make sure my business follows all the required regulations. I know how important it is to keep the place clean and safe for both customers and staff. Above all, I will ensure that regulations are followed and the operations is run safely."

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

"Will run a safe and responsible place, making sure it is positive space for everyone while following all the rules. And the business will provide services that will help local people and visitors, building a strong sense of community. and make sure the business follows all s health, and legal rules, keeping the space safe for customers and the neighborhood."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Panda Garden - Data

Attachment B - Panda Garden - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: PANDA GARDEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	2
Beer and Wine Bar	7	7	4
Liquor Store	9	5	2
Beer and Wine Store	10	5	1
Restaurant	12	19	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	73.27	90.23
Violent Crimes	12.31	7.24	12.73

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

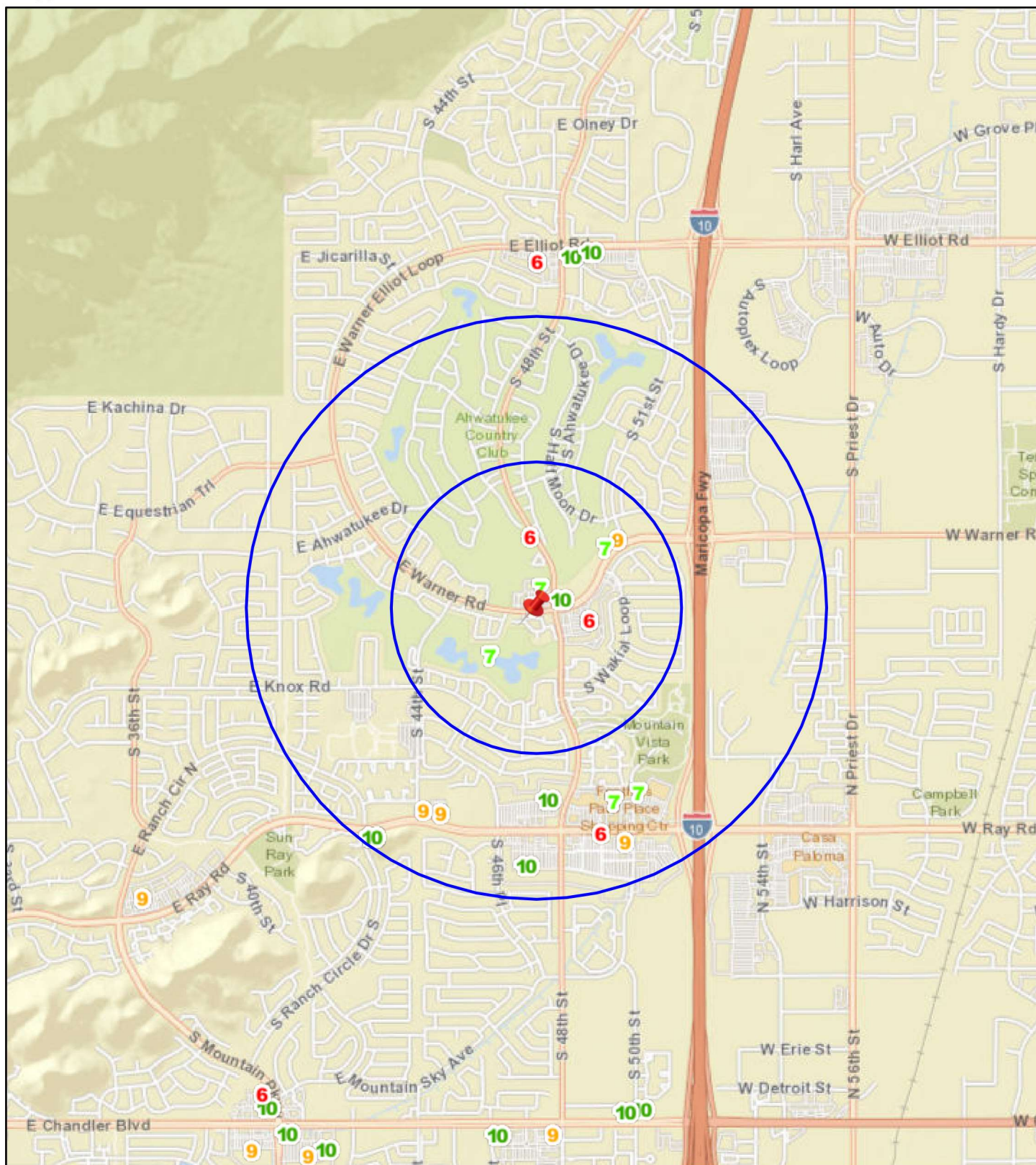
Description	Average	1/2 Mile Average
Parcels w/Violations	41	9
Total Violations	69	11

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167081	2041	886	42	40
1167082	1099	377	77	184
1167083	1116	198	29	31
1167084	1150	697	51	83
1167111	718	313	13	69
1167112	1286	128	34	206
1167171	2051	41	73	259
1167172	1387	296	20	76
1167181	1460	206	40	150
1167182	1174	257	50	188
Average	1601	393	60	177

Liquor License Map: PANDA GARDEN

4730 E WARNER RD



Date: 4/11/2025



City Clerk Department



Liquor License - Kalle 6 - District 8

Request for a liquor license. Arizona State License Application 330158.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

914 N. 6th Street

Zoning Classification: DTC - Evans Churchill East

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. This location requires a Use Permit to allow outdoor liquor service. This business is currently being remodeled with plans to open in June 2025.

The 60-day limit for processing this application is May 5, 2025.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"Kalle 6 will abide by Arizona Title 4 liquor laws and ensure it's staff attends the training course."

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

"Kalle 6 is a full service restaurant wanting to generate revenue and promote employment opportunities to locals."

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 - Kalle 6 - Data

Attachment B - Kalle 6 - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: KALLE 6

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	4
Bar	6	44	14
Beer and Wine Bar	7	14	5
Liquor Store	9	6	2
Beer and Wine Store	10	12	5
Hotel	11	7	2
Restaurant	12	110	41
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	264.96	301.27
Violent Crimes	12.31	56.87	63.05

*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

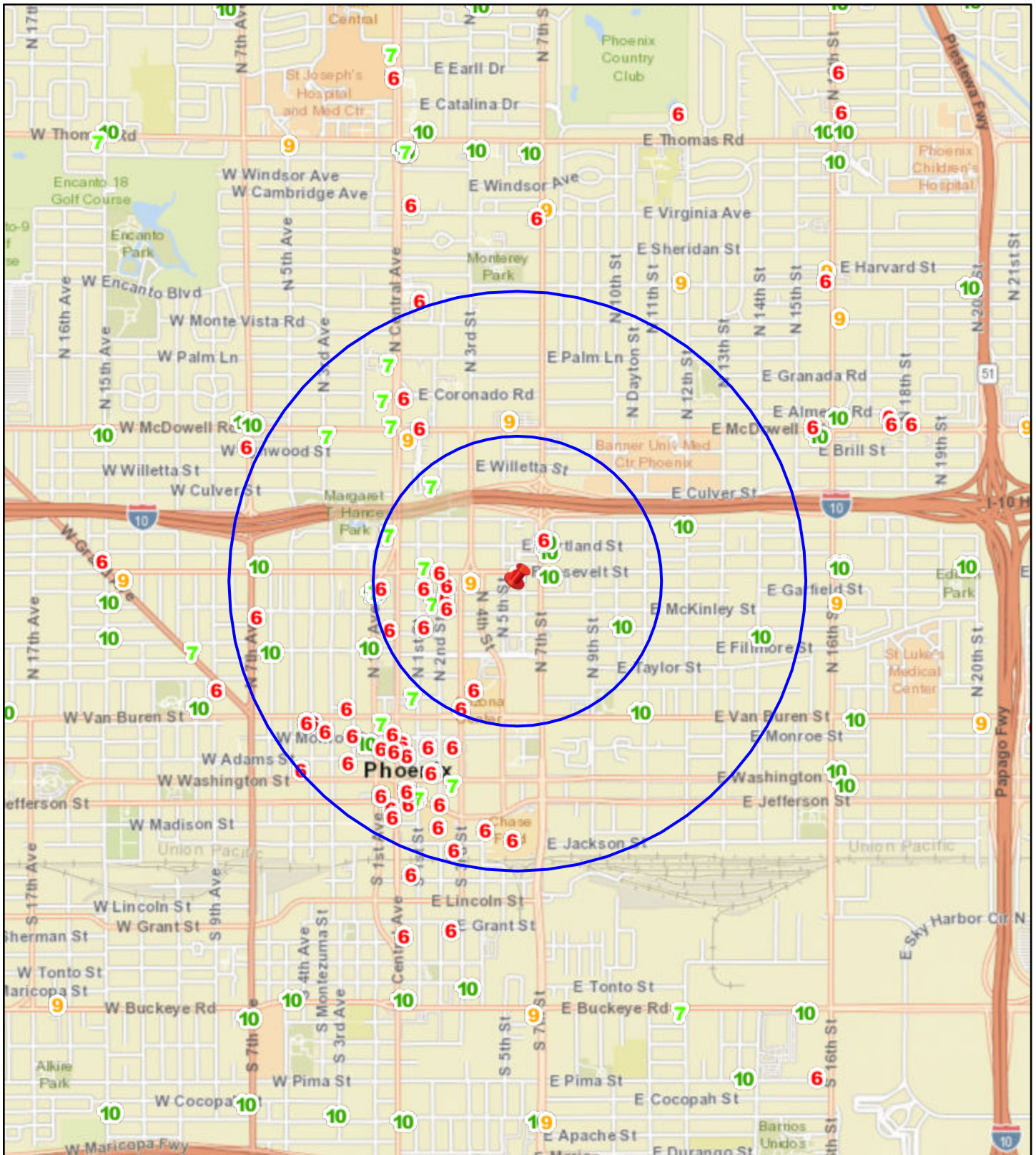
Description	Average	1/2 Mile Average
Parcels w/Violations	42	104
Total Violations	71	167

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1130002	1364	179	221	139
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
1140003	1025	304	49	114
1141001	2605	227	111	276
Average	0	393	60	177

Liquor License Map: KALLE 6

914 N 6TH ST



Date: 3/14/2025



City Clerk Department



Liquor License - Mayan Hookah Lounge - District 8

Request for a liquor license. Arizona State License Application 317953.

Summary

Applicant

Farshad Kankash, Agent

License Type

Series 12 - Restaurant

Location

717 N. 7th Street

Zoning Classification: C-2 HP ACOD, R-5 HP ACOD

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. This location requires a Use Permit to allow outdoor alcohol consumption and patron dancing. This location also requires Zoning Clearance to allow a tobacco oriented retailer.

The 60-day limit for processing this application is April 27, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for that 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 the capability, reliability, and qualifications to hold a liquor license because I adhere to all legal regulations, have a strong track record of responsible business operations, and am committed to ensuring compliance with all liquor laws, including responsible service and community safety."

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 it will provide a safe, well-regulated establishment that enhances the local economy, creates jobs, and offers a responsible social environment for residents and visitors."

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 - Mayan Hookah Lounge - Map

Attachment B - Mayan Hookah Lounge - Data

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: MAYAN HOOKAH LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	4	3
Wholesaler	4	1	0
Government	5	7	3
Bar	6	42	12
Beer and Wine Bar	7	13	2
Liquor Store	9	6	1
Beer and Wine Store	10	11	5
Hotel	11	7	2
Restaurant	12	105	37

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	263.32	279.61
Violent Crimes	12.31	54.03	53.82

*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

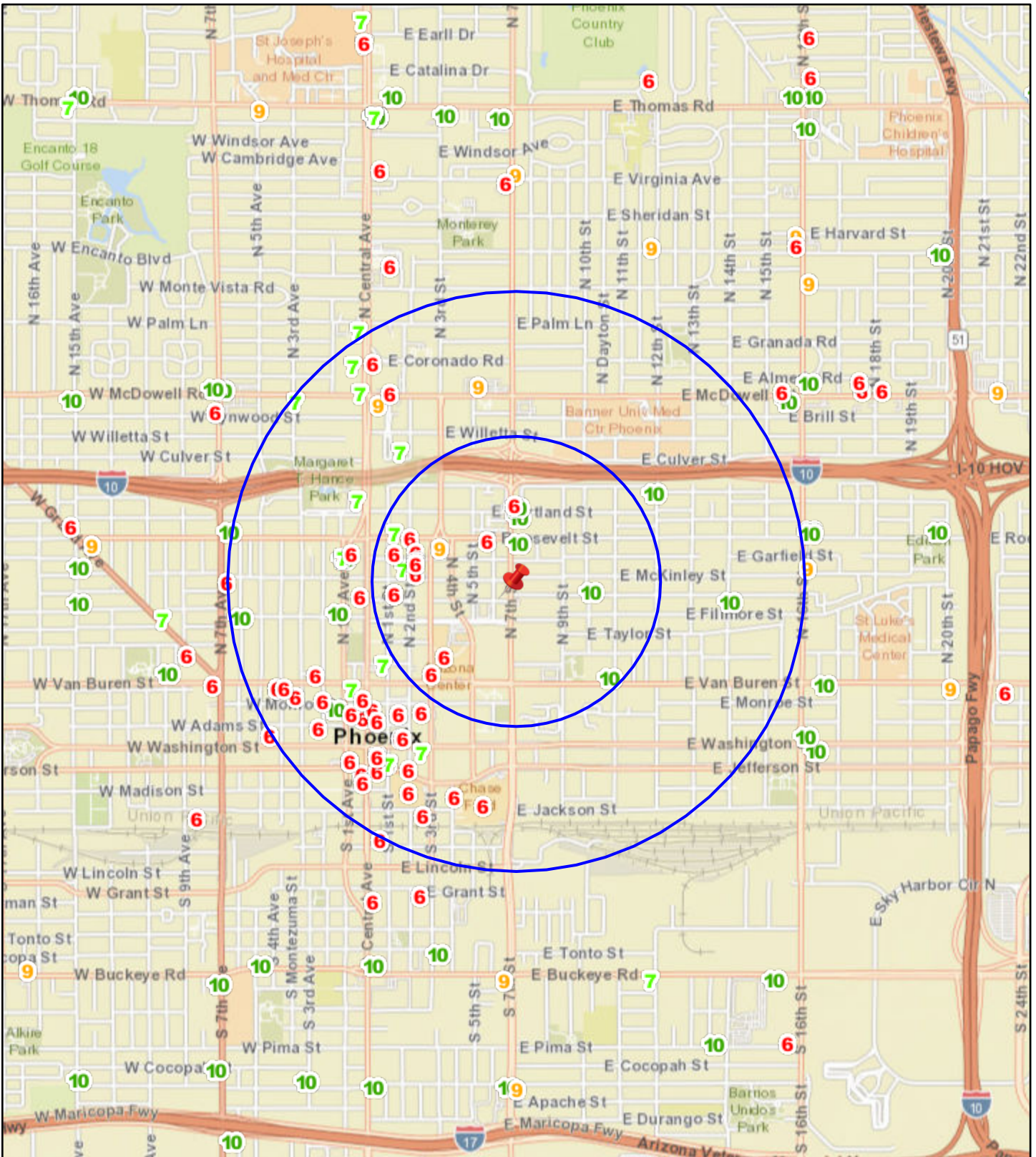
Description	Average	1/2 Mile Average
Parcels w/Violations	40	102
Total Violations	68	159

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132011	1204	171	47	318
1132012	902	154	47	139
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
1140001	382	16	49	96
1140003	1025	304	49	114
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: MAYAN HOOKAH LOUNGE

717 N 7TH ST



Date: 4/14/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - 7-Eleven #42313A - District 8

Request for a liquor license. Arizona State License Application 329180.

Summary

Applicant

Bhupinder Singh, Agent

License Type

Series 10 - Beer and Wine Store

Location

1818 S. 7th Street

Zoning Classification: A-1

Council District: 8

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is May 2, 2025.

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

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

7-Eleven #19650E (Series 10)
4748 E. McDowell Road, Phoenix
Calls for police service: 114
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

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

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"7-Eleven is a on-stop shop for convenience items. The stores offer a wide variety of goods, including fresh and ready-to eat foods, home and personal care products, snacks, and drinks. Under new franchisee ownership, Applicant would like to offer beer and wine to customers 21 and over."

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 - 7-Eleven #42313A - Data
Attachment B - 7-Eleven #42313A - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: 7-ELEVEN #42313A

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Wholesaler	4	1	0
Government	5	1	0
Bar	6	6	0
Beer and Wine Bar	7	1	0
Liquor Store	9	2	2
Beer and Wine Store	10	9	2
Restaurant	12	7	0
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	76.56	105.73
Violent Crimes	12.31	17.78	25.15

*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

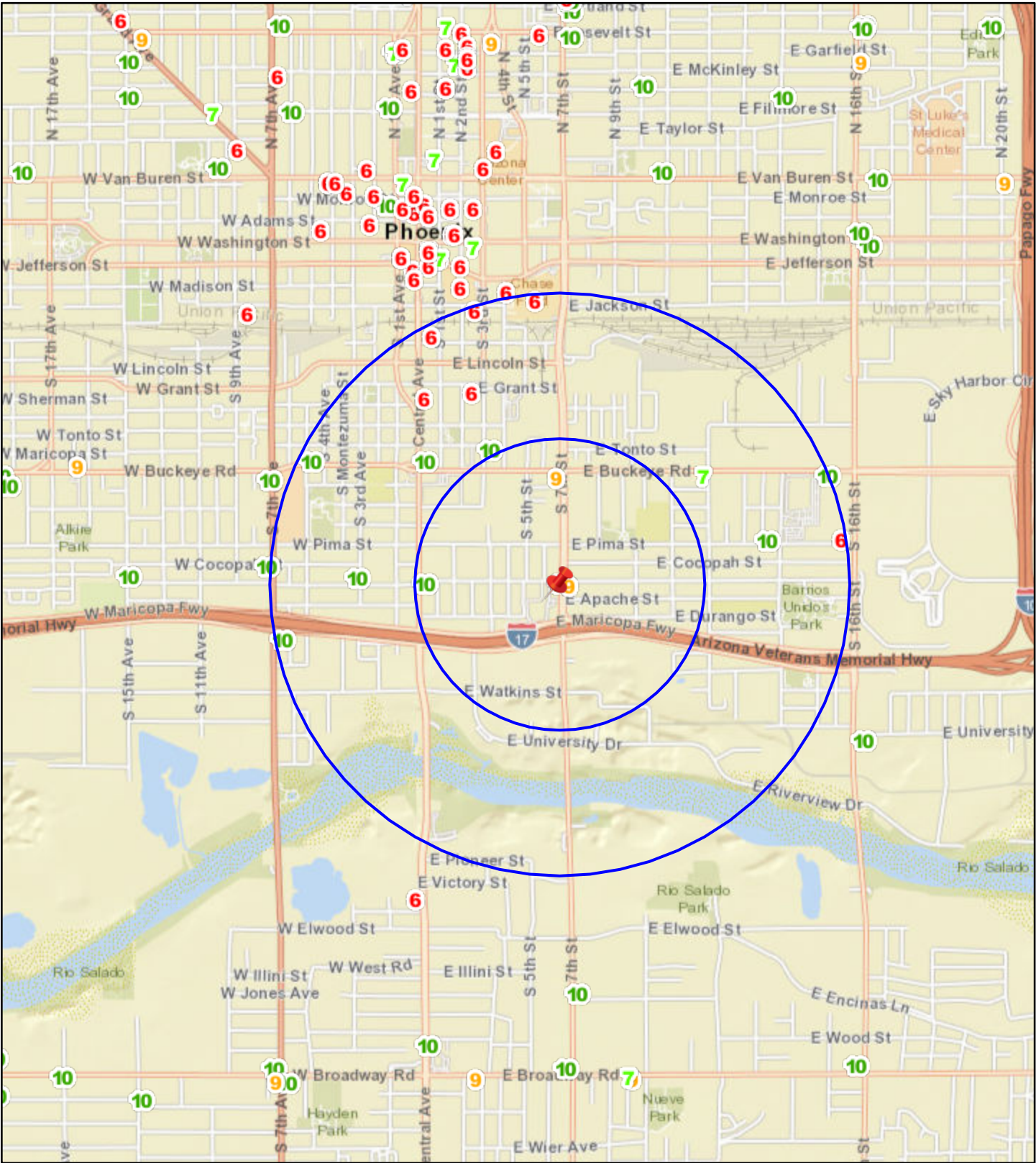
Description	Average	1/2 Mile Average
Parcels w/Violations	41	35
Total Violations	70	60

Census 2020 Data 1/2 Mile Radius

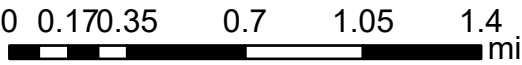
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1140002	0	0	18	0
1142001	938	210	81	167
1149001	2258	98	57	1188
1149002	610	103	12	96
1149003	140	14	0	71
1172002	80	19	11	4
1172003	1045	113	38	288
Average	1601	393	60	177

Liquor License Map: 7-ELEVEN #42313A

1818 S 7TH ST



Date: 4/3/2025





Bingo License - Deer Valley Fraternal Order of Eagles Aerie #3871, Inc. - District 1

Request for a Class B Bingo License.

Summary

State law requires City Council approval before a State Bingo License can be issued.

Bingo License Types

Class A - gross receipts shall not exceed \$75,000 per year

Class B - gross receipts shall not exceed \$500,000 per year

Class C - anticipated gross receipts may exceed \$500,000 per year

Applicant

Jesse Smith

Location

3600 W. Rose Garden Lane

Zoning Classification: R-5

Council District: 1

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Hatcher Beer and Smoke Shop - District 3

Request for a liquor license. Arizona State License Application 331354.

Summary

Applicant

Rebhi Awawdah, Agent

License Type

Series 10 - Beer and Wine Store

Location

9501 N. 7th Street

Zoning Classification: C-2

Council District: 3

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

The 60-day limit for processing this application is May 4, 2025.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

Four valid letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from the Sunnyslope Village Alliance, the Villa Sierra Madre Block Watch, PHX Luv Neighborhood Association, and the Sunnyslope Historical Society. They do not support the issuance of this new liquor license. They are concerned with the existing number of beer and wine store and liquor store licenses in the area, and feel that adding this new license does not meet the need and convenience of the neighborhood. They believe that adding a new beer and wine store license with a smoke shop does not align with the neighborhoods character, needs, or current efforts to improve the community. They are also concerned that the issuance of this new license will have a negative effect on their ongoing efforts to reduce crime and blight in their community.

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "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 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 safe, secure and convenience place for the customers to purchase quality alcohol."

Staff Recommendation

Staff recommends disapproval of this application based on neighborhood protests. Staff also notes the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Hatcher Beer and Smoke Shop - Data

Attachment B - Hatcher Beer and Smoke Shop - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HATCHER BEER AND SMOKE SHOP

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	141.08	225.69
Violent Crimes	12.31	29.9	55.73

*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

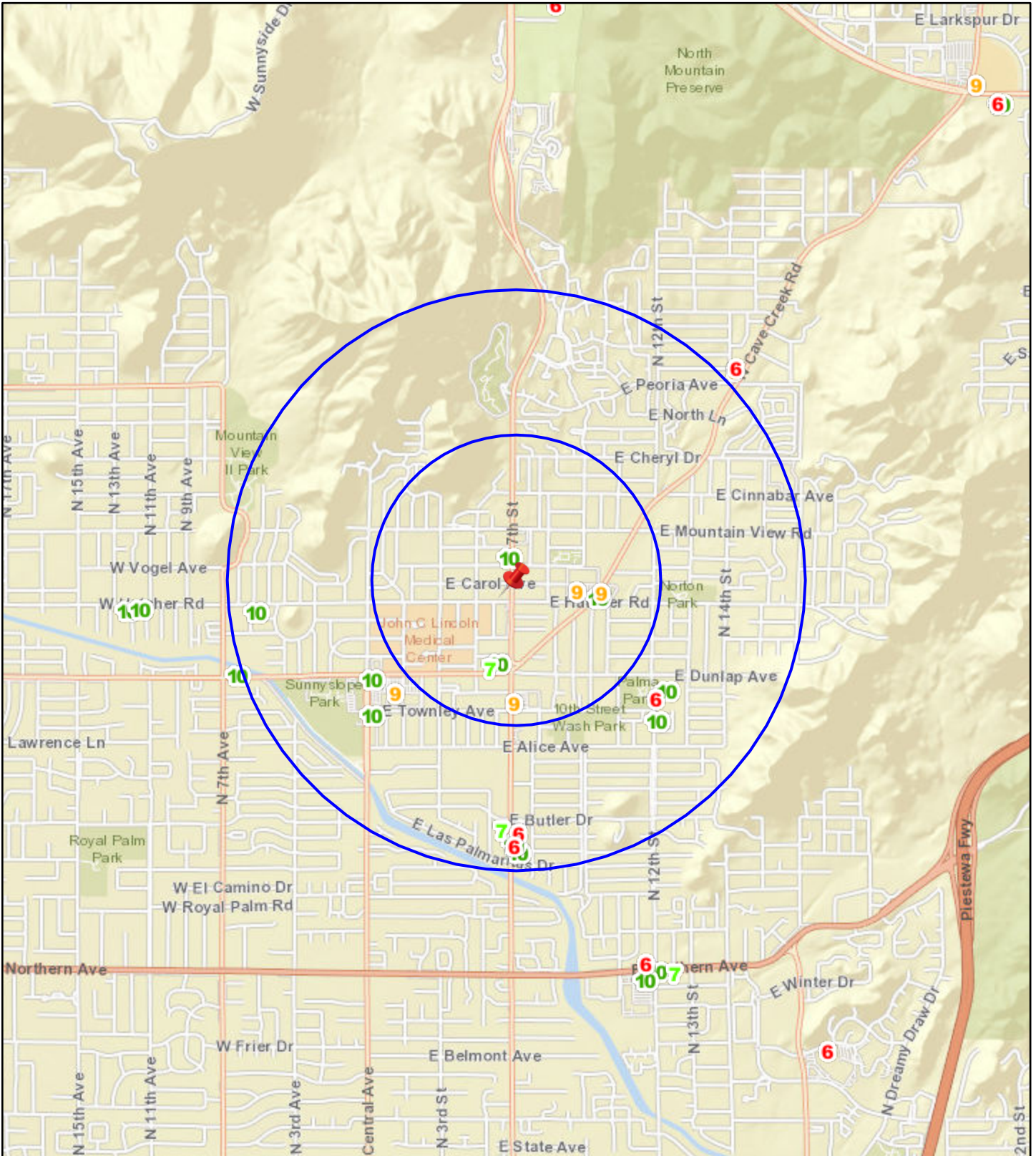
Description	Average	1/2 Mile Average
Parcels w/Violations	41	179
Total Violations	69	296

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1046001	2192	383	93	320
1046002	1075	138	91	338
1047011	1145	53	41	385
1047012	972	374	84	103
1047013	610	316	124	151
1047021	780	85	27	150
1047022	626	136	66	266
1047023	1801	298	77	294
1052003	1287	246	57	20
1053002	2247	273	65	285
Average	1601	393	60	177

Liquor License Map: HATCHER BEER AND SMOKE SHOP

9501 N 7TH ST



Date: 4/15/2025

0 0.170.35 0.7 1.05 1.4 mi



City Clerk Department



Report

Agenda Date: 4/23/2025, Item No. 15

Unlimited Potential Inc.

For \$106,000 in payment authority for a new contract, entered on or about April 23, 2025, for a term of one year for Climate, Food, Energy Plans Community Outreach, Canvassing, & Facilitation services for the Office of Environmental Programs (OEP). The contract with Unlimited Potential, Inc. is necessary to enhance the City of Phoenix's initiatives related to the Climate Action, Food Action, and Energy Access Plans. This collaboration will involve multiple departments, with a significant focus on OEP initiative updates and will benefit from comprehensive reporting, which includes detailed monthly insights into community engagement efforts. Moreover, the insights and recommendations provided will enable OEP to optimize strategies and ensure the City of Phoenix's leadership within the C40 Cities is maintained and strengthened while driving growth and sustainability.



Report

Agenda Date: 4/23/2025, Item No. 16

City of Buckeye

For \$874,000 in payment authority for Contract 100744 to continue the operation of the City of Phoenix landfill within the City of Buckeye, for the Public Works Department. Payment of royalties is based on 7.5 percent of the gate revenue generated from solid waste received at each transfer station and disposed of at the State Route (SR) 85 Landfill in Buckeye. The Intergovernmental Agreement requires Phoenix to reimburse Buckeye for its solid waste collection and disposal fees paid on behalf of the prison adjacent to the SR85 Landfill.



Arizona Department of Environmental Quality

For \$811,000 in payment authority for annual payment of regulatory fees for the Public Works Department. The City operates and maintains one open landfill, five closed landfills and two transfer stations that must meet regulatory requirements as mandated by the Arizona Department of Environmental Quality (ADEQ). ADEQ requires the City to pay several routine fees including but not limited to landfill and transfer station registration fees, quarterly landfill fees, storm water permit fees, superfund program oversight fees, aquifer protection permit administration fees, underground storage tank fees, and financial assurance fees.



Report

Agenda Date: 4/23/2025, Item No. 18

United States Environmental Protection Agency

For \$150,000 in payment authority to the United States Environmental Protection Agency (EPA) for oversight of the 19th Avenue Landfill for the Public Works Department. The payment request is necessary for the City to pay the EPA for compliance review and site inspections for the annual regulatory oversight process and five-year review.



Report

Agenda Date: 4/23/2025, Item No. 19

Maricopa County Air Quality Department

For \$40,000 in payment authority for Fiscal Year 2025-26 for annual operating air permits for the Water Services Department. The air permits are required for any source, including boilers, incinerators, chemical processing, and abrasive, that releases contaminants, such as dust particles, smoke, carbon monoxide, or volatile organic compounds, into the air.



Report

Agenda Date: 4/23/2025, **Item No.** 20

Brooks Rand Inc.

For \$150,000 in payment authority for a new contract, entered on or about May 1, 2025, for a term of five years for maintenance, repairs, and consumable parts for the MERX Cold Vapor Atomic Fluorescence Mercury Analyzer for the Water Services Department. This instrument is used in detecting trace metals in drinking water and allows the City to be in compliance with the Arizona and National Pollutant Discharge Elimination System (AZPDES & NPDES) permits.



Report

Agenda Date: 4/23/2025, Item No. 21

Seal Analytical Inc.

For \$115,000 in payment authority to purchase a Segmented Flow Analyzer and Biochemical Oxygen Demand Analyzer for the Water Services Department. This purchase will replace existing instruments that will allow the Water Services Department to maintain operational compliance.



Report

Agenda Date: 4/23/2025, Item No. 22

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

To make payment of up to \$116,900 in settlement of claim(s) in *Backer v. City of Phoenix*, 24-0140-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a property damage claim involving the Water Services Department that occurred on August 11, 2024.



Report

Agenda Date: 4/23/2025, Item No. 23

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

To make payment of up to \$75,000 in settlement of claim(s) in *Dubei v. City of Phoenix*, 21-0723-002, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an auto accident claim involving the Police Department that occurred on December 17, 2021.



Grant of Public Utility Easement on City-Owned Property Located at 5595 E. Karsten Way (Ordinance S-51861) - District 6

Request City Council to grant a public utility easement, for the consideration of \$1.00 and/or other valuable consideration, for electrical facilities and the installation of a pad-mounted transformer on City-owned property in the Salt River Project (SRP) service area, and further ordering the ordinance recorded.

Summary

The public utility easement is required for construction of a new golf house at Papago Golf Course pursuant to City Contract 138996. The electrical service will connect from the existing transformer to a new transformer near the new building.

This public utility easement will be for the area more fully described in the legal description ("Easement Premises") recorded with the ordinance and will be granted to all public service corporations, agricultural improvement districts, and telecommunication corporations providing utility service (collectively "Grantee") to the property located at 5595 E. Karsten Way and 5644 E. Moreland St., in perpetuity so long as Grantee uses the Easement premises for the purposes herein specified for an indefinite period, subject to the following terms and conditions:

A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain utility facilities together with appurtenant fixtures for use in connection therewith (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for shared use. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."

B. Grantor shall not locate, erect or construct, or permit to be located or erected or

constructed, any building or structure within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 10 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstruction within said areas.

E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.

G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any rights granted herein at address listed below.

I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington St.; (4) Fire Department headquarters located at 150 S. 12th St.; (5) City Hall located at 200 W. Washington St.; (6) City Court Building located at 300 W. Washington St.; (7) Calvin C. Goode Building located at 251 W. Washington St.; (8) Transit Operations Center located at 320 N. 1st Ave. or West Transit Facility located at 405 N. 79th Ave.; or (9) in a secured or fenced area.

Location

5595 E. Karsten Way and 5644 E. Moreland Street, identified by Maricopa County assessor parcel numbers 125-01-001A and 129-37-006.

Council District: 6

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.



Grant of a Public Utility Easement on City-Owned Property Located at 3901 W. Glendale Avenue for La Pradera Park Improvements (Ordinance S-51862) - District 5

Request City Council to grant a public utility easement, for the consideration of \$1.00 and/or other valuable consideration, for electrical facilities and the installation of a pad-mounted transformer on City-owned property in the Salt River Project (SRP) service area for project PA75200674 to install lighting to the basketball courts, and further ordering the ordinance recorded.

Summary

The public utility easement is required for construction and upgrade of an existing transformer to a new transformer. The upgraded transformer is larger and falls outside of the current SRP easement area, and requires an additional easement.

This public utility easement will be for the area more fully described in the legal description ("Easement Premises") recorded with the ordinance and will be granted to all public service corporations, agricultural improvement districts, and telecommunication corporations providing utility service (collectively "Grantee") to the property located at 3901 W. Glendale Avenue in perpetuity so long as Grantee uses the Easement premises for the purposes herein specified for an indefinite period, subject to the following terms and conditions:

A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain utility facilities together with appurtenant fixtures for use in connection therewith (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for shared use. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."

B. Grantor shall not locate, erect or construct, or permit to be located or erected or constructed, any building or structure within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 10 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstruction within said areas.

E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new

easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.

G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any rights granted herein at address listed below.

I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington St.; (4) Fire Department headquarters located at 150 S. 12th St.; (5) City Hall located at 200 W. Washington St.; (6) City Court Building located at 300 W. Washington St.; (7) Calvin C. Goode Building located at 251 W. Washington St.; (8) Transit Operations Center located at 320 N. 1st Ave. or West Transit Facility located at 405 N. 79th Ave.; or (9) in a secured or fenced area.

Location

3901 W. Glendale Avenue, identified by Maricopa County assessor parcel number 152-02-002C.

Council District: 5

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.



Grant of Easement to Salt River Project for a 69kv Electrical Service Upgrade for Bartlett Parker Project (Ordinance S-51863) - District 8

Request authorization for the City Manager, or designee, to grant a Power Transmission Easement to Salt River Project (SRP), across City-owned property located at S. 40th Street and Western Canal, for consideration of the appraised value and other consideration. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary

SRP requires an easement for the installation, operation, and maintenance of a transmission easement for the electrical service upgrade to an existing transformer to a new 69kv transformer, and provide improved service to the surrounding area. The easement area consists of approximately 670 square feet.

Location

S. 40th Street and Western Canal, identified by Maricopa County assessor parcel number 122-98-002.

Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation and Finance departments.



Lot Maintenance and Securement Services Contract - IFB 25-0509 Request for Award (Ordinance S-51832) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with A.M. Specialties, LLC; Live C.E&J, LLC, a disregarded entity of Carlos Cabezas; Reyes and Sons Landscaping, LLC; Robert Singer; Three Amigos Property Management, LLC, a disregarded entity of Stephen D Bolin; and Total Maintenance Erosion Control, LLC to provide Lot Maintenance and Securement Services Citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$7,000,000.

Summary

This contract will provide City departments with lot maintenance and securement services, including lot clean-up of City-owned parcels and contractual abatement of properties where owners have not been responsive to Notices of Ordinance violations. Services also include berm construction, pre and post emergent herbicide applications, securement and board up services, and dead tree removal. The primary department users of this contract are the Neighborhood Services and Aviation departments.

Procurement Information

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

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

Selected Bidders

A.M. Specialties, LLC

Live C.E&J, LLC, a disregarded entity of Carlos Cabezas

Reyes and Sons Landscaping, LLC

Robert Singer

Three Amigos Property Management, LLC, a disregarded entity of Stephen D Bolin

Total Maintenance Erosion Control, LLC

Contract Term

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

Financial Impact

The aggregate value of the contracts will not exceed \$7,000,000. Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Temporary Staffing Services - RFQu 19-060 - Amendment (Ordinance S-51834) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under contracts 149759 with Nesco Resource, LLC; 149757 with Scott Business Group, LLC; 149758 with Accurate Placement, L.C.; 149754 with All About People, LLC; 149755 with Accounting & Finance Professionals, Inc.; and 149756 with RW Staffing Solutions, LLC for temporary staffing services for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$3,100,000.

Summary

These contracts will provide temporary staff to Citywide departments on an as-needed basis. Temporary staff are necessary to fulfill short-term or highly specialized staffing needs and to assist in the management of staffing shortages throughout the organization in support of Citywide business and facility operations. Departments use the most cost-effective contract to hire qualified temporary staff. The additional funds will support the continuation of these services throughout the remainder of the contract term.

Contract Term

The contract terms remain unchanged, ending on June 30, 2026.

Financial Impact

Upon approval of \$3,100,000 in additional funds, the revised aggregate value of the contract will not exceed \$51,609,118. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Temporary Staffing Services - Contracts 149754, 149755, 149756, 149757, 149758, 149759 (Ordinance S-45422) on April 17, 2019;
- Temporary Staffing Services - Contracts 149754, 149755, 149756, 149757, 149758, 149759 (Ordinance S-49311) on January 4, 2023;

- Temporary Staffing Services - Contracts 149754, 149755, 149756, 149757, 149758, 149759 (Ordinance S-50099) on August 28, 2023.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Landscape, Agricultural, and Field Maintenance Equipment and Parts - IFB 19-051 - Amendment (Ordinance S-51843) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under contracts 149523 with A & G Turf Equipment, Inc.; 149526 with Arizona Machinery, LLC; 149522 with Clearwater Enterprises, Inc. dba Quality Equipment & Spray; and 149524 with Western Pneumatic Tool Co. for the purchase of landscape, agricultural and field maintenance equipment and parts for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$300,000.

Summary

These contracts provide a broad range of replacement equipment, repair parts, and accessories to maintain City-owned equipment and ensure proper operation across various facilities. Additional funds are needed due to the increased demand for replacement parts and due to the heightened wear and tear on City-owned equipment.

Contract Term

The contract terms remain unchanged, ending on March 31, 2026.

Financial Impact

Upon approval of \$300,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,482,500. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Landscape, Agricultural, and Field Maintenance Equipment and Parts Contracts 149525, 149524, 149523, 149522, 149528, 149526 (Ordinance S-45470) on March 20, 2019.
- Landscape, Agricultural, and Field Maintenance Equipment and Parts Contracts 149525, 149524, 149523, 149522, 149528, 149526 (Ordinance S-50544) on February 7, 2024.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Commercial Flooring Products and Services Contract - COOP 25-0574 - Request for Award (Ordinance S-51851) - Citywide

Request to authorize the City Manager, or his designee to enter into cooperative agreements with Continental Flooring Company; Creative Design Flooring, Inc.; Diversified Flooring Services-Phoenix LLC; and Wholesale Floors LLC to provide flooring equipment, labor and materials necessary to install various types of carpet and flooring for departments Citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$7,810,000.

Summary

These agreements will provide various types of commercial flooring products and materials, as well as the installation and labor. The commercial and housing flooring products and services are critical in maintaining operations for departments Citywide.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The State of Arizona's cooperative agreements offer the best prices on essential products and services and align with the City's terms, conditions. The agreements were awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43.

Contract Term

The agreement will begin on or about June 6, 2025, and will expire on June 24, 2029, with a one-year option to extend.

Financial Impact

The agreement value will not exceed \$7,810,000 for the four-year aggregate term. Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Acceptance and Dedication of an Easement and Deed for Sidewalk and Roadway Purposes (Ordinance S-51860) - District 8

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

Summary

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

Easement (a)

MCR: 20250140232

Applicant and Grantor: State of Arizona (acting by and through by the Director of the Department of Administration); its successor and assigns

Date: March 14, 2025

Purpose: Sidewalk

Location: 2500 E. Van Buren Street

APN: 121-69-003D

File: 250011

Council District: 8

Deed (b)

MCR: 20250146994

Applicant and Grantor: Senior Bridge LLC; its successor and assigns

Date: March 18, 2025

Purpose: Roadway

Location: 2853 E. Van Buren Street

APN: 121-65-135C

File: 240106

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



Long Term Disability Program Clinical Consulting Services - RFP PS 24-0311 - Request for Award (Ordinance S-51830) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Managed Medical Review Organization, Inc. to provide long term disability (LTD) program clinical consulting services. Further request the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$250,000.

Summary

The contract provides clinical consulting services to assist in determining medical and/or psychological eligibility for newly submitted and ongoing LTD claims. Initial and ongoing LTD eligibility is determined through regular certification from the employee's medical and/or mental health provider specialized in the diagnosis and treatment of the injury or the illness. The nature of these contracted services is to provide a clinical opinion of the submitted documentation, when needed. A credentialed clinical, vocational, and/or behavioral health independent expert may conduct an in-person examination and would review medical documents and records, reach out to treating physicians on a peer-to-peer basis, and provide clinical insight about an employee's ability to continue working, to return to work, or to perform other types of work.

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

Procurement Information

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

One vendor submitted a proposal and it was deemed responsive and responsible. An evaluation committee of City staff evaluated the offer based on the following criteria with a maximum possible point total of 1,000:

- Qualifications, Experience and References (0 - 500 points)
- Method of Approach (0 - 300 points)
- Price (0- 200 points)

After reaching consensus, the evaluation committee recommends award to the

following vendor:

- Managed Medical Review Organization, Inc. 819 points

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$250,000. Funding is available through the City's self-insurance trust.

Responsible Department

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



Flexible Spending Account (FSA) Administration Services Contract - RFP 24-0387 Request for Award (Ordinance S-51836) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Flexible Benefit Administrators, Inc. to provide Flexible Spending Account (FSA) Administration services for the City of Phoenix Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$200,000.

Summary

This contract will provide eligible City employees and dependents Flexible Spending Account services and administration and account management services. The services include but are not limited to: claims processing and reimbursement, compliance assistance, designated customer service, reporting, and ongoing member communication and education initiatives. FSA is a tax-favored program offered by employers which allows its eligible employees and dependents to pay for eligible out-of-pocket health care and dependent care expenses with pre-tax dollars.

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

Procurement Information

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

Four vendors submitted proposals, two were deemed non-responsive, and two were deemed responsive and responsible. An evaluation committee of City staff and a Health Care Benefits Trust Board member evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Qualifications, Experience and References (0-250 points)
- Method of Approach (0-400 points)
- Pricing (0-350 points)

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

- Flexible Benefit Administrators, Inc. (762.50 points)

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$200,000. Funding is available through City trust funds.

Responsible Department

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



COBRA Administration Services Contract - RFP 24-0435 Request for Award (Ordinance S-51837) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Flexible Benefit Administrators, Inc. to provide COBRA Administration services for the City of Phoenix Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$300,000.

Summary

This contract will provide COBRA continuation coverage services. The right to COBRA continuation coverage was created by a federal law, the Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA). COBRA continuation coverage can become available to eligible City retirees and dependents when group health coverage would otherwise end. Services will include COBRA administration and account management services to ensure the City's compliance with COBRA regulations. Other services will include but are not limited to issuance of notices for eligible retirees and dependents for initial and qualifying events, open enrollment, delinquent and termination events.

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

Procurement Information

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

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

- Qualifications, Experience and References (0-300 points)
- Method of Approach (0-375 points)
- Pricing (0-325 points)

After reaching consensus, the evaluation committee recommends award to the

following vendor(s):

- Flexible Benefit Administrators, Inc. (761 points)

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$300,000. Funding is available through City trust funds.

Responsible Department

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



Civil Service Board Legal Services Contract - RFP 25-0494 - Request for Award (Ordinance S-51838) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Gammage & Burnham, P.L.C, to provide legal services to the Civil Service Board for the City of Phoenix Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$170,000.

Summary

This contract will provide legal support and guidance to the Civil Service Board. The Board is comprised of a five-member citizen volunteer panel who hear appeals of disciplinary demotions, discharges, and suspensions of sworn and non-sworn City employees. The Board proposes Personnel Rules and amendments thereto and hears appeals from classified employees regarding the interpretations of the Personnel Rules. The Board may delegate to Hearing Officers the authority to conduct hearings. The decisions of the Board are final and binding.

Procurement Information

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

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff and Civil Service Board members evaluated those offers based on the following criteria with a maximum possible point total of 1000:

- Qualifications, Experience and References (0-400 points).
- Method of Approach (0-300 points).
- Pricing (0-300 points).

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

- Gammage & Burnham, P.L.C. (895 points).

Contract Term

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

extend.

Financial Impact

The aggregate contract value will not exceed \$170,000. Funding is available in the Human Resources Department's operating budget.

Responsible Department

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



Amendments to the City's combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committee 634 Recommendations (Ordinance S-51857) - Citywide

The following amendments to the combined Classification and Pay Ordinance (S-51144) are proposed in accordance with the recommendation of Human Resources Committee 634 to be effective on May 12, 2025.

Establish the classification of Baggage Handling Systems Specialist, Job Code: 74500, Salary Plan: 004, Grade/Range: 254 (\$43,722 - \$95,451/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt.

Establish the classification of Baggage Handling Systems Foreman, Job Code: 74510, Salary Plan: 001, Grade/Range: 056 (\$45,926 - \$100,235/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Nonexempt.

Establish the classification of Baggage Handling Systems Supervisor, Job Code: 74520, Salary Plan: 001, Grade/Range: 064 (\$55,806 - \$121,826/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt.

Establish the assignment to the classification of Police Sergeant*Pilot, Job Code: 62222, Salary Plan: 011, Grade/Range: 6SP (\$139,397 - \$152,420/annual), Labor Unit Code: 006, Benefit Category: 006, EEO-4 Category: Protective Service Sworn, FLSA Status: Nonexempt.

Establish the classification of Police Real Time Operations Specialist, Job Code: 01770, Salary Plan: 006, Grade/Range: 349 (\$38,688 - \$84,469/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Nonexempt.

Regrade the classification of Aircraft Maintenance Supervisor, Job Code: 75020, Salary Plan: 001, Grade/Range: 059 (\$49,379 - \$107,806/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Skilled Craft, FLSA Status: Exempt to Grade/Range: 063 (\$54,454 - \$118,872).

Regrade the classification of Aircraft Technician, Job Code: 75010, Salary Plan: 004, Grade/Range: 249 (\$38,688 - \$84,469/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Skilled Craft, FLSA Status: Nonexempt to Grade/Range: 253 (\$42,661 - \$93,122).

Regrade the assignment to the classification of Aircraft Technician*QA, Job Code: 75011, Salary Plan: 004, Grade/Range: 253 (\$42,661 - \$93,122/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Skilled Craft, FLSA Status: Nonexempt to Grade/Range: 257 (\$47,029 - \$102,669).

Modify the salary range in Grade C17 from \$63,981 - \$89,586/annual to \$63,981 - \$102,669/annual.

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 respectfully requests approval of the adjustments listed above.

Financial Impact

The estimated initial cost for this action is \$7,300.

Concurrence/Previous Council Action

On March 24, 2025, Human Resources Committee 634 reviewed and recommended these modifications for approval effective on May 12, 2025.

Responsible Department

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



Commercial and Residential Painting Services - Federally Funded RFP- FY25-086-04 - Request for Award (Ordinance S-51839) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with A & H Painting, Inc., Bullseye Painting Company LLC, Holy Hands Painters LLC, and Pro Tech Painting LLC to provide painting services for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed \$450,000.

Summary

These contracts will facilitate the repair and paint of the exterior/interior surfaces of Housing Department properties. The contractors shall provide labor, materials, equipment and transportation. Contractors will complete repairs on the exterior/interior surfaces of assigned properties (including fascia, siding T1-11, post bases, drywall texture, wood post, post bases, drywall, baseboard, wood trim board, etc.) before painting the exterior/interior surfaces of properties located throughout the City of Phoenix.

Procurement Information

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

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

Method of Approach (400 points)
Qualifications and Experience (350 points)
Pricing (250 points)

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

Bullseye Painting Company LLC	850 points
A & H Painting, Inc.	601 points

Holy Hands Painters LLC	525 points
Pro Tech Paining LLC	510 points

Contract Term

The contracts will begin on or about May 1, 2025, for a five-year term with no option to extend.

Financial Impact

The aggregate contract value will not exceed \$450,000. The contracts are funded with U.S. Department of Housing and Urban Development funds. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Online Cataloging - OCLC Inc - 133227 - Amendment (Ordinance S-51827) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 133227 with OCLC, Inc. for the purchase of Online Cataloging for the Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$215,000.

Summary

This contract provides shared technology services and community programs through OCLC, Inc.'s Interlibrary Loan Service to the Phoenix Public Library (PPL) and its members. These services allow members to access and borrow millions of digitalized, pre-created records (metadata) from libraries worldwide, and it increases cataloging efficiency for PPL staff. Additional funds are needed to ensure the continuation of the materials and services provided by OCLC, Inc.

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

Contract Term

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

Financial Impact

Upon approval of \$215,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,615,000. Funds are available in the Library Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- OCLC Contract 133227 (Ordinance S-38226) on October 5, 2011;
- OCLC Contract 133227 (Ordinance S-41897) on July 1, 2015;
- OCLC Online Computer Library Center, Inc., dba OCLC, Inc. Contract 133227 (Ordinance S-43459) on May 10, 2017;
- Online Public Access Cataloging and Metadata Services for Library Department

Contract 133227 (Ordinance S-44802) on June 20, 2018;

- Online Cataloging Contract 133227 (Ordinance S-47945) on September 15, 2021.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Library Department.



Custodial Services - IFB 19-076 - Amendment (Ordinance S-51848) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contracts 149369 and 149368 with Commercial Custodial Services, LLC and Janco FS2, LLC dba Velociti Services for custodial services for the Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$2,000,000.

Summary

These contracts provide custodial services, including labor, cleaning supplies, materials, equipment, tools, vehicles and supervision required to clean various branch locations of the Library Department.

Contract Term

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

Financial Impact

Upon approval of \$2,000,000 in additional funds, the revised aggregate value of the contract will not exceed \$13,142,576. Funds are available in the Library Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Custodial Services Contracts 149368 and 149369, Ordinance S-45406 on February 20, 2019;
- Custodial Services Contracts 149368 and 149369, Ordinance S-47806 on July 12, 2021;
- Custodial Services Contracts 149368 and 149369, Ordinance S-48761 on June 15, 2022;
- Custodial Services Contracts 149368 and 149369, Ordinance S-49324 on January 25, 2023;
- Custodial Services Contracts 149368 and 149369, Ordinance S-50591 on February 21, 2024;
- Custodial Services Contracts 149368 and 149369, Ordinance S-51080 on June 26, 2024.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Library Department.



**Athletic Equipment and Infield Supplies IFB-25-0604 - Request for Award
(Ordinance S-51829) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contract with BSN Sports, LLC to provide athletic equipment and infield supplies for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$500,000.

Summary

The Parks and Recreation Department issued a solicitation seeking vendors to provide athletic equipment and infield supplies. This includes a wide range of sports gear and supplies necessary for activities such as baseball, basketball, football, hockey, pickleball, soccer, softball, tennis and volleyball, ensuring that the department can effectively support its community sports programs and recreational activities.

Procurement Information

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

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

Selected Bidder

BSN Sports, LLC

Additional Bidders

Pioneer Athletics

Riddell

S&S Worldwide

Contract Term

The contract will be for a five-year term beginning on or about June 1, 2025.

Financial Impact

The aggregate contract value will not exceed \$500,000. Funding is available in the Parks and Recreation Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Request to Enter into a Lease Agreement with Laveen Elementary School District No. 59 to use Unimproved City owned Property located North of the Northeast Corner of S. 59th Avenue and West Olney Avenue for Public School Facilities (Ordinance S-51859) - District 8

Request to authorize the City Manager, or his designee, to enter into a 75-year Lease Agreement with Laveen Elementary School District No. 59 for use of unimproved City owned property located north of the northeast corner of S. 59th Avenue and W. Olney Avenue in Phoenix, Arizona for the purpose of constructing, maintaining, and operating public-school facilities. Further request to authorize the City Treasurer to accept all funds related to this item.

Additionally, 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 indemnifications and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code § 42-18, as tenancy agreements include such provisions.

Summary

The Parks and Recreation Department agrees to lease approximately 20 acres of unimproved real property located north of the northeast corner of S. 59th Avenue and W. Olney Avenue in Phoenix, Arizona to Laveen Elementary School District No. 59 for constructing, maintaining, and operating public-school facilities and related activities, together with any related administrative uses. The construction of the school shall include all related infrastructure including but not limited to, ingress and egress, parking, half street improvements, sidewalks, and bus bays to be financed and constructed by the Laveen School District within the leased area in accordance with all zoning, permitting, and environmental requirements.

The term of the Lease Agreement shall be for 75 years beginning July 1, 2025. Base rent will be \$78,400 per year, plus applicable rental taxes, and will increase three percent every year thereafter, which is within the range of market rents as determined by the Finance Department's Real Estate Division. Alternatively, the District may pay the base rent in a lump sum of not less than \$5,800,000.

Concurrently with this Lease Agreement, the Parks and Recreation Department and Laveen School District have entered into an Intergovernmental Agreement ("IGA") for the shared use and operation of municipal park facilities on a portion of the Premises.

Contract Term

The term of the Lease Agreement is 75 years, beginning July 1, 2025.

Financial Impact

Rent beginning July 1, 2025 will be \$78,400, plus applicable rental taxes. Rent will increase three percent every year thereafter. Alternatively, the District may pay the base rent in a lump sum of not less than \$5,800,000 by July 10, 2025.

Concurrence/Previous Council Action

This item was approved by the Phoenix Parks and Recreation Board on August 25, 2022.

Location

North of the northeast corner of S. 59th Avenue and W. Olney Avenue, identified by Maricopa County Assessor parcel number 300-02-060B.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.



Midsized Mowers Lease and Blade Preventative Maintenance Contract EXC 20-084 - Amendment (Ordinance S-51854) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152164 with Simpson Norton Corporation to extend contract term for one year and to add funding. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$240,000.

Summary

This contract provides the Parks and Recreation Department with 10 leased mid-sized mowers to increase efficiency and reduce costs by ensuring less equipment downtime and lower repair costs. The contract includes a service plan to cover maintenance and repairs. In the early stages of developing a new solicitation to replace the expiring agreement, department staff identified an unexpected supply chain delay. Ongoing disruptions in the supply chain resulted in a prolonged lead time of over one year, significantly affecting the availability of new equipment. The lead time delay caused a shift in expected timelines, and as a result, necessitates a one-year extension past term.

Contract Term

Upon approval the contract will be extended through May 31, 2026.

Financial Impact

Upon approval of \$240,000 in additional funds, the revised aggregate value of the contract will not exceed \$941,000. Funds are available in the Parks and Recreation Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Mid-Size Mowers Lease and Blade Preventative Maintenance - Contract 152164 (Ordinance S-46635) on May 20, 2020.
- Mid-Size Mowers Lease and Blade Preventative Maintenance - Contract 152164 (Ordinance S-51028) on March 23, 2024.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Request to Enter into an Intergovernmental Agreement with Laveen School District No. 59 for the Joint Use and Maintenance of a School/Park Site (Ordinance S-51856) - District 8

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with Laveen Elementary School District No. 59 for the joint use and maintenance of a school/park site of City-owned property located north of the northeast corner of S. 59th Avenue and W. Olney Avenue in Phoenix, Arizona.

Additionally, 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 indemnifications and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code § 42-18, as tenancy agreements include such provisions.

Summary

In 2005, the City purchased the roughly 40-acre site located at 59th and Olney avenues with the intent on developing a future community park. However, funding is not available to develop and maintain a park at this site. In 2019, the Laveen School District (District) began to engage in discussions with the Parks and Recreation Department regarding a partnership for the use of a portion of the park property to build a school. The Laveen area has been experiencing explosive growth over recent years and within the neighborhood of the park, there are new developments that will add about 660 homes to the community. To meet the needs of the growing community, the District proposed to build a K-8 school to serve the area. The Parks and Recreation Department recognized the partnership would be beneficial to both parties by enabling the District to build a school, including sports courts, fields and a playground on approximately 20 acres of the 40-acre park site. In turn, the recreational amenities would be programmed outside of school hours by the Parks and Recreation Department. The development of the IGA outlines the responsibilities of both parties for the joint use of the school/park site. All recreational amenities, park infrastructure and park furniture, other than sports field lighting, on the 20-acre school/park site would be maintained by the District. It is the intent of the Parks Department to develop the remaining 20-acres into a park in the future. In the meantime, residents in this

area have access to a recently developed neighborhood park just over a mile away and have access to additional neighborhood parks and a regional park in the Laveen area.

Concurrently with this IGA, the Parks and Recreation Department and Laveen School District have entered into a 75-year Lease Agreement for the purpose of constructing, maintaining and operating a public-school facility on approximately 20 acres of the undeveloped 40-acre park parcel.

Contract Term

The term of the IGA will begin on July 1, 2025, and remain in effect for the duration of the Lease Agreement.

Financial Impact

There is no financial impact to the General Fund.

Concurrence/Previous Council Action

This item was approved by the Phoenix Parks and Recreation Board on August 25, 2022.

Location

North of the northeast corner of S. 59th Avenue and W. Olney Avenue, identified by Maricopa County Assessor parcel number 300-02-060B.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Issuance of Multifamily Housing Revenue Bonds (Emory Heights) (Resolution 22298) - District 4

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Emory Heights), to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed \$15,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the "Phoenix IDA") has previously resolved to issue up to \$15,000,000 of its Multifamily Housing Revenue Bonds (Emory Heights), in one or more tax-exempt and/or taxable series (the "Bonds") for use by Phoenix North 17th Avenue LP, an Arizona limited partnership (collectively with its assignees and designees, the "Borrower"), to finance, and/or refinance, as applicable, all or a portion of the costs of:

- a. The acquisition, construction, development, improvement, equipping and/or operating of a multifamily residential rental housing community expected to be comprised of approximately 62 units in Phoenix, Arizona, (collectively, the "Facility"); and
- b. Funding any required reserve funds, paying capitalized interest on the Bonds, if any, and paying certain costs and expenses incurred in connection with the issuance of such Bonds (collectively, the "Project").

The issuance of the Bonds and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Bonds at its meeting held on March 20, 2025, as ratified at the meeting of the Phoenix IDA Board held on March 26, 2025.

Location

The Facility is located at or near 5307 and 5245 North 17th Avenue in Phoenix,

Arizona.

Council District: 4

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

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

Attachment A

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ADOPTED ORDINANCE**

RESOLUTION _____

A RESOLUTION APPROVING THE PLAN OF FINANCING
AND ISSUANCE OF NOT TO EXCEED \$15,000,000
PRINCIPAL AMOUNT OF ONE OR MORE TAX-EXEMPT
AND/OR TAXABLE SERIES OF MULTIFAMILY HOUSING
REVENUE BONDS (EMORY HEIGHTS) OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY
OF PHOENIX, ARIZONA

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the “Authority”), is a nonprofit corporation designated a political subdivision of the State of Arizona (the “State”) incorporated with the approval of the City of Phoenix, Arizona (the “City”); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the “Act”), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a “project” (as defined in the Act) whenever the Board of Directors of the Authority (the “Authority Board”) finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a “project” when the Authority Board finds that the refinancing is in the public interest; and

WHEREAS, Phoenix North 17th Avenue LP, an Arizona limited partnership (the “Borrower”), has requested that the Authority issue its revenue bonds for the purpose of assisting the Borrower to finance and/or refinance, as applicable, all or a portion of the cost of: (a) the acquisition, construction, development, improvement, equipping and/or

operating of a multifamily residential rental housing community to be known as “Emory Heights” (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 62 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants) to be situated on approximately 1.519 acres and generally located at 5307 and 5245 North 17th Avenue, Phoenix, Arizona 85015, (b) funding any required reserve funds, (c) paying capitalized interest on the below-defined Bonds, if any, and (d) paying costs and expenses incurred in connection with the issuance of such Bonds (collectively, the “Project”); and

WHEREAS, the Authority, by Resolution 2025-06, adopted by the Authority Board at a meeting called and held on March 20, 2025, as ratified by the Authority Board at a meeting duly called and held on March 26, 2025, granted approval of the issuance and sale of its Multifamily Housing Revenue Bonds (Emory Heights), in one or more tax-exempt and/or taxable series (the “Bonds”), from time to time pursuant to a plan of financing, in an aggregate principal amount not to exceed \$15,000,000, the proceeds of which will be used to finance the Project; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that an “applicable elected representative” (as that term is defined in the Code) approve the issuance of the tax-exempt portion of the Bonds and the plan of financing for the Project following a public hearing, which public hearing was held by the Authority on March 13, 2025; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the “applicable elected representative” as defined in Section 147(f) of the Code with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Bonds are to be issued are hereby approved.

SECTION 2. The issuance of the Bonds and the plan of financing for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this
23rd day of April, 2025.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager



Event Management System Contract RFA-PCC-25-0477 - Request for Award (Ordinance S-51833) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to enter into a contract with Ungerboeck Systems International, LLC (Ungerboeck) for the purchase of software licenses for the Momentus event management application for use by the Phoenix Convention Center Department (PCCD). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$1.4 million.

Summary

This contract will provide over 200 user licenses for access to Momentus, the leading event management system in the convention industry, which PCCD has invested in and built its business processes around. The application is critical to the operations of the Phoenix Convention Center, Symphony Hall and Orpheum Theatre. It manages all aspects of the event booking and management processes. Additionally, PCCD's destination marketing partner, the Greater Phoenix Convention and Visitors Bureau (Visit Phoenix), uses the system to access booking information.

Momentus is a comprehensive, cloud-based event management system that supports customer relations, contracts, event coordination, invoicing, credit card processing and reporting. It is relied on daily by all divisions at PCCD for efficient event execution.

Hosted and maintained by Ungerboeck, the system ensures a secure, stable, and continually updated platform. Ungerboeck provides 24/7 support for critical issues, manages data backups, applies system upgrades and patches, and resolves technical problems.

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

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Continuing access to the Momentus

event management system is vital for ongoing event operations. Discontinuing this service would prevent access to a critical system and disrupt essential operations, jeopardizing the department's ability to execute events effectively.

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$1.4 million for the five-year aggregate term.

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

Location

Phoenix Convention Center: 100 N. 3rd Street
Symphony Hall: Symphony Hall: 75 N. 2nd Street
Orpheum Theatre: 203 W. Adams St

Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.



Request to Apply for and Accept Hazardous Materials Emergency Preparedness Grant Funds (Ordinance S-51855) - Citywide

Request to authorize the City Manager, or his designee, to retroactively apply for and accept, if awarded, up to \$342,000 from Arizona Department of Environmental Quality (ADEQ) to fund Hazardous Materials Emergency Preparedness projects. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item. If not approved, the grant, if awarded, would be turned down.

Summary

The Hazardous Materials Emergency Preparedness (HMEP) grant program, established under the Hazardous Materials Transportation Uniform Safety Act of 1990, aims to assist States, Territories, and Native American Tribes in developing and enhancing emergency plans as part of the National Response System and the Emergency Planning and Community Right-To-Know Act of 1986. The program provides funding for planning and training activities related to hazardous materials (HAZMAT) incidents in commercial transportation, specifically focusing on enhancing the capabilities of public sector HAZMAT emergency response employees. The Arizona Department of Environmental Quality administers the grant program as a pass-through grant program.

The Phoenix Fire Department Special Operations Section is requesting \$342,000 in funding to support a series of critical projects, including advanced Hazardous Materials (HAZMAT) training, participation in specialized conferences, and the acquisition of a state-of-the-art HAZMAT training simulator. These investments aim to significantly enhance the capabilities of emergency responders by providing advanced instruction in chemical risk assessment, environmental monitoring, response and mitigation strategies, and the use of cutting-edge technologies.

These projects will strengthen the department's ability to respond to complex hazardous materials incidents within the City of Phoenix and in coordination with statewide and regional partners. The program ensures that responders are prepared to act swiftly, safely, and effectively in high-risk situations by equipping responders with the latest knowledge and tools.

Contract Term

The performance period for this award will begin at award notification and end September 30, 2028.

Financial Impact

There is no financial impact to the City of Phoenix.

Responsible Department

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



Laboratory and Medical Equipment, Supplies, Services, and Reagents - COOP 21-128 - Amendment (Ordinance S-51825) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 155089 with Arrowhead Scientific Inc., for an assignment from Arrowhead Scientific Inc. to Thomas Scientific, LLC. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-47863.

Summary

This contract provides a wide variety of laboratory and medical equipment, supplies, chemicals, reagents and related services for the Police Department. Forensic equipment and supplies are an essential part of the Police Department to accurately and efficiently process crime scenes, collect and impound evidence, and analyze items of evidence related to criminal investigations. Furthermore, this equipment is a critical part of the Police Department's efforts to provide life safety services to the public and for use in critical incidents and complex scenes.

Contract Term

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

Financial Impact

The aggregate value of the contract will not exceed \$1,500,000 and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Laboratory and Medical Equipment, Supplies, Services, and Reagents Contract 155089 (Ordinance S-47863) on August 25, 2021.

Responsible Department

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



Nighthawk Software Licenses Contract - RFA 25-0490 Request for Award (Ordinance S-51831) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with LeadsOnline, LLC, a disregarded entity of LeadsOnline Parent, LLC, to provide Nighthawk Software Licenses for the Police Department. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$490,350.

Summary

This contract will provide licenses to allow the Police Department to continue using the Nighthawk software. Nighthawk is a web based proprietary information aggregator that organizes user submitted files into a cross checked timeline allowing investigators to watch how a crime unfolded using evidence collected from involved parties.

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

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Sole Source. There are no other vendors in the current market who can provide the technology required by the Police Department.

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$490,350 for the five-year aggregate term. Funding is available in the Police Department's operating budget.

Responsible Department

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



Scanning Electrons Microscope and Maintenance Services Contract - IFB 24-0467 Request for Award (Ordinance S-51841) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with TESCAN USA Inc. to purchase a scanning electron microscope with maintenance services for the City of Phoenix Police Department (PPD). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$900,000.

Summary

Through this contract the PPD's Laboratory Services Bureau Trace Analysis Section will purchase a new Scanning Electron Microscope (SEM) with Energy Dispersive X-Ray Spectroscopy (EDS) and preventative maintenance services. The services will include annual SEM preventative maintenance and repair services with the option to purchase replacement parts. This purchase is necessary as the existing 12 year old equipment is at the end of its life cycle. The Laboratory Services Bureau Trace Analysis Section performs analysis on a wide variety of physical evidence including: gunshot residue, fibers, paints, explosives, tapes, and miscellaneous trace evidence (plastics, powders, etc.) related to various types of criminal investigations.

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

Procurement Information

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

Three vendors submitted bids, two were deemed non-responsive, and one bid was deemed as responsive to the posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

TESCAN USA Inc.

Contract Term

The contract will begin on or about April 23, 2025, for a six-year term with a four-year option to extend.

Financial Impact

The aggregate contract value will not exceed \$900,000. Funding is available in the Police Department's operating budget.

Responsible Department

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



**Phoenix Sky Harbor International Airport Terminal 3 South Concourse
Temporary Ground Load Gates - Architectural Services - AV13000006 (Ordinance
S-51858) - District 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with DWL Architects-Planners, Inc. to provide Architectural Services that include construction administration and inspection services for the Phoenix Sky Harbor International Airport Terminal 3 South Concourse Temporary Ground Load Gates. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$460,000.

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

Summary

The purpose of this project is to provide an earlier turnover of ground level apron boarding gates to address the critical need for airline gates in Terminal 3 of Phoenix Sky Harbor International Airport. Utilizing the City's Architectural On-Call Services contract, DWL Architects-Planners, Inc. was selected to provide design services as they have historical knowledge of the concourse and terminal facility as the Architect of Record for the Phoenix Sky Harbor International Airport Terminal 3 Modernization project. The knowledge base DWL Architects-Planners, Inc. provides allowed for an expedited design process needing minimal investigative effort to complete the required services. DWL Architects-Planners, Inc.'s ability to preserve the record documents, requests for information, submittal reviews, and final project documents as the

Architect of Record, is essential moving into the construction phase of this project. DWL Architects-Planners, Inc.'s services will provide support to the Terminal 3 North Concourse project.

DWL Architects-Planners, Inc.'s services include construction administration and inspection, and other services as required for a complete project.

Procurement Information

DWL Architects-Planners, Inc. was chosen for this project using a Direct Select process set forth in Section 34-103 of the Arizona Revised Statutes. The Direct Select process will reduce the time to procure architectural services as opposed to an advertised selection process; meeting the project deadline, ensuring continuity and the most efficient use of staff and funding resources.

Contract Term

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

Financial Impact

The agreement value for DWL Architects-Planners, Inc. will not exceed \$460,000, including all subconsultant and reimbursable costs.

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

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua, the City Engineer and the Aviation Department.



Waste Removal and Disposal Services Contract IFB 24-0431 Request for Award (Ordinance S-51842) - Districts 1, 8, & Out of City

Request to authorize the City Manager, or his designee, to enter into a contract with Allied Waste Transportation Inc. dba Republic Services of Phoenix to provide waste removal and disposal services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to \$6,000,000.

Summary

This contract will provide waste removal and disposal services for compactors, open-top and front-load containers services for Phoenix Sky Harbor International Airport (PHX), Phoenix Deer Valley Airport (DVT), Phoenix Goodyear Airport (GYR), and various City-owned airport-related locations surrounding its airport properties on an as-needed basis. The Aviation Department is responsible for collecting, removing, and disposing of airport tenant's waste, and for its own maintenance and support services. The contractor will collect non-hazardous and universal waste from trash compactors, open-top and front-load trash containers for hauling and disposal services for the Aviation Department to comply with applicable federal, state, and local regulations.

Procurement Information

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

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

Selected Bidder - Waste Removal and Disposal Services

Allied Waste Transportation Inc. dba Republic Services of Phoenix: \$742,337.

Contract Term

The contract will begin on or about June 1, 2025, for a three-year term with two one-year options, to be exercised at the sole discretion of the Aviation Director, to extend the contract for a total of five years.

Financial Impact

The contract value will be up to \$6,000,000 total for a five-year contract term.

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

Location

- Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road;
- Deer Valley Airport, 702 W. Deer Valley Road; and
- 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 Manager Mario Paniagua and the Aviation Department.



Airfield Lighting Replacement Parts Contract IFB 24-0416 and IFB 25-0611 - Request for Award (Ordinance S-51853) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or his designee, to enter into contracts with Monroe Integro, LLC and ADB Safegate, LLC to provide airfield lighting products and replacement parts for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will be up to \$3,000,000.

Summary

The contracts will provide airfield lighting products and replacement parts on an as-needed basis at Phoenix Sky Harbor International Airport (PHX), Phoenix Deer Valley Airport (DVT), and Phoenix Goodyear Airport (GYR).

Procurement Information

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

Bids were requested in two separate IFBs (IFBs 24-0416, 25-0611), for three Original Equipment Manufacturer (OEM) groups of airfield lighting products. The groups consisted of: Group 1 - ADB Safegate, LLC products, Group 2 - Eaton Crouse-Hinds products, and Group 3 - Monroe Integro, LLC products. Through the two IFBs there were two offers that were deemed responsive and responsible, one for Group 1 and one for Group 3. No offers were received for Group 2, however, staff identified a Citywide contract as the purchasing solution for Group 2.

Selected Bidder Group 1 - ADB Safegate OEM Parts

ADB Safegate, LLC (Group 1): 10 percent discount off catalog

Selected Bidder Group 3 - Monroe Integro OEM Parts

Monroe Integro, LLC (Group 3): 5 percent discount off catalog

Contract Term

The contracts will begin on or about May 1, 2025, for a three-year term with two one-year options to extend for a total five-year contract term. The options to extend may be

exercised at the sole discretion of the Aviation Director.

Financial Impact

The contract value will be up to \$3,000,000 for the total five-year contract term.

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

Location

- Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road;
- Deer Valley Airport, 702 W. Deer Valley Road; and
- 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 Manager Mario Paniagua and the Aviation Department.



300 Gallon Refuse Containers Contract IFB 25-SWCES-032 - Request for Award (Ordinance S-51835) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Tank Holding Corp. to provide 300-gallon refuse containers to be used for alley garbage and recycling collection for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$493,000.

Summary

This contract will provide the City with black resin 300-gallon refuse containers, with and without lids, on an as-needed basis. The 300-gallon refuse containers and lids will be used for new, exchanges, and repairs to be used for alley collection to continue to support approximately 80,000 households along with anticipated service area growth. The Public Works Department continues to evaluate the timeline to move from alley collection to curbside for affected alleys. These containers are critical for continued collection of solid waste.

Procurement Information

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

The City received two offers, and both were deemed to be responsive and responsible. The procurement officer evaluated the offer based on price and recommends award to the following Offeror:

Tank Holding Corp.

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$493,000. Funding is available in the Public Works Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



Force Main Program Manager - Professional Services - WS90501000 (Ordinance S-51826) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Black & Veatch Corporation to provide professional services that include research and program management for the Force Main Program Manager project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$597,476.

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

Summary

The purpose of this project is to research past conditions assessments and Capital Improvement Projects; review operation and maintenance records; identify, schedule, and budget Capital Improvement Projects for future fiscal years, and develop assessment and rehabilitation cycles.

Procurement Information

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

Selected Firm

Rank 1: Black & Veatch Corporation

Additional Proposer

Rank 2: Entellus, Inc.

Rank 3: Brown and Caldwell, Inc.

Rank 4: Consor North America, Inc.

Rank 5: Coe and Van Loo L.L.C.

Rank 6: Sustainability Engineering Group LLC

Contract Term

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

Financial Impact

The agreement value for Black & Veatch Corporation for Professional Services will not exceed \$597,476, including all subconsultant and reimbursable costs.

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

Responsible Department

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



Street Transportation Department Intelligent Transportation Systems and Traffic Engineering Support On-Call Services (Ordinance S-51828) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the three consultants in **Attachment A**, to provide Intelligent Transportation Systems and Traffic Engineering Support On-Call services 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 \$9 Million.

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

Summary

The On-Call consultants will be responsible for providing On-Call Intelligent Transportation Systems and Traffic Engineering Support services that include, but are not limited to: administrative engineering support, signal optimization support on specific corridors, modifications of traffic signal standards, assistance with and similar support for evaluation of signal performance metrics results, staff training, budget and task management support, ITS design project management, ITS planning, traffic signal support, agreement development, and committee attendance and presentations, and other services as required on an as-needed basis.

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

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. Twelve firms submitted proposals and are listed in **Attachment A**.

Contract Term

The term of each agreement is up to five years, or up to \$3 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 \$3 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$9 million.

Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any 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 Inger Erickson, the Street Transportation Department and the City Engineer.

ATTACHMENT A

Selected Firms

Rank 1: Kimley-Horn and Associates, Inc.

Rank 2: Burgess & Niple, Inc.

Rank 3: Y.S. Mantri & Associates LLC

Additional Proposers

Rank 4: AECOM Technical Services, Inc.

Rank 5: Kittelson & Associates, Inc.

Rank 6: Jacobs Engineering Group Inc.

Rank 7: Y2K Engineering, LLC

Rank 8: Olsson, Inc.

Rank 9: HDR Engineering, Inc.

Rank 10: AZTEC Engineering Group, Inc.

Rank 11: United Civil Group Corporation

Rank 12: Southwest Traffic Engineering, LLC



Environmental Site Assessment On-Call Services for Fiscal Years 2022-25 Services Amendment (Ordinance S-51845) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Master Agreement 156067 with GHD Services, Inc. and Master Agreement 156065 with Brown and Caldwell, Inc. to provide additional Environmental Site Assessment Services for projects Citywide. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional total fee for all services included in these amendments will not exceed \$1 million.

Summary

The purpose of these amendments is to provide continued Phase I, Phase II, and Phase III Environmental Site Assessments, biological surveys, brownfields related work, environmental program support services, and other related environmental studies and investigations on real property for various projects and departments Citywide.

The amendment for GHD Services, Inc. is necessary due to several complex property acquisitions and studies (Phase I and Phase II) for the City. The amendment for Brown and Caldwell, Inc. is necessary to provide continued environmental work on the Housing Department Choice Neighborhoods project. These amendments will provide additional funds to the agreements.

Contract Term

The term of the master agreements remains unchanged.

Financial Impact

The initial agreements for each of the On-Call consultants were approved for an amount not to exceed \$750,000, including all subconsultant and reimbursable costs. These amendments will increase each agreement by an additional \$500,000, for a new total amount not to exceed \$1,250,000 each, including all subconsultant and reimbursable costs.

Funding for these amendments are available in the various departments' 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 the agreement termination.

Concurrence/Previous Council Action

The City Council approved On-Call Master Agreements 156067 and 156065 (Ordinance S-48476) on April 6, 2022.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the City Engineer and the Street Transportation Department.



Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call Services Amendment (Ordinance S-51846) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 157366 with Aztec Engineering Group, Inc. to provide additional Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call Services Citywide. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$500,000.

Summary

The purpose of this amendment is to provide continued On-Call Environmental / Natural-Cultural Resources / National Environmental Policy Act (NEPA) services that include, but are not limited to: NEPA documentation and related supporting technical analysis and reports, cultural resources, biology and natural resources, Rivers and Harbors Act, Clean Water Act, air quality and noise, green infrastructure, and evaluation.

This amendment is necessary because Aztec Engineering Group, Inc. has been completing several large City study projects and their capacity has depleted. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged.

Financial Impact

- The initial agreement for On-Call Environmental / Natural-Cultural Resources / NEPA Services was approved for an amount not to exceed \$750,000, including all subconsultant and reimbursable costs.
- This amendment will increase the agreement by an additional \$500,000, for a new total amount not to exceed \$1,250,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the various departments' 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 the agreement termination.

Concurrence/Previous Council Action

The City Council approved On-Call Master Agreement 157366 (Ordinance S-49122) on November 2, 2022.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the City Engineer and the Street Transportation Department.



**Citywide Asbestos and Lead Abatement Job Order Contracting Services
Amendment - 4108JOC198 (Ordinance S-51849) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 154490 with Southwest Hazard Control, Inc. to provide additional Citywide Asbestos and Lead Abatement for Job Ordering Contracting Services. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$750,000.

Summary

The purpose of this project is to provide Citywide Asbestos and Lead Abatement Job Ordering Contract (JOC) that includes abatement, transport and disposal, documentation, "put back" of materials, and other environmental services as requested.

This amendment is necessary because the firm is needed for several large City study projects and their capacity has been depleted. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged.

Financial Impact

- The initial agreement for Citywide Asbestos and Lead Abatement Job Ordering Contract Services was approved for an amount not to exceed \$2,500,000, including all subcontractor and reimbursable costs.
- This amendment will increase the agreement by an additional \$750,000, for a new total amount not to exceed \$3,250,000, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the various departments' 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 or job order agreements. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved 4108JOC198 Master Agreement 154490 (Ordinance S-47647) on June 23, 2021.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the City Engineer.



Name Change Amendment - Architectural Services - AV09000101 (Ordinance S-51852) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment with WHPacific, Inc. to Agreement 159150 for a name change to NV5, Inc. for the Phoenix Sky Harbor International Airport Solar Covered Parking Shade Structures Architectural Services project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item.

Summary

On February 13, 2024, the City and WHPacific, Inc. entered into Agreement 159150 for the AV09000101 FAA Phoenix Sky Harbor International Airport Solar Covered Parking Shade Structures Architectural Services.

This amendment is necessary because on January 23, 2025, WHPacific, Inc. notified the City of Phoenix of its name change from WHPacific, Inc. to NV5, Inc., and is now operating under the name of NV5, Inc.

Contract Term

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

Financial Impact

The initial agreement value remains unchanged.

Concurrence/Previous Council Action

- The City Council approved Architectural Services Agreement 159150 (Ordinance S-50135) on September 6, 2023.

Location

2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua, the City Engineer and the Aviation Department.



Support for Formation of Osborn East Estates Irrigation Water Delivery District (Resolution 22294) - District 6

Request to adopt a resolution to support formation of the Osborn East Estates Irrigation Water Delivery District (IWDD) through Maricopa County. The proposed IWDD includes the single-family residential properties generally bounded by Osborn Road to the south, Indian School Road to the north, 52nd Place to the west, and 54th Street to the east.

Summary

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

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

Financial Impact

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

Public Outreach

In March 7, 2025, the City received a formal written request from one of its residents to pursue the City Council's approval to form an IWDD with Maricopa County (Attachment B).

Location

The proposed IWDD includes the single-family residential properties generally

bounded by Osborn Road to the south, Indian School Road to the north, 52nd Place to the west, and 54th Street to the east.

Council District: 6

Responsible Department

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

EXHIBIT "C".

BEFORE THE BOARD OF SUPERVISORS OF MARICOPA COUNTY

In the Matter of the Application and)	CONSENT OF SALT RIVER PROJECT
Petition for the Formation of an Irrigation)	AGRICULTURAL IMPROVEMENT
Water Delivery District to be known as:)	AND POWER DISTRICT AND SALT
Osborn East Estates Irrigation Water)	RIVER VALLEY WATER USERS'
Delivery District of Maricopa County)	ASSOCIATION, COLLECTIVELY
	REFERRED TO AS SRP.

TO: **THE BOARD OF SUPERVISORS OF MARICOPA COUNTY,
STATE OF ARIZONA**

Erica Trapp, being first duly sworn upon her oath, deposes and says:

That she is the Director of Water Delivery Services of the SRP.

That the lands to be included within the **Osborn East Estates** Irrigation Water Delivery District are within the Salt River Project Agricultural Improvement and Power District and the Salt River Valley Water Users' Association.

That the Board of Directors of the Salt River Project Agricultural Improvement and Power District and the Board of Governors of the Salt River Valley Water Users' Association consent to the formation of said Irrigation Water Delivery District and said action was duly authorized by resolutions dated March 5, 2001.

That she has read this Consent and knows the content thereof and that the matters and things contained herein are true and correct to the best of her own knowledge, information, and belief.

Erica Trapp

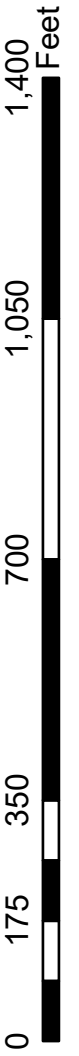
SUBSCRIBED AND SWORN TO before me this 4th day of March, 2025

My commission expires: March 2, 2026

Stephanie Jo-Ann Berry

Notary Public





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Attachment B - Request Letter and Map Submitted by Osborn East Estates

To: City of Phoenix
CC: Salt River Project
February 20, 2025

From: Mary Beth Roden
RE: Request for Formation of Irrigation Water Delivery District

Dear City of Phoenix,

We as a neighborhood **Osborn East Estates**, are requesting consent to form an Irrigation Water Delivery District (IWDD) from the **City of Phoenix**. The purpose of an IWDD is to create an equitable distribution of costs associated with the use and maintenance of the private neighborhood irrigation system. This is accomplished using an annual Maricopa County property assessment. We are asking the **City of Phoenix** to pass this request of resolution, authorizing the formation of **Osborn East Estates IWDD**.

Enclosed you will find Salt River Project's approval along with maps of the proposed district, legal description, and the homeowner list. I will be the representative for the proposed IWDD. Once we receive approval from the **City of Phoenix**, an Impact Statement to form will be sent to the Maricopa County Board of Supervisors to move the process forward. We appreciate your attention to this request. For questions, please contact me at the number below.

Sincerely,

Mary Beth Roden
5326 E. Osborn Rd.
Phoenix, AZ 85018
mbroden02@gmail.com
602-614-9067

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 30, of OSBORN EAST ESTATES, a Subdivision of the Northeast Quarter of Section 29, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 86 of Maps, Page 28;

TOGETHER WITH

That part of Lots 3 & 4, West Ingleside, according to Book 8 of Maps, Page 6 records of Maricopa County, Arizona, described as follows:

Beginning at the Southeast corner of Lot 29, of Osborn East Estates, according to Book 86 of Maps, Page 28, records of Maricopa County, Arizona;

Thence North along the East line of said Lot 29 and the prolongation thereof, 170.53 feet to a point;

Thence East 126.54 feet to the Northwest corner of Lot 28 of said Osborn East Estates;

Thence South along the West line of said Lot 28, a distance of 169.91 feet to the Southwest corner thereof;

Thence West along the North line of Osborn Road, 126.54 feet to the Point of Beginning.

TOGETHER WITH

That part of Lots 3 & 4, West Ingleside, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 8 of Maps, Page 6, described as follows:

Beginning at the Northwest corner of said Lot 3,

Thence South 63 degrees, 28 minutes, 30 seconds East along the North line of said Lot 3 a distance of 29.07 feet;

Thence South 0 degrees, 02 minutes, 00 seconds East, a distance of 324 feet;

Thence South 89 degrees, 58 minutes, 00 seconds West, a distance of 110 feet;

Thence North 0 degrees, 02 minutes, 00 seconds West, a distance of 378.99 feet to the North line of said Lot 4;

Thence South 63 degrees, 28 minutes, 30 seconds East along the North line of said Lot 4, a distance of 93.91 feet to the Point of Beginning.



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Parcel Number	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Situs Address	Situs City Zip	Net Assessed Value LPV Acreage	Total Average Lot Size
128-09-062	2025	BAKER GREGORY						65,340 0.385	
128-09-055	2025	BARNEY LANCE/LANE HEIDI						33,369 0.345	
128-09-047	2025	BLOWER MICHAEL S/CAMDEN S						48,276 0.289	
128-09-059	2025	CHEIFETZ STEVEN W/KAREN K TR						62,462 0.345	
128-09-046	2025	CRAIG ACKERMAN REVOCABLE LIVING TRUST						44,965 0.242	
128-09-058	2025	MYKOL						50,891 0.369	
128-09-056	2025	DUNDAS MATTHEW WILLIAM/SHELLY KATHRYN						46,790 0.284	
128-09-066	2025	FORMANEK MIKE/BETH						45,247 0.267	
128-09-068	2025	HOLLANDER SCOTT/RONDA						80,053 0.463	
128-09-052	2025	KEMP RAYMOND W/DOUGLAS RICHARD E						43,874 0.238	
128-09-060	2025	KRAIG AND JENNIFER KLAUSEN LIVING TRUST						57,605 0.363	
128-09-065	2025	LEE JUNG HOO						86,861 0.267	
128-09-054	2025	LIEBLER RANDY DUNCAN/JOANNA MIRIAM						32,034 0.358	
128-09-053	2025	LOUELLA MARSHALL REVOCABLE TRUST						42,895 0.233	
128-09-003E	2025	MIHAYLO SARAH						109,513 0.492	
128-09-045	2025	NAVARRO FAMILY TRUST	NAVARRO-SUCATO JONI DENISE/SUCATO JOHN D TR					40,194 0.247	
128-09-072	2025	NIEMANN JEFF/SHANNON						54,992 0.428	
128-09-070	2025	NOEL STEPHEN D/DONNA C TR						70,457 0.471	
128-09-050	2025	RAMPAL FAMILY TRUST						83,013 0.429	
128-09-044	2025	RAWLINGS GERALD G JR/PHYLLIS/GERALD G/DEANNA						41,390 0.243	
128-09-057	2025	REYNOLDS FAMILY TRUST	TR RITTERHOUSE JAMES R/KAREN M TRUSTEES					45,849 0.258	
128-09-004A	2025	RITTERHOUSE LIVING TRUST						38,922 0.887	
128-09-069	2025	RODEN JOHN R/MARY E						69,611 0.467	
128-09-061	2025	SCHMIEDER JON/SHARON						61,860 0.408	
128-09-043	2025	SEFTON GERI ANN						44,871 0.294	
128-09-049	2025	STOLLER EDNA/SCOTT L/JENNIFER A/ROSLEWSKI RAC						49,875 0.403	
128-09-064	2025	SYLTEBO JON/WIGHT JACOB						46,508 0.267	
128-09-063	2025	THOMPSON KAY A						51,267 0.273	
128-09-071	2025	THURAU JOHN P/JOANNE M TR						53,958 0.416	
128-09-051	2025	TRANSON MICHAEL/JILLIAN						46,507 0.233	
128-09-048	2025	WILSON RONALD G/TRACEE M						47,505 0.305	
128-09-067	2025	WONG JEAN F						41,296 0.263	
								1,738,250 11.232	0.351



Wastewater Collection System Emergency Repair and Replacement Program - Engineering Services - WS90500232 (Ordinance S-51840) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include minor design and construction administration and inspection services for the Wastewater Collection System Emergency Repair and Replacement Program project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$2 million.

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

Summary

The purpose of this project is to support the City's Wastewater Collection System Emergency Repair and Replacement Job Order Contract Program and provide sufficient resources to respond immediately to emergencies 24 hours a day, seven days a week, including holidays.

Wilson Engineers, LLC 's services include, but are not limited to: respond to the emergency site or designated coordination location within one and one-half hours of the request unless otherwise indicated; assess emergency situations and develop a repair solution; confirm contractor's work progress and quantities of work completed are on schedule and meet standards; review contractor cost proposals, work submittals, shop drawings, RFIs, program and project change requests, and payment applications; develop and administer the project schedule; conduct pre-construction

meetings; assist in obtaining permits and approvals for the work; provide on-site inspection and review of work and completed repairs; conduct substantial and final completion walks; prepare and maintain as-builts; and provide public information, GPS/GIS/survey services, and other work as required.

Procurement Information

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

Selected Firm

Rank 1: Wilson Engineers, LLC

Additional Proposer

Rank 2: Ardurra Group, Inc.

Contract Term

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

Financial Impact

The agreement value for Wilson Engineers, LLC will not exceed \$2 million, including all subconsultant and reimbursable costs.

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

Responsible Department

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



Authorization to enter into an Agreement with Downtown Phoenix Inc. for Pet Waste Stations (Ordinance S-51844) - Districts 7 & 8

To request City Council approval to enter into a five-year agreement with Downtown Phoenix, Inc. to collaborate on a pet waste management outreach campaign to educate pet owners on proper pet waste disposal. There is no financial impact in the agreement.

Summary

The City of Phoenix Water Services Department Stormwater Management Program (WSDSMP) collaborates with internal and external partners to meet federal Clean Water Act permit requirements and Arizona's State Surface Water Protection Program to protect water quality to the maximum extent practical.

The WSDSMP has developed a public education and outreach program to increase awareness among Phoenix citizens. As part of ongoing efforts to raise awareness of water quality a pet waste reduction program has been launched to educate pet owners on proper pet waste disposal.

Downtown Phoenix, Inc. has agreed to install and maintain pet waste stations in the downtown Phoenix area and advertise the location of the stations on the Downtown Phoenix, Inc. interactive web-based map. They will provide all waste bags, pet waste collection and will weigh the waste from the stations to collect data on the pounds of pet waste kept from entering the City's storm drains.

Contract Term

The term of the new agreement will be from July 1, 2025 through June 30, 2030, with no extension options.

Financial Impact

There is no financial impact for this agreement.

Location

Council Districts: 7 and 8

Responsible Department

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



Low/Medium Voltage Electrical Equipment Testing, Calibration, and Repair Services Contract IFB-2425-WWT-678 - Request for Award (Ordinance S-51847) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Shermco Industries, Inc. and Western Electrical Services, LLC dba CBS Field Services, LLC to provide low/medium voltage electrical equipment testing, calibration, and repair services for the Public Works, Aviation, and Water Services departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$9,950,000.

Summary

These contracts will allow the departments to provide electrical preventative maintenance and testing services to ensure all electrical equipment is operational and within industry and manufacturer tolerances and that equipment is installed and functioning in the system in the manner intended. These services reduce life and property hazards that can result from failure or malfunction of electrical equipment.

Procurement Information

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

Two 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

Shermco Industries, Inc.: \$985/hour as needed.

Western Electrical Services, LLC dba CBS Field Services, LLC: \$940/hour as needed.

Contract Term

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

Financial Impact

The aggregate contracts' value will not exceed \$9,950,000.

Funding is available in the Public Works, Aviation, and Water Services departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Mario Paniagua, and the Public Works, Aviation and Water Services departments.



Water Meter Test Benches - RFP-2021-Water Meter Division-409-Amendment (Ordinance S-51850) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 153603 with OW Investors LLC dba MARS Company for the purchase of a Mobile Water Meter Testing System for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$265,000.

Summary

The purpose of this amendment is to request additional funds for the purchase of a Mobile Large Meter Test System. The purchase of this system will allow the Water Services Department to test water meters off-site across the valley. The Water Meter Division currently outsource the large meter field testing service to a third-party vendor, internalizing this process would increased operational and budgetary efficiency. This contract allows for the purchase of new water meter test benches, training for Water Services Department employees, and annual maintenance and certification of the benches. These benches serve the essential function of assessing water meters for accuracy, resulting in the mitigation of unaccounted for water, ensuring financial viability and customer equity.

Contract Term

The contract term remains unchanged, ending on January 31, 2028.

Financial Impact

Upon approval of \$265,000 in additional funds, the revised aggregate value of the contract will not exceed \$595,000. Funds are available in the Water Services Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

Water Meter Test Bench Contract 153603, Ordinance S-47214 on January 6, 2021.

Responsible Department

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



Abandonment of Right-of-Way - ABND 250005 - 4602 East Calle Del Medio - (Resolution 22295) - District 6

Abandonment: 250005

Project: 00-2991

Applicant: Jordan Greenman

Request: To abandon eight feet of the thirty-three foot right-of-way that abuts 4602 E. Calle Del Medio to the west.

Date of Hearing: March 13, 2025

Location

Generally located at 4602 E. Calle Del Medio

Council District: 6

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$600.50.

Responsible Department

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



Report

Agenda Date: 4/23/2025, Item No. 66

Abandonment of Right-of-Way - ABND 220065 - North 47th Street and East Mulberry Drive - (Resolution 22296) - District 6

Abandonment: ABND 220065

Project: 00-3091

Applicant: Residents of El Coronado Estates AMD

Request: To abandon 16-foot alley running north/south, adjacent to lots 23 - 35 and the old crosscut canal.

Date of Hearing: April 6, 2023

Location

Generally located North 47th Street and E. Mulberry Drive

Council District: 6

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$2,522.30.

Responsible Department

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



**Waiver of Patent Easement - ABND 240048 - 23545 North 65th Avenue
(Resolution 22297) - District 1**

Abandonment: 240048

Project: 14-1396

Applicant: Jay Rich

Request: To waive a federal patent easement located at 23545 N. 65th Avenue.

Date of Hearing: January 9, 2025

Location

Generally located at 23545 N. 65th Avenue

Council District: 1

Financial Impact

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

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

Responsible Department

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



Modification of Stipulation Request for Ratification of March 19, 2025, Planning Hearing Officer Action - PHO-12-25--Z-204-87-1 - Northeast Corner of 27th Avenue and Runion Drive and Approximately 350 Feet East of the Southeast Corner of 27th Avenue and Rose Garden Lane - (District 1)

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on March 19, 2025. This ratification requires formal action only.

Summary

Application: PHO-12-25--Z-204-87-1

Existing Zoning: C-2 M-R

Acreage: 5.49

Owner: Safeway Inc.

Applicant: Cypress Development Partners

Representative: William E. Lally, Tiffany & Bosco P.A.

Proposal:

1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 2, 1997 and design guidelines dated February 14, 1997.
2. Request to modify Stipulation 2 regarding individual development plans.
3. Request to delete Stipulation 3 regarding right-of-way dedications.
4. Request to modify Stipulation 4 regarding interior roadway improvements.
5. Request to delete Stipulation 4a. regarding financial responsibility of traffic signal installations at the intersections of 27th Avenue and Runion Drive and 27th Avenue and Beardsley Road.
6. Request to delete Stipulation 4b. regarding financial responsibility of traffic signal at the intersection of 27th Avenue and Rose Garden Lane.
7. Request to delete Stipulation 5 regarding dedication of 29th Avenue.
8. Request to delete Stipulation 6 regarding the maximum number of dwelling units and retail/office space.
9. Request to delete Stipulation 7 regarding approval of development east of 27th Avenue.

10. Request to modify Stipulation 10 regarding multifamily parcel to be in general conformance with the site plan dated April 15, 1996.
11. Request to modify Stipulation 11a. regarding pedestrian connections.
12. Request to delete Stipulation 11b. regarding gateway/entryway statements.
13. Request to modify Stipulation 11c. regarding design of commercial development.
14. Request to delete Stipulation 12 regarding Comprehensive Sign Plan approval.
15. Request to delete Stipulation 13 regarding completion of revised Master Street Plan.
16. Request to delete Stipulation 14 regarding right of way dedications and street improvements for each phase.
17. Request to delete Stipulation 15 regarding Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan.
18. Request to delete Stipulation 16 regarding dedications and street improvements for each phase according to Master Pedestrian/Bicycle Circulation Plan.
19. Request to delete Stipulation 17 regarding orientation of building and parking adjacent to 27th Avenue.
20. Request to delete Stipulation 18 regarding automobile circulation adjacent to 27th Avenue.
21. Request to delete Stipulation 19 regarding driveway circulation for future drive through restaurant.
22. Request to modify Stipulation 20 regarding project landscaping for individual sites.
23. Request to delete Stipulation 22 regarding use of originally approved M-R zoning overlay.

VPC Action: The Deer Valley Village Planning Committee heard this request on March 18, 2025 and recommended approval with modification and an additional stipulation by a vote of 10-0.

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

Location

Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane

Council District: 1

Parcel Address: N/A

Responsible Department

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

Attachment A - Stipulations – PHO-12-25--Z-204-87-1

Location: Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane

STIPULATIONS:

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATE STAMPED DECEMBER 13, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ~~That development be in general conformance to the site plan presented at the Planning Hearing Officer hearing of April 2, 1997, and design guidelines dated February 14, 1997, as may be modified by the following stipulations or in the alternative, the applicant may utilize the approved site plan dated September 12, 1996 for retail development on the east side of 27th Avenue.~~
2. ~~That~~ Individual Development Plans shall be submitted to and approved by the PLANNING AND Development Services Department and shall incorporate the design guidelines dated February 14, 1997, and shall include further detail on such items as
 - a. Master street and pedestrian/bicycle circulations
 - b. Master landscape plan
3. ~~That~~ Right of way SHALL be dedicated as reflected in the approved Master Street Plan. Additional right of way for right turn lanes into parcels and bus bays shall be dedicated as may be required by the PLANNING AND Development Services Department at the time of site plan review.
4. ~~That~~ The applicant shall fully improve all interior roadways and adjacent half streets (exclusive of freeway construction) including 27th Avenue in accordance with the approved Master Street Plan. Said improvements shall include the cost of pedestrian and bikeway facilities and signage and the following signalized intersections.
 - a. The developer will be financially responsible for the total cost of installation of the traffic signals at the following intersections when warranted as determined by the Street Transportation Department.

27th Avenue and Runion Drive
27th Avenue and Beardsley Road (unless constructed by ADOT)
 - b. The developer will be financially responsible for 50% of the cost of installation of the traffic signal at the intersection at 27th Avenue and

Rose Garden Lane when warranted as determined by the Street Transportation Department.

5. That 29th Avenue in its current alignment shall be dedicated and improved by the abutting property owners. Each abutting property owner shall be responsible for the dedication and improvement of the half street adjacent to its respective parcel. The timing of the street improvements shall be agreed to by the affected property owners at such time as the master street plan shall be approved for this application.
6. ~~That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver) one hotel 220,000 square feet of office and 50,000 square feet of retail uses west of 27th Avenue and east of 27th Avenue 1,000,000 square feet of office one hotel and 20,000 square feet of retail use. In the alternative, the applicant may develop 450,00 square feet of retail/office in lieu of the 1,000,000 square feet of office development.~~
7. ~~That approval is conditioned on the development of the office use within 18 months and retail component east of 27th Avenue is developed. A maximum of six (6) pad sites (defined as a stand-alone structure of less than 5,000 square feet in area) are permitted with no more than two (2) pads permitted in the development of the first 50,000 square feet of commercial development.~~
6. That Development shall be consistent with the goals and policies of the Deer Valley Core Specific Plan with particular emphasis on the designated view corridors and design of 27th Avenue.
8. ~~That The Chairman of the Deer Valley Planning Committee shall be notified in writing by the applicant of all development review meetings with the PLANNING AND Development Services Department.~~
10. ~~That the multifamily parcel be in general conformance with the site plan dated April 15, 1996.~~
8. That The following design modifications as approved by the PLANNING AND Development Services Department SHALL be incorporated into the final site development of each parcel as applicable
11.
 - a. That clearly defined shaded pedestrian connections a minimum of four (4) feet in width generally consistent with the pedestrian plan submitted in conjunction with this application be provided. Where the major pedestrian spines cross driveway aisles the crosswalk area shall be enhanced with decorative or colored pavement material. The pedestrian connections shall be developed in conjunction with the development of individual sites as approved by the PLANNING AND Development Services Department.

- b. Gateway/entryway statements by provided at 27th Avenue and Rose Garden and at 27th Avenue and Runion Drive intersections. The 27th Avenue and Runion Drive intersection shall include a minimum 1/ acre landscape plaza that shall encompass all four corners of the intersection. The landscape plaza may include retention and be included in the required building setback.
 - c. Design of the commercial development shall minimize the linear effect with substantial building offsets vertical relief and architectural embellishments/focal points. The design shall maintain architectural uniformity around the entire center with particular emphasis to minimizing the visual impacts from the freeway.
9. ~~That~~ The development (exclusive of the approved residential parcel and the
42. OPUS office development) shall be subject to approval of a Comprehensive Sign Plan to be submitted by June 30, 1997. Any requests for sign permits prior to final approval of the comprehensive sign plan shall be submitted to the Planning Hearing Officer for review of consistency with the proposed design guidelines.
10. ~~That~~ The master developer of the entire 136-acre parcel shall be responsible
43. for completing a revised Master Street Plan based on the interim uses approved for the site. Any deviation from the approved interim uses may require additional traffic analysis by the applicant traffic engineer as determined by the Street Transportation Department.
11. The master developer of the entire 136-acre parcel or subsequent property
44. owners as may be assigned shall be required to make all right of way dedications and street improvements for each phase according to the approved Master Street Plan as directed by the PLANNING AND Development Services Department at the time of preliminary site plan review.
12. The master developer of the entire 136-acre parcel shall be responsible for
45. completing the Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan based on the interim uses approved for the site. Any deviation from the approved interim uses may require additional analysis by the applicants traffic engineer as determined by the Planning and DEVELOPMENT AND Street Transportation Departments.
13. ~~That~~ THE master developer for the entire 136-acre parcel or subsequent
46. property owners as may be assigned shall be required to make all necessary dedications and improvements for each phase according to the approved Master Pedestrian/Bicycle Circulation Plans as directed by the PLANNING AND Development Services Department at the time of preliminary site plan review.

14. ~~That~~ The PLANNING AND Development Services Department shall pay particular attention to the orientation of buildings and parking adjacent to 27th Avenue. The following building locations shall provide buildings located adjacent to the street landscape setback with no parking or driveways permitted between the building and 27th Avenue landscape setback.
- a. The building located at the northwest corner of 27th Avenue and Beardsley Road
 - b. The building located at the southwest corner of 27th Avenue and Runion Drive
 - c. The building located immediately to the south of the building referenced above in 17 b,
 - d. The building(s) located at the southeast corner of 27th Avenue and Runion Drive
 - e. ~~The building located at the northeast corner of 27th Avenue and Runion Drive, and~~
 - e. The building located at the southeast corner of 27th Avenue and Rose Garden Lane
 - f.
15. ~~That~~ Automobile circulation may be provided adjacent to the 27th Avenue for the freestanding building shown on Area F located at the northwest corner of 27th Avenue and Runion Drive Parking should be discouraged adjacent to the 27th Avenue landscape setback.
19. ~~That in the event of development of a drive through restaurant driveway circulation may occur between the 27th Avenue landscape setback and the restaurant building. However, no parking is permitted adjacent to the 27th Avenue landscape area in this instance.~~
16. ~~That~~ Project landscaping for individual sites shall be consistent with the landscape design theme provided along 27th Avenue and shall incorporate materials consistent with the attached plant palette.
17. ~~That~~ All sidewalks pedestrian crossings seating areas light standards and screen walls if applicable shall be consistent throughout the project.
18. Use of the originally approved MR zoning overlay shall require modification of stipulations through the Planning Hearing Officer process and may be subject to further traffic analysis, offsite improvements and design standards.

19. RETAIN THE EXISTING BUS PAD ON NORTHBOUND 27TH AVENUE NORTH OF RUNION DRIVE AS MODIFIED OR APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
20. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

DRAFT



Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-62-23-2 - Northeast Corner of 14th Street and Wahalla Lane (Ordinance G-7381) - District 2

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on March 19, 2025.

Summary

Application: PHO-1-25--Z-62-23-2

Existing Zoning: R-2

Acreage: 3.88

Owner: HOH Land, LLC

Applicant: Chris Brown, Residential Pursuits Investments LLC

Representative: William Allison, Withey Morris Baugh, PLC

Proposal:

1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped September 13, 2023.
2. Request to modify Stipulation 7 regarding shade along pedestrian walkways and sidewalks.
3. Request to delete Stipulation 8 regarding the uncovered surface parking lot.
4. Request to delete Stipulation 9 regarding bicycle infrastructure.
5. Request to modify Stipulation 10 regarding EV Ready garages.

VPC Action: The Deer Valley Village Planning Committee heard this request on March 18, 2025 and recommended approval by a vote of 8-0.

PHO Action: The Planning Hearing Officer recommended approval with a modification.

Location

Northeast corner of 14th Street and Wahalla Lane

Council District: 2

Parcel Address: 1414 E. Wahalla Lane

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-62-23-2 PREVIOUSLY APPROVED BY
ORDINANCE G-7225.

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

SECTION 1. The zoning stipulations applicable located Northeast
corner of 14th Street and Wahalla Lane in a portion of Section 28, Township 4 North,
Range 3 East, as described more specifically in Attachment “A”, are hereby modified
to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped JANUARY 30, 2025 ~~September 13, 2023~~, as modified by the following stipulations and approved by the Planning and Development Department.
2. Maximum building height shall be 30 feet.
3. All required landscape setbacks shall be planted with minimum 2-inch caliper large canopy, drought tolerant shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. Landscape areas and retention areas shall be plated with minimum 2-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or inequivalent groupings, as approved by the Planning and Development Department.

5. The vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - b. The entry driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum 6575% shade, as approved by the Planning and Development Department.
8. ~~All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by the Planning and Development Department.~~
9. ~~The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.~~
 - a. ~~Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the amenity area and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.~~
 - b. ~~Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces, located near building entrances and within amenity areas.~~
 - c. ~~All bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.~~
 - d. ~~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, and a bicycle repair stand which allows pedals and wheels to spin~~

~~freely while making adjustments to the bike.~~

- ~~e.~~ 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.
- ~~8.~~ EACH GARAGE IN THE DEVELOPMENT SHALL BE EV READY. ~~A minimum of 10% of the required parking spaces shall be EV Ready and a minimum of 20% shall be EV Capable.~~
- ~~9.~~ The property owner shall record documents that disclose to prospective purchasers of property within the developments the existence of noise from the SR 101 Freeway. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
- ~~10.~~ Prior to final site plan approval, the developer shall provide a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels, as approved by the Planning and Development Department.
- ~~11.~~ A noise wall shall be provided along or near the north property line, as approved by the Arizona Department of Transportation and the Planning and Development Department.
- ~~12.~~ A Red Border Letter shall be submitted to ADOT for this development prior to preliminary site plan approval.
- ~~13.~~ Complete dedications and construct knuckle design along at the terminus of 14th Street, as approved by the Street Transportation Department.
- ~~14.~~ The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~15.~~ The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley 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.
- ~~16.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~17.~~ If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified

archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
20. ~~20.~~ Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7225 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7225 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 23rd day of April 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Jeffrey Barton, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-62-23-2

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

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANG 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER (3" CITY OF PHOENIX BRASS CAP FLUSH) OF SAID SECTION 28 FROM WHICH THE NORTHEAST CORNER (BRASS CAP STEM) OF SAID SECTION 28 BEARS NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST A DISTANCE OF 2641.87 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 1981.44 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF;

THENCE SOUTH 89 DEGREES 28 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 820.10 FEET TO THE WEST LINE OF THE EAST 164.05 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE **TRUE POINT OF BEGINNING**;

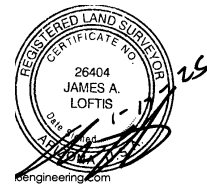
THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES 27 SECONDS WEST A DISTANCE OF 492.44 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;

THENCE NORTH 00 DEGREES 23 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTH HALF A DISTANCE OF 325.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 101;

THENCE SOUTH 88 DEGREES 59 MINUTES 55 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 493.54 FEET TO SAID WEST LINE OF THE EAST 164.05 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 23 SECONDS EAST ALONG LAST SAID WEST LINE A DISTANCE OF 311.99 FEET TO THE **POINT OF BEGINNING**.

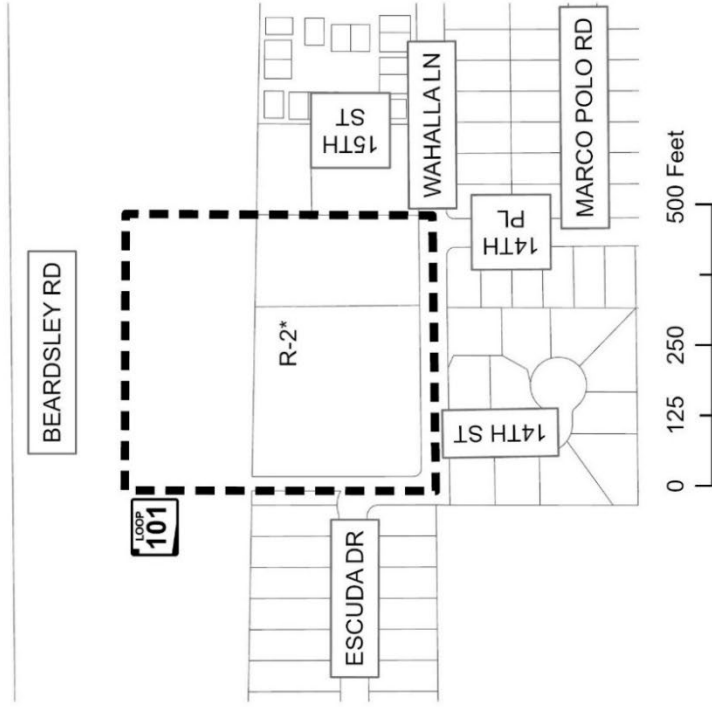
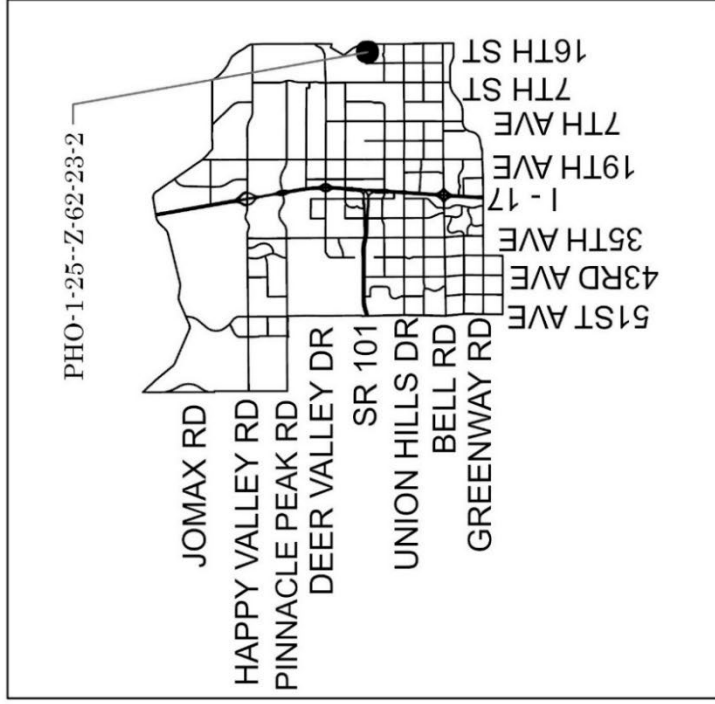
THE ABOVE DESCRIBED PARCEL CONTAINS 3.605 ACRES



ORDINANCE LOCATION MAP

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

Zoning Case Number: PHO-1-25--Z-62-23-2
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE

Drawn Date: 3/25/2025

\\nms\p\d\Shared\Department - Share Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\Supp\Maps_Challaps\2025 Ord\4-23-2025\4-23-2025.aprx



Report

Agenda Date: 4/23/2025, Item No. *70

*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Public Hearing and Formal Action - Planning Hearing Officer Application - PHO-2-25--Z-174-87-2(1) - Southwest Corner of 27th Avenue and Deer Valley Road - District 1**

Request to hold a public hearing and consider the Planning Hearing Officer's recommendation by the City Council on matters heard by the Planning Hearing Officer on February 19, 2025.

Summary

Application: PHO-2-25--Z-174-87-2(1)

Existing Zoning: C-1 DVAO

Acreage: 9.98

Owner: QuickTrip Corporation

Applicant/Representative: Lauren Proper Potter, Huellmantel & Affiliates

Proposal:

1. Request to modify Stipulation 1 regarding general conformance to the site plan presented.
2. Request to delete Stipulation 9 regarding design standards of the C-1 parcel.

VPC Action: The Deer Valley Village Planning Committee opted not to hear this case.

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

Location

Southwest corner of 27th Avenue and Deer Valley Road

Council District: 1

Parcel Address: 2725 W. Deer Valley Road

Responsible Department

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



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 18, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 70 ON THE APRIL 23, 2025, FORMAL AGENDA –
PLANNING HEARING OFFICER ACTION - PHO-2-25--Z-174-87-2(1) -
SOUTHWEST CORNER OF 27TH AVENUE AND DEER VALLEY ROAD

Item 70, Planning Hearing Officer Application No. PHO-2-25--Z-174-87-2(1). This is a request to modify Stipulation 1 regarding general conformance to the site plan presented and to delete Stipulation 9 regarding design standards of the C-1 parcel for a 9.98-acre site located at southwest corner of 27th Avenue and Deer Valley Road for a proposed new service station and store.

Staff has received correspondence from the applicant requesting a continuance to address concerns.

Staff recommends continuing this item to the May 7, 2025, City Council Formal meeting.

Approved: _____

Alan Stephenson
Alan Stephenson, Deputy City Manager

Attachment:

Exhibit A – Email from applicant dated April 18, 2025

Tricia Gomes

From: Lauren Proper Potter <lauren.proper@huellmantel.com>
Sent: Friday, April 18, 2025 3:32 PM
To: Tricia Gomes
Subject: PHO-2-25-Z-174-87-2 - Continuance Request

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hello Deputy Director Gomes,

Please consider this formal request to continue our case from the April 23rd Council meeting to May 7th, 2025. Please feel free to reach out with any questions. Thank you.

Best regards,

Lauren Proper Potter

Huellmantel
Affiliates

LAUREN PROPER POTTER
Senior Attorney

☎ (480) 921-2800

📠 (480) 221-6637

✉ lauren.proper@huellmantel.com

ATTACHMENT A - Stipulations – PHO-2-25—Z-174-87-2(1)

Location: Southwest corner of 27th Avenue and Deer Valley Road

STIPULATIONS:

1.	That THE development SHALL be in general conformance to the site plan DATE STAMPED NOVEMBER 15, 2024, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT presented with appropriate modifications as may be necessary due to drainage and circulation needs.
2.	That Residential densities SHALL not exceed the following limits:
a.	R1-6 – maximum 4.0 dwelling units per acre.
b.	R-2 – maximum 8.0 dwelling units per acre.
c.	R-3 – maximum 12.0 dwelling units per acre.
d.	R-3A – maximum 22.0 dwelling units per acre.
3.	That Each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
4.	That A master grading and drainage plan for Parcels 1, 2, and 3 SHALL be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.
5.	That The Scatter Wash Floodway SHALL be preserved and enhanced in a natural desert state concurrent with Phase I development.
6.	That The rechannelization of the East Scatter Wash SHALL reflect a natural desert design.
7.	That ALL hiking and riding trails SHALL be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.

8.	That The residential development adjacent to the Scatter Wash SHALL be designed with front or side on treatment.
9.	That the C-1 parcel be subject to the following design standards:
a.	Maximum of one detached pad architecturally integrated with the entire center design.
b.	Maximum Floor Area Ratio not to exceed .2.
c.	Maximum one-story, 25 feet building height.
d.	Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
e.	Minimum 24-inch box-size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15-gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
9. 10.	That 31st Avenue SHALL be fully improved between Rose Garden Land and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.
10. 11.	That The following rights-of-way SHALL be dedicated within one year of the auction of the adjoining parcel(s) by the State:
a.	40-foot half street right-of-way for the west side of 27th Avenue.
b.	55-foot half street right-of-way for the south side of Deer Valley Drive.
c.	30-foot half street right-of-way for the north side of Rose Garden Lane.
d.	25-foot half street right-of-way for the east side of 33rd Avenue.
e.	60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
f.	14'x14' triangle at the intersection of 31st Avenue and Rose Garden

		Lane.
	g.	18'x18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
	h.	21'x21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
	i.	Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.
11.	THE RIGHT-OF-WAY SHALL BE DEDICATED AND A BUS BAY (DETAIL #P-1256) CONSTRUCTED ON 27 TH AVENUE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	

ATTACHMENT B

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

February 19, 2025

ITEM NO: 2	
	DISTRICT NO. 1
SUBJECT:	
Application #:	PHO-2-25--Z-174-87-2(1)
Location:	Southwest corner of 27th Avenue and Deer Valley Road
Zoning:	C-1 DVAO
Acreage:	9.98
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan presented. 2) Request to delete Stipulation 9 regarding design standards of the C-1 parcel.
Applicant:	Lauren Proper Potter, Huellmantel & Affiliates
Owner:	QuikTrip Corporation
Representative:	Lauren Proper Potter, Huellmantel & Affiliates

ACTIONS:

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

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee opted not to hear this case.

DISCUSSION:

Lauren Proper Potter, representative of Huellmantel & Affiliates, PO Box 1833 Tempe AZ 85280, gave an overview of the site and original rezoning case. She stated the parcel was initially going to be developed as one large scale retail site, but now they only want to develop a QuikTrip Travel Center on a portion of the parcel.

Byron Easton, Planning Hearing Officer, asked what the rationale for the request to delete Stipulation 9 was. He mentioned the 25-foot landscape mentioned in 9d. is being met and asked for more clarification on the rationale.

Ms. Proper Potter stated it was to allow for flexibility of future commercial uses on the site. She said they plan on parceling up the lot in the future and this can present some challenges with meeting Stipulation 9d and potential uses.

Mr. Easton asked if Ms. Proper Potter was aware they would need to return to PHO for the other parcels.

Ms. Lauren Proper Potter confirmed she knew.

Mr. Easton mentioned the landscape setback needed to be met for general conformance.

He stated the 25-foot height requirement was being met in the elevations presented and Stipulation 9e. is consistent for C-1 standards. He recommended approval with a modification to the modification of Stipulation 1 regarding general conformance to the site plan presented. He recommended approval to the deletion of Stipulation 9 regarding design standards of the C-1 parcel. He indicated the Public Transit Department had a comment regarding the retention of a bus pad on southbound 27th Avenue. He asked Ms. Proper Potter if she was aware of a bus pad on 27th Avenue south of Deer Valley Road.

Ms. Proper Potter stated she was unsure of the location.

Teresa Garcia, Planning Hearing Officer Assistant, displayed a street view map of the intersection of 27th Avenue and Deer Valley Road showing the bus pad.

Mr. Easton indicated the bus pad was not shown on the site plan and it will need to be stipulated.

Ms. Proper Potter indicated they received a comment during their development pre-app meeting to replace the bus pad with a bus bay.

Mr. Easton added a stipulation regarding a dedicated right-of-way and a bus bay (Detail P1256) to be constructed on 27th Avenue as approved by the Planning and Development Department.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding general conformance is recommended to be approved with a modification to provide more standard language. The stipulated site plan on the northeast portion of the site (Parcel 5) was originally approved in 1987 for the development of a strip mall with a long L-shaped building on the southwest corner of the site and a single building at the northeast corner of the site. This project did not develop, and the property remains vacant. The proposed conceptual site plan depicts an approximately 7,315 square foot Quik Trip convenience store located on the upper half of the site with fueling canopies north and south of the building. The proposal is compatible in scale and intensity with existing and planned commercial development in the surrounding area. General conformance to the site plan is recommended.

- 2) The request to delete Stipulation 9 regarding design standards for the C-1 parcel is recommended to be approved. The applicant is proposing to remove this stipulation as QuikTrip owns the approximately 10-acre site and will only be developing 4.7 acres at this time. While QuikTrip is currently proposing one PAD on the site, they would like the option to be able to add future commercial uses on their property. They understand that an additional PHO application will be required in the future to further develop the site with other PADs. QuikTrip will comply with all C-1 standards. However, they would like to remove this stipulation altogether so that QuikTrip can maintain the ability to develop the remainder of this site in the future. I agree with the applicant and believe that conforming with C-1 standards is appropriate for this site and therefor recommend approval of the deletion of Stipulation 9.

- 3) The Public Transit Department commented that the bus pad on southbound 27th Avenue south of Deer Valley Road is to be retained. It was shared by the applicant that through the Development Division pre-application meeting for this project, the Planning and Development Department indicated that the applicant would be required to build a bus bay in that location. An additional stipulation (Stipulation 11) was added to ensure that the bus bay would be constructed per Standard P-1256.

STIPULATIONS:

1.	That THE development SHALL be in general conformance to the site plan DATE STAMPED NOVEMBER 15, 2024, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. presented with appropriate modifications as may be necessary due to drainage and circulation needs.	
2.	That Residential densities SHALL not exceed the following limits:	
	a.	R1-6 – maximum 4.0 dwelling units per acre.
	b.	R-2 – maximum 8.0 dwelling units per acre.
	c.	R-3 – maximum 12.0 dwelling units per acre.
	d.	R-3A – maximum 22.0 dwelling units per acre.
3.	That Each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.	
4.	That A master grading and drainage plan for Parcels 1, 2, and 3 SHALL	

	be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.
5.	That The Scatter Wash Floodway SHALL be preserved and enhanced in a natural desert state concurrent with Phase I development.
6.	That The rechannelization of the East Scatter Wash SHALL reflect a natural desert design.
7.	That ALL hiking and riding trails SHALL be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.
8.	That The residential development adjacent to the Scatter Wash SHALL be designed with front or side on treatment.
9.	That the C-1 parcel be subject to the following design standards:
a.	Maximum of one detached pad architecturally integrated with the entire center design.
b.	Maximum Floor Area Ratio not to exceed .2.
c.	Maximum one-story, 25 feet building height.
d.	Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
e.	Minimum 24-inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15-gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
9. 10.	That 31st Avenue SHALL be fully improved between Rose Garden Land and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior

	to Phase II development.
10. 11.	That The following rights-of-way SHALL be dedicated within one year of the auction of the adjoining parcel(s) by the State:
a.	40-foot half street right-of-way for the west side of 27th Avenue.
b.	55-foot half street right-of-way for the south side of Deer Valley Drive.
c.	30-foot half street right-of-way for the north side of Rose Garden Lane.
d.	25-foot half street right-of-way for the east side of 33rd Avenue.
e.	60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
f.	14'x14' triangle at the intersection of 31st Avenue and Rose Garden Lane.
g.	18'x18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
h.	21'x21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
i.	Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.
11.	THE RIGHT-OF-WAY SHALL BE DEDICATED AND A BUS BAY (DETAIL #P-1256) CONSTRUCTED ON 27 TH AVENUE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.


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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: March 21, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 81 ON THE MARCH 26, 2025, FORMAL AGENDA –
PLANNING HEARING OFFICER ACTION - PHO-2-25--Z-174-87-2(1) -
SOUTHWEST CORNER OF 27TH AVENUE AND DEER VALLEY ROAD

Item 81, Planning Hearing Officer Application No. PHO-2-25--Z-174-87-2(1). This is a request to modify Stipulation 1 regarding general conformance to the site plan presented and to delete Stipulation 9 regarding design standards of the C-1 parcel for a 9.98-acre site located at southwest corner of 27th Avenue and Deer Valley Road for a proposed new service station and store.

The applicant has requested to withdraw the item from the March 26, 2025, agenda to allow the City Council an opportunity to consider modifications to the proposal, staff recommends withdrawing the case so that it can be advertised for a public hearing at the April 23, 2025, City Council Formal meeting.

Approved: _____


Alan Stephenson, Deputy City Manager

Attachment:

Exhibit A – Email from applicant dated March 20, 2025

Stephanie Vasquez

From: Lauren Proper Potter <lauren.proper@huellmantel.com>
Sent: Thursday, March 20, 2025 11:48 AM
To: Tricia Gomes
Subject: PHO-2-25-Z-174-87-2 - Continuance Request

Importance: High

CAUTION: This email originated outside of the City of Phoenix.

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Hello Deputy Director Gomes,

Please consider this our formal request to continue PHO-2-25-Z-174-87-2, which is scheduled to be heard by the City Council on March 26th. We would like additional time to meet with the Vice Mayor's office and respectfully request that this item be scheduled for the April 23rd City Council hearing.

Please let me know if you have any questions. Thank you.

Best regards,

Lauren Proper Potter