

# City of Phoenix

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



**City of Phoenix**

## Agenda

**Wednesday, October 7, 2026**

**2:30 PM**

[phoenix.gov](http://phoenix.gov)

### **City Council Formal Meeting**

**\*\*\*Revised October 6, 2026\*\*\***

**Item Requested to be Withdrawn: 41**

**Item Revised: 47**

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

## OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

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

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/j.php?MTID=m0e5dad6ae4019400f054f86cc18eaf94>

- 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 739 8778# (for English) or 2554 730 3879# (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 2554 730 3879#. 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 2554 730 3879#). 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**

### **MINUTES OF MEETINGS**

1      **For Approval or Correction, the Minutes of the Formal Meeting on December 17, 2025**

Page 14

**BOARDS AND COMMISSIONS**

- 2      **Mayor and Council Appointments to Boards and Commissions**      Page 15

*Attachments*

[Attachment A - Boards and Commissions Appointments.pdf](#)

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

- 3      **Liquor License - 7-Eleven #47406A - District 2**      Page 18

*Attachments*

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[Attachment B - 7-Eleven #47406A - Map.pdf](#)

- 4      **Liquor License - Special Event - Free Serbian Orthodox Church St. Nicholas - District 3**      Page 23

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- 6      **Liquor License - Staybridge Suites Phoenix North I-17 - District 3**      Page 25

*Attachments*

[Attachment A - Staybridge Suites Phoenix North I-17 - Data.pdf](#)

[Attachment B - Staybridge Suites Phoenix North I-17 - Map.pdf](#)

- 7      **Liquor License - Turney Neighborhood Market - District 4**      Page 30

*Attachments*

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*Attachments*

[Attachment A - Mariscos Y Sushi El Kora #2 - Data.pdf](#)

[Attachment B - Mariscos Y Sushi El Kora #2 - Map.pdf](#)

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- 64     **Permit, License, Utility, and Land Use Agreement**     Page 152  
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- 66     **Thermoplastic Pavement Marking Raw Material**     Page 157  
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- 67     **Traffic Signal Visibility; Three Intersections, Phoenix (RSAP/HSIP Traffic Signal Visibility Three Locations) - Design-Bid-Build Services - ST89320171 (Ordinance S-53252) - Districts 2, 3, 4, 7, and 8**     Page 159
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- 70     **Water Services Department Water Facilities General Engineering On-Call Service (Ordinance S-53230) - Citywide**     Page 164

*Attachments*

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- 72     **Abandonment of Right-of-Way - ABND 230055 - Harrison Street, between 7th Avenue and 9th Avenue (Resolution 22396) - District 7**     Page 168
- 73     **Amend City Code - Official Supplementary Zoning Map 1311 (Ordinance G-7549) - District 2**     Page 169

*Attachments*

[Attachment A - Draft Ordinance - Supplementary Zoning Map 1311.pdf](#)

- 74     **Retroactive Approval to Apply for an Arizona State Historic Preservation Office Certified Local Government Pass-Through Grant for Federal Fiscal Year 2025 - Federal Funding (Ordinance S-53238) - District 6** Page 173
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- 75     **Approval of a Phil Gordon Threatened Building Grant - 330 N 18th Avenue - Oakland Historic District (Ordinance S-53240) - District 7** Page 216
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- 77     **Amend City Code - Ordinance Adoption - Rezoning Application Z-80-26-2 - Southwest Corner of 28th Street and Rose Garden Lane (Ordinance G-7550) - District 2** Page 220
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- 78     **Formal Action - PCD Major Amendment - Rezoning Application Z-104-L-75-3 - Southeast Corner of Interstate 17 and Grandview Road - District 3** Page 229
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- 79     **Amend City Code - Ordinance Adoption - Rezoning Application PHO-6-26--Z-47-19-7 - Approximately 800 Feet South of the Southwest Corner of 59th Avenue and Baseline Road (Ordinance G-7551) - District 7** Page 234
- Attachments*  
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**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**000 CITIZEN COMMENTS**

**ADJOURN**



**For Approval or Correction, the Minutes of the Formal Meeting on December 17, 2025**

**Summary**

This item transmits the minutes of the Formal Meeting of December 17, 2025, for review, correction and/or approval by the City Council.

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

**Responsible Department**

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



City of Phoenix

## City Council Formal Meeting

### Report

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**Agenda Date:** 10/7/2026, **Item No.** 2

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## **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.



## City of Phoenix

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

**Date:** October 7, 2026

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

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

### **Development Advisory Board**

I recommend the following for reappointment:

Harry Curtin

Mr. Curtin will serve a second term to expire October 7, 2029.

Jenifer Weskalnies

Ms. Weskalnies will serve a second term to expire October 7, 2029.

### **Phoenix Arts and Culture Commission**

I recommend the following for appointment:

Gaby Cardenas

Ms. Cardenas is the CEO of the Colibri Collective and a resident of District 4. She fills a vacancy for a term to expire September 30, 2029.

### **Phoenix Deferred Compensation/Post Employment Health Plan Boards**

City Manager Ed Zuercher and I recommend the following for appointment:

Mayra Baquera

Ms. Baquera replaces Scott Steventon as the City of Phoenix Employees' Retirement Plan Administrator.

### **Public Safety Personnel Retirement System Local Fire Pension Board**

I recommend the following for appointment as Chair:

Mayra Baquera

Ms. Baquera is the City of Phoenix Retirement Programs Director and replaces Scott Steventon as Chair.

### **Public Safety Personnel Retirement System Local Police Pension Board**

I recommend the following for appointment as Chair:

#### Mayra Baquera

Ms. Baquera is the City of Phoenix Retirement Programs Director and replaces Scott Steventon as Chair.

### **Vision Zero Community Advisory Committee**

Councilwoman Ann O'Brien recommends the following for appointment:

#### Ann Edington

Ms. Edington is a Substitute Teacher at ESI and a resident of District 1. She fills a vacancy for a term to expire October 7, 2028.



## **Liquor License - 7-Eleven #47406A - District 2**

Request for a liquor license. Arizona State License Application 410174.

### **Summary**

#### Applicant

Sunpreet Singh, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

3152 E. Bell Road

Zoning Classification: C-3

Council District: 2

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

The 60-day limit for processing this application is October 19, 2026.

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

#### Other Active Liquor License Interest in Arizona

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

Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the technique 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 one stop shop for convenience items. The store offers a wide variety of goods, including fresh and ready to eat foods, home and personal care products, snacks, and drinks. Applicant would like to offer beer and wine to customers 21 and over."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - 7-Eleven #47406A - Data

Attachment B - 7-Eleven #47406A - Map

**Responsible Department**

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

## Liquor License Data: 7-ELEVEN #47406A

### Liquor License

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

### Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 76.86     | 99.65             | 146.49              |
| Violent Crimes  | 16.11     | 26.19             | 30.67               |

\*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

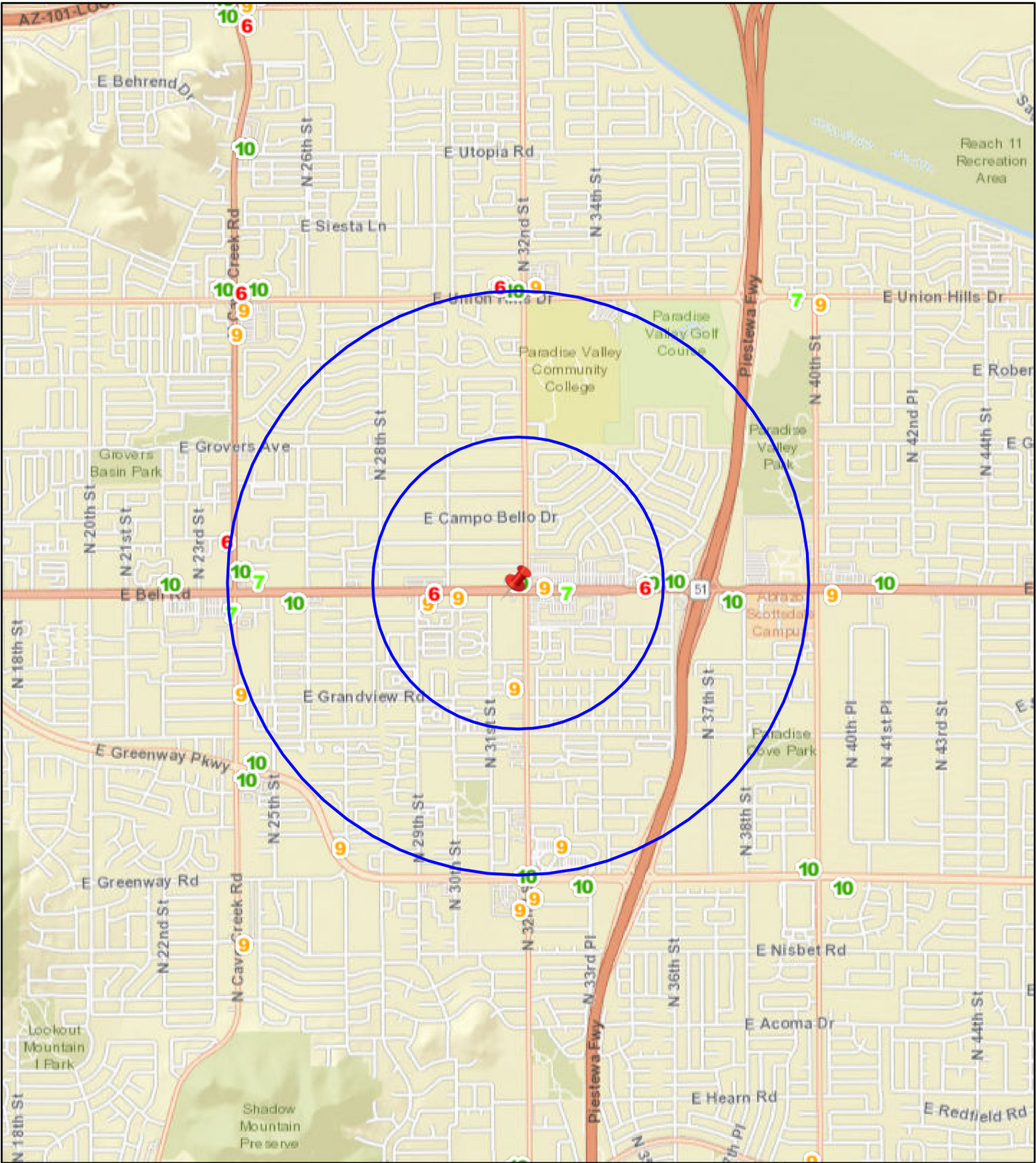
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 61               |
| Total Violations     | 74      | 126              |

### Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1033032    | 1423            | 526            | 48                  | 249                |
| 1033041    | 2061            | 216            | 78                  | 671                |
| 1033042    | 1200            | 27             | 48                  | 284                |
| 1033052    | 2177            | 371            | 29                  | 554                |
| 6195002    | 2117            | 605            | 14                  | 19                 |
| 6195003    | 2528            | 759            | 86                  | 475                |
| 6196021    | 1901            | 596            | 29                  | 269                |
| Average    | 1601            | 393            | 60                  | 177                |

Liquor License Map: 7-ELEVEN #47406A

3152 E BELL RD



Date: 9/1/2026



0 0.170.35 0.7 1.05 1.4 mi



**Liquor License - Special Event - Free Serbian Orthodox Church St. Nicholas - District 3**

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

**Summary**

Applicant

Simo Hercegovac

Location

11640 N. 16th Place

Council District: 3

Function

Soccer Tournament

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

October 24, 2026 - 7 p.m. to Midnight / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



**Liquor License - Special Event - St. George Antiochian Orthodox Church - District 3**

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

**Summary**

Applicant

Sandra Khoury

Location

4530 E. Gold Dust Avenue

Council District: 3

Function

Festival

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

November 13, 2026 - 5 p.m. to 10 p.m. / 300 attendees

November 14, 2026 - 10 a.m. to 10:30 p.m. / 500 attendees

November 15, 2026 - Noon to 6 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



## **Liquor License - Staybridge Suites Phoenix North I-17 - District 3**

Request for a liquor license. Arizona State License Application 407418.

### **Summary**

#### Applicant

Kevin Tuohy, Agent

#### License Type

Series 7 - Beer and Wine Bar

#### Location

2536 W. Beryl Avenue

Zoning Classification: A-1

Council District: 3

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

The 60-day limit for processing this application is October 16, 2026.

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

#### Other Active Liquor License Interest in Arizona

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

Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have the capability, reliability, and qualifications to responsibly hold a liquor license as I understand liquor laws, responsible alcohol service, and the importance of maintaining compliance with all state and local requirements."

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 and best interest of the community will be served by providing hotel guests and visitors with convenient access to alcoholic beverages in a safe, responsible, and professionally manages environment. The license will enhance the overall guest experience while supporting the needs of travelers and the local community."

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 - Staybridge Suites Phoenix North I-17 - Data

Attachment B - Staybridge Suites Phoenix North I-17 - Map

**Responsible Department**

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

# Liquor License Data: STAYBRIDGE SUITES PHOENIX NORTH I-17

## Liquor License

| Description         | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Wholesaler          | 4      | 1      | 0        |
| Government          | 5      | 1      | 1        |
| Bar                 | 6      | 4      | 2        |
| Liquor Store        | 9      | 3      | 1        |
| Beer and Wine Store | 10     | 5      | 2        |
| Hotel               | 11     | 2      | 2        |
| Restaurant          | 12     | 18     | 11       |

## Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 76.86     | 313.88            | 351.27              |
| Violent Crimes  | 16.11     | 51.64             | 64.96               |

\*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

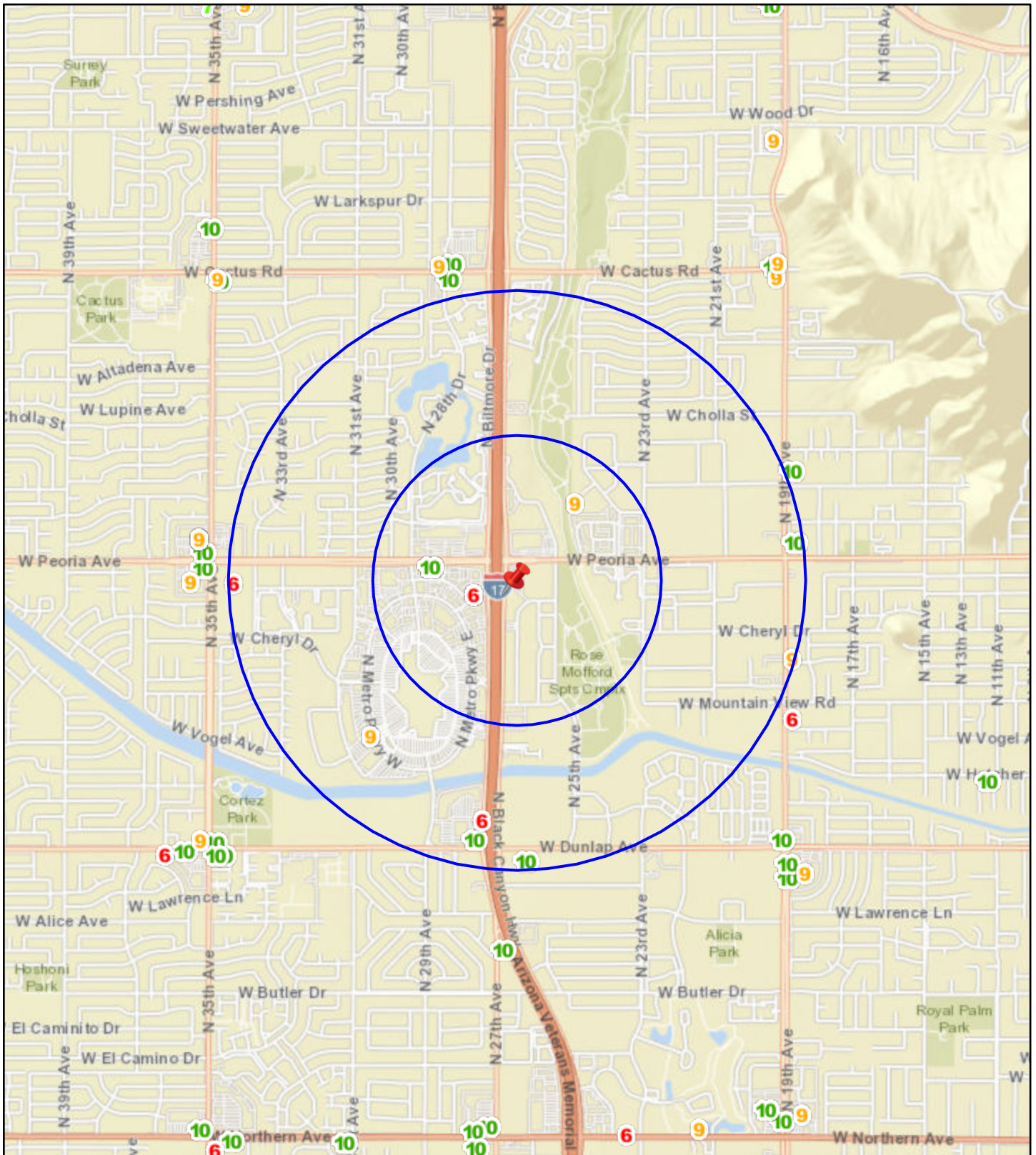
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 13               |
| Total Violations     | 74      | 46               |

### Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1042054    | 1560            | 187            | 71                  | 626                |
| 1043012    | 1885            | 605            | 31                  | 309                |
| 1043021    | 1378            | 183            | 36                  | 402                |
| 1043022    | 2468            | 355            | 166                 | 423                |
| 1044011    | 2849            | 510            | 78                  | 706                |
| 1044012    | 1461            | 17             | 28                  | 88                 |
| 1044022    | 1976            | 11             | 68                  | 250                |
| Average    | 1601            | 393            | 60                  | 177                |

# Liquor License Map: STAYBRIDGE SUITES PHOENIX NORTH I-17

2536 W BERYL AVE



Date: 8/19/2026



0 0.170.35 0.7 1.05 1.4 mi



## **Liquor License - Turney Neighborhood Market - District 4**

Request for a liquor license. Arizona State License Application 407059.

### **Summary**

#### Applicant

Ahmad Zainulabadin, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

710 E. Turney Avenue

Zoning Classification: C-2

Council District: 4

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

The 60-day limit for processing this application is October 16, 2026.

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

#### Other Active Liquor License Interest in Arizona

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

Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have the capability, reliability, and qualifications to hold a liquor license because I am a responsible business owner committed to following all liquor laws, verifying age requirements, and operating my business safely, professionally, and in compliance with all state and local regulations."

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 customers with a convenient one-stop shopping experience, support local economic growth, and allow our business to better meet the needs and preferences of the community while operating in a safe and responsible manner."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Turney Neighborhood Market - Data

Attachment B - Turney Neighborhood Market - Map

**Responsible Department**

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

# Liquor License Data: TURNEY NEIGHBORHOOD MARKET

## Liquor License

| Description         | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Microbrewery        | 3      | 1      | 0        |
| Bar                 | 6      | 7      | 3        |
| Beer and Wine Bar   | 7      | 9      | 0        |
| Liquor Store        | 9      | 3      | 1        |
| Beer and Wine Store | 10     | 7      | 2        |
| Restaurant          | 12     | 28     | 0        |

## Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 78.61     | 223.83            | 200.53              |
| Violent Crimes  | 16.37     | 44.98             | 49.04               |

\*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

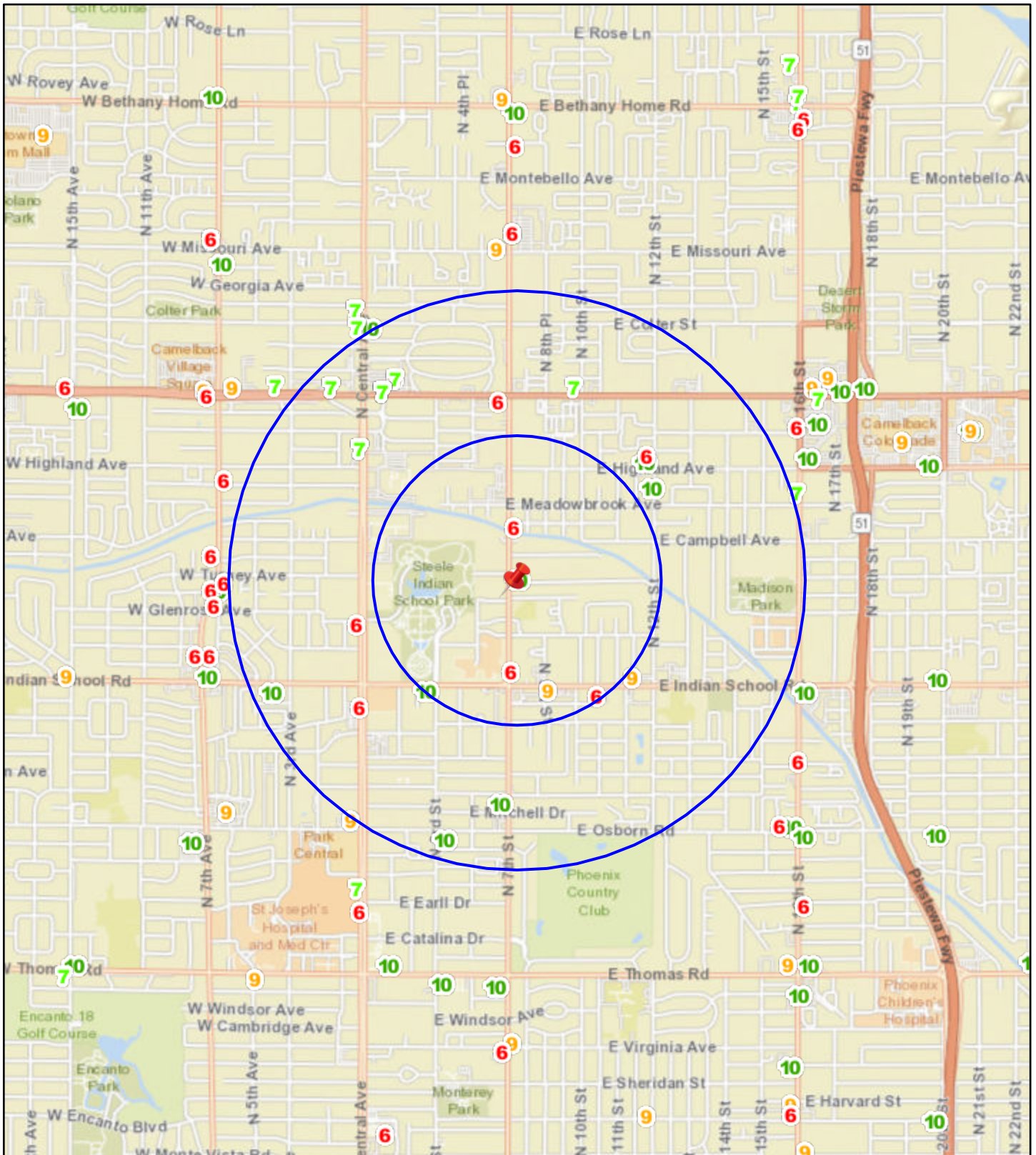
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 132              |
| Total Violations     | 73      | 195              |

## Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1086011    | 1576            | 178            | 81                  | 420                |
| 1086012    | 878             | 143            | 295                 | 232                |
| 1086022    | 1825            | 155            | 88                  | 126                |
| 1086023    | 1442            | 92             | 113                 | 335                |
| 1086024    | 1033            | 260            | 68                  | 191                |
| 1088022    | 361             | 81             | 17                  | 7                  |
| 1105021    | 1745            | 119            | 126                 | 482                |
| 1106003    | 429             | 141            | 52                  | 60                 |
| 1171001    | 1768            | 158            | 74                  | 235                |
| Average    | 1601            | 393            | 60                  | 177                |

# Liquor License Map: TURNEY NEIGHBORHOOD MARKET

710 E TURNEY AVE



Date: 9/16/2026



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



## **Liquor License - Mariscos Y Sushi El Kora #2 - District 5**

Request for a liquor license. Arizona State License Application 408569.

### **Summary**

#### Applicant

Kevin Kramber, Agent

#### License Type

Series 12 - Restaurant

#### Location

2151 N. 83rd Avenue

Zoning Classification: C-2

Council District: 5

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 October 10, 2026.

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

#### Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Mariscos Y Sushi El Kora (Series 12)  
2624 W. Bethany Home Road, Phoenix  
Calls for police service: 14  
Liquor license violations: None

#### Public Opinion

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

#### Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I currently own a liquor license for my other restaurant. My current license has not had any violations. I have completed the required Title IV liquor law training. Myself and Agent's background will clear without any issue."

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

"I operate a seafood and sushi Mexican cuisine restaurant. The addition of the restaurant liquor license will offer the opportunity for anyone 21 years of age and above the opportunity to purchase an alcoholic beverage to enhance their dining experience."

#### Staff Recommendation

Staff recommends approval of this application.

#### Attachments

Attachment A - Mariscos Y Sushi El Kora #2 - Data  
Attachment B - Mariscos Y Sushi El Kora #2 - Map

#### **Responsible Department**

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

## Liquor License Data: MARISCOS Y SUSHI EL KORA #2

### Liquor License

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

### Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 76.86     | 186.62            | 233.75              |
| Violent Crimes  | 16.11     | 39.25             | 61.14               |

\*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

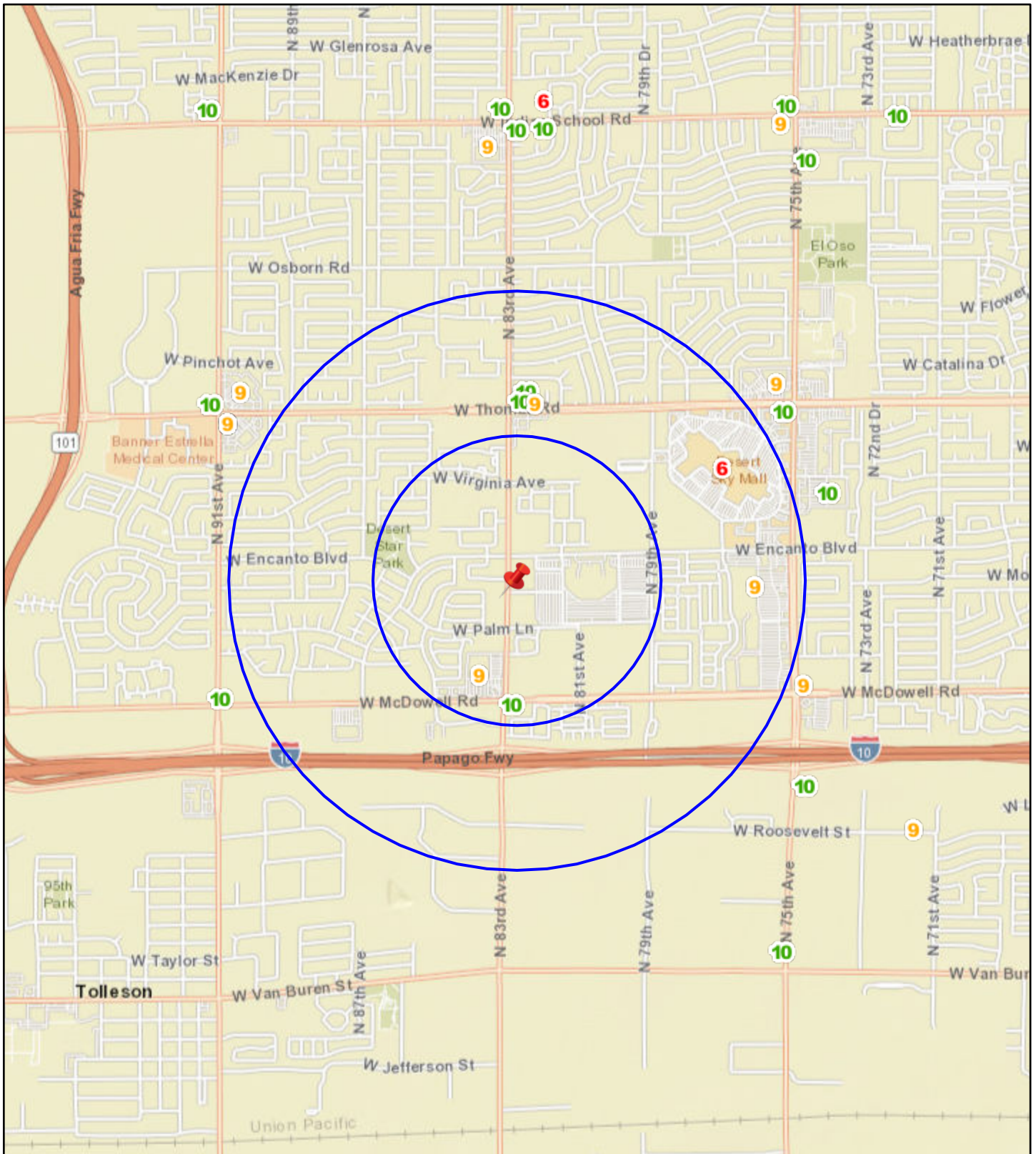
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 20               |
| Total Violations     | 74      | 31               |

## Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 0820182    | 2890            | 620            | 79                  | 238                |
| 0820281    | 1563            | 268            | 22                  | 523                |
| 0820282    | 2753            | 475            | 33                  | 381                |
| 0830003    | 0               | 0              | 0                   | 0                  |
| 1125231    | 1995            | 0              | 76                  | 537                |
| 1125232    | 0               | 0              | 0                   | 0                  |
| 1125233    | 2197            | 589            | 40                  | 218                |
| 1125241    | 3141            | 492            | 170                 | 952                |
| Average    | 1601            | 393            | 60                  | 177                |

# Liquor License Map: MARISCOS Y SUSHI EL KORA #2

2151 N 83RD AVE



Date: 8/12/2026



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



**Liquor License - Special Event - Arizona Parks and Recreation Association - District 6**

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

**Summary**

Applicant

Jeffrey Nelson

Location

10919 S. Central Avenue

Council District: 6

Function

Festival

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

November 21, 2026 - 1 p.m. to 10 p.m. / 1,000 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



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Agenda Date: 10/7/2026, Item No. 10

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**Liquor License - Special Event - Shemer Art Center and Museum Association, Inc. - District 6**

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

**Summary**

Applicant

Shonna James

Location

5005 E. Camelback Road

Council District: 6

Function

Gala

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

November 20, 2026 - 5:30 p.m. to 10 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



**Liquor License - Special Event - St. Theresa Roman Catholic Parish Phoenix - District 6**

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

**Summary**

Applicant

Mary Pivonka

Location

5001 E. Thomas Road

Council District: 6

Function

Dinner

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

November 13, 2026 - 5 p.m. to Midnight / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



## **Liquor License - Ahwatukee Golf Club - District 6**

Request for a liquor license. Arizona State License Application 406318.

### **Summary**

#### Applicant

Alexis Proper, Agent

#### License Type

Series 6 - Bar

#### Location

12432 S. 48th Street

Zoning Classification: R-3 SP, RE-35, RE-35 SP

Council District: 6

This request is for an ownership transfer of a liquor license for a golf course. 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 October 17, 2026.

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

Other Active Liquor License Interest in Arizona

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

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I am actively engaged as a liquor agent in Arizona and have completed all relevant liquor law trainings. The licenses on which I am an agent on have never received a liquor law violation. I stay up to date on new changes to Arizona's liquor laws and licensing requirements and understand the responsibilities associated with representing and serving clients with liquor licenses. I am committed to maintaining compliance with all applicable laws and regulations. I also ensure that my clients and their employees remain informed and up to date on applicable liquor laws, licensing requirements, and compliance responsibilities."

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

"The golf course currently has a Series 6 liquor license, which serves the public convenience by providing recreational, dining, and social opportunities for its members, guests, and the surrounding community. By providing food and beverage opportunities, including alcoholic beverages, on site the public convenience is served by supporting the golf course's ongoing operations and its role as a recreational and social gathering place within the community."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Ahwatukee Golf Club - Data

Attachment B - Ahwatukee Golf Club - Map

**Responsible Department**

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

# Liquor License Data: AHWATUKEE GOLF CLUB

## Liquor License

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

## Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 76.86     | 89.59             | 93.41               |
| Violent Crimes  | 16.11     | 9.07              | 14.33               |

\*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

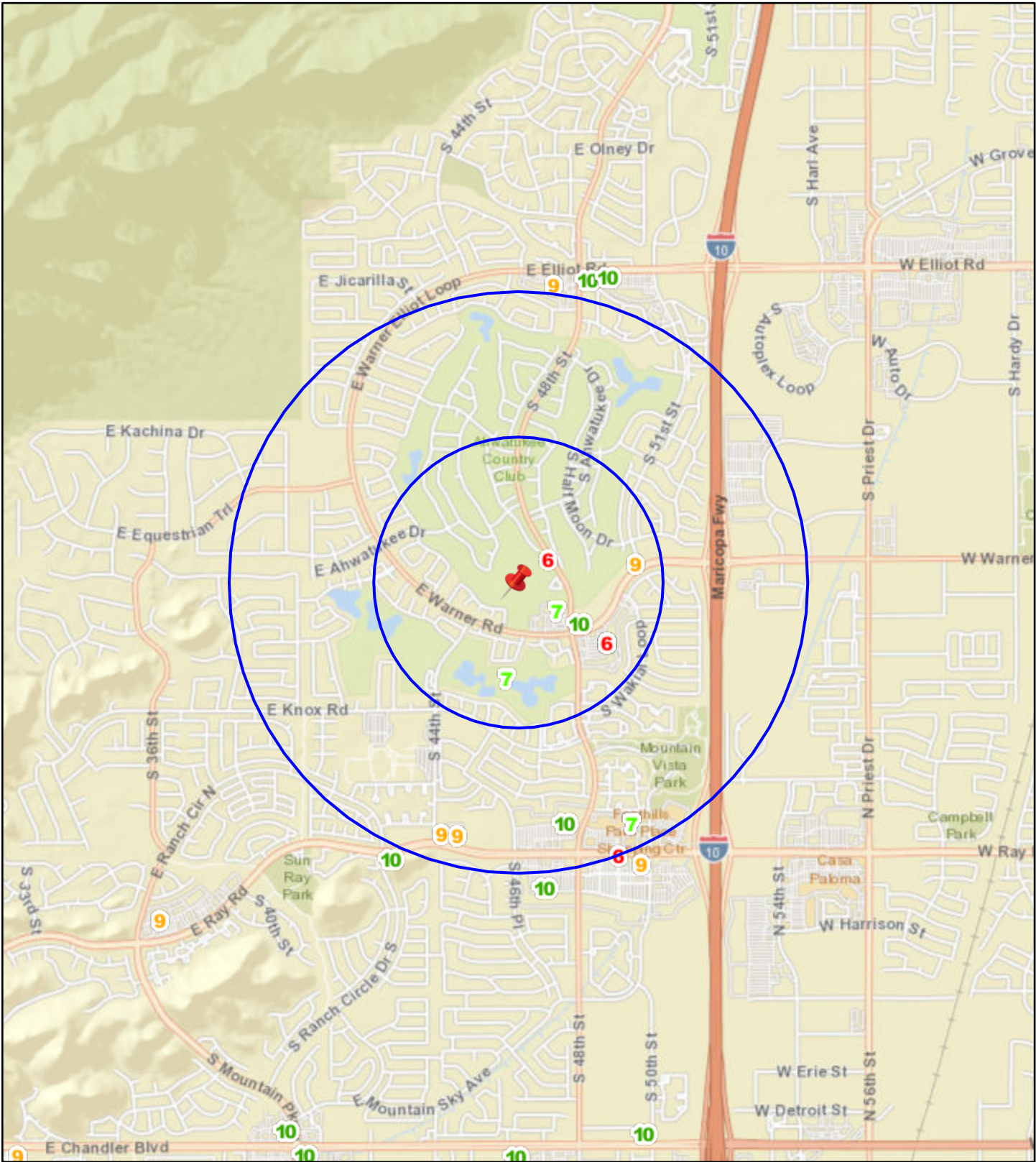
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 5                |
| Total Violations     | 74      | 10               |

## Census 2020 Data 1/2 Mile Radius

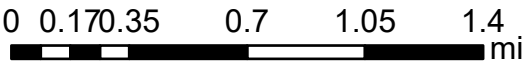
| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1167081    | 2041            | 886            | 42                  | 40                 |
| 1167082    | 1099            | 377            | 77                  | 184                |
| 1167083    | 1116            | 198            | 29                  | 31                 |
| 1167084    | 1150            | 697            | 51                  | 83                 |
| 1167102    | 1419            | 603            | 6                   | 133                |
| 1167111    | 718             | 313            | 13                  | 69                 |
| 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: AHWATUKEE GOLF CLUB

12432 S 48TH ST



Date: 8/19/2026





**Liquor License - Special Event - Phoenix Community Alliance, Inc. - District 7**

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

**Summary**

Applicant

Devney Majerle

Location

67 W. Culver Street  
Council District: 7

Function

Pizza Festival

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

November 14, 2026 - 11 a.m. to 6 p.m. / 3,000 attendees

November 15, 2026 - 11 a.m. to 4 p.m. / 3,000 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



## **Liquor License - Get It & Go Liquor - District 7**

Request for a liquor license. Arizona State License Application 409621.

### **Summary**

#### Applicant

Michael Kaffer, Jr., Agent

#### License Type

Series 9 & 9S - Liquor Store with Sampling Privileges

#### Location

3125 W. Buckeye Road

Zoning Classification: C-3

Council District: 7

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

The 60-day limit for processing this application is October 16, 2026.

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

#### Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have worked for Arizona Alcohol Traffic & Firearms for 4 years helping people acquire liquor licenses and become Title 4 certified to insure compliance with state and local governmental laws & regulations regarding alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/ liquor/ grocery stores & gas stations) similar to this proposed liquor licensed businesses, all businesses will prosper."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Get It & Go Liquor - Data

Attachment B - Get It & Go Liquor - Map

**Responsible Department**

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

## Liquor License Data: GET IT & GO LIQUOR

### Liquor License

| Description         | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Wholesaler          | 4      | 16     | 0        |
| Bar                 | 6      | 1      | 0        |
| Beer and Wine Store | 10     | 6      | 2        |

### Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 78.61     | 83.12             | 113.8               |
| Violent Crimes  | 16.37     | 19.77             | 31.63               |

\*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

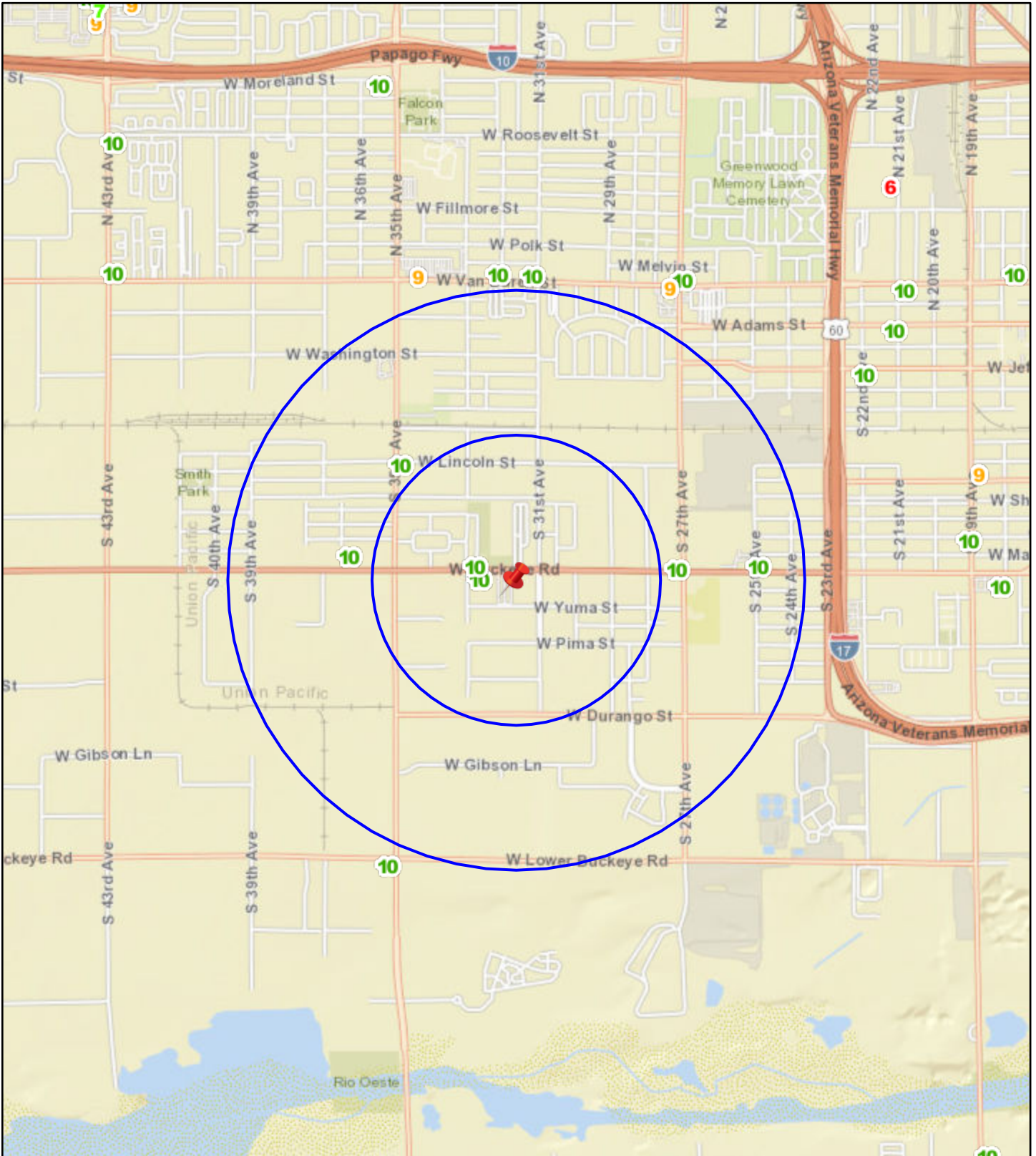
| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 42               |
| Total Violations     | 73      | 113              |

### Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1125141    | 2232            | 357            | 40                  | 378                |
| 1145003    | 1583            | 235            | 58                  | 319                |
| 1146001    | 1754            | 218            | 48                  | 367                |
| 1147041    | 2019            | 203            | 40                  | 536                |
| 1147051    | 3783            | 0              | 0                   | 0                  |
| Average    | 1601            | 393            | 60                  | 177                |

# Liquor License Map: GET IT & GO LIQUOR

3125 W BUCKEYE RD



Date: 8/18/2026

0 0.170.35 0.7 1.05 1.4 mi



## **Liquor License - Cocina Madrigal - District 8**

Request for a liquor license. Arizona State License Application 406801.

### **Summary**

#### Applicant

Jeffrey Miller, Agent

#### License Type

Series 12 - Restaurant

#### Location

4040 S. 16th Street

Zoning Classification: C-3 RSIO

Council District: 8

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 October 11, 2026.

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

#### Other Active Liquor License Interest in Arizona

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: “Cocina Madrigal is a nationally recognized and award winning Mexican Restaurant serving authentic cuisine from a scratch kitchen providing guests a full service experience. Our guests are from the neighborhood where there are not many restaurant options in South Phoenix as well as many others who drive across the valley to visit and boost our neighborhoods economy. We serve many guests from across the country and internationally as we have become a destination representing our great state of Arizona. We strive to serve our guests in a great capacity. We will continue to ensure our employees are Title 4 trained and abide by Arizona liquor laws.”

Staff Recommendation

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

**Responsible Department**

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



## **Liquor License - Viva Liquors - District 8**

Request for a liquor license. Arizona State License Application 410244.

### **Summary**

#### Applicant

Issam Awad, Agent

#### License Type

Series 9 - Liquor Store

#### Location

2527 N. 32nd Street

Zoning Classification: C-1

Council District: 8

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

The 60-day limit for processing this application is October 18, 2026.

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

### Other Active Liquor License Interest in Arizona

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

Tres Amigos (Series 10)

253 E. Broadway, Mesa

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

### Staff Recommendation

Staff recommends approval of this application 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 - Viva Liquors - Data

Attachment B - Viva Liquors - Map

**Responsible Department**

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

## Liquor License Data: VIVA LIQUORS

### Liquor License

| Description         | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Wholesaler          | 4      | 1      | 0        |
| Bar                 | 6      | 3      | 1        |
| Beer and Wine Bar   | 7      | 2      | 1        |
| Liquor Store        | 9      | 7      | 3        |
| Beer and Wine Store | 10     | 8      | 5        |
| Restaurant          | 12     | 9      | 3        |

### Crime Data

| Description     | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 76.86     | 299.07            | 328.87              |
| Violent Crimes  | 16.11     | 60.48             | 82.59               |

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

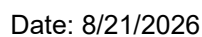
### Property Violation Data

| Description          | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 41      | 193              |
| Total Violations     | 74      | 485              |

## Census 2020 Data 1/2 Mile Radius

| BlockGroup | 2020 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1108021    | 830             | 379            | 68                  | 171                |
| 1108022    | 1635            | 590            | 39                  | 272                |
| 1109012    | 2651            | 403            | 151                 | 482                |
| 1114011    | 2097            | 428            | 45                  | 356                |
| 1114012    | 2225            | 337            | 38                  | 351                |
| 1114021    | 2076            | 212            | 21                  | 573                |
| 1115022    | 1710            | 364            | 46                  | 70                 |
| 1115023    | 871             | 134            | 35                  | 176                |
| 1115024    | 1835            | 316            | 24                  | 614                |
| Average    | 1601            | 393            | 60                  | 177                |

2527 N 32ND ST



City Clerk Department



Report

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**Agenda Date:** 10/7/2026, **Item No.** 17

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**Arizona Municipal Water Users Association - Annual Payment Authority**

For \$536,000 in payment authority for membership renewal to the Arizona Municipal Water Users Association for the Water Services Department. Participation in the Arizona Municipal Water Users Association provides Water Services staff access to a variety of research and information addressing drinking water, wastewater, water reclamation, watershed quality, and storm water issues. The item was approved by the Transportation, Infrastructure, and Planning Subcommittee on April 15, 2026.



Report

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**Agenda Date:** 10/7/2026, **Item No.** 18

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**Central Arizona Project**

For \$22,390 in payment authority for Contract 154045 for the Central Arizona Water Conservation District Land Use License 2016-008 for the Water Services Department. The payment will fund the five-year period of April 20, 2026, to April 19, 2031, for underground sewer lines along Cave Creek Road.



Report

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**Agenda Date:** 10/7/2026, **Item No.** 19

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**Oliver Industries, LLC**

For an additional \$173,871 for Agreement 161524, Change Order 6 (AH10010002-6), for the US Vets Miscellaneous Repairs and Improvements Design-Bid-Build project. This Change Order provides ADA upgrades, parking lot repairs before asphalt installation, HOA-required block wall painting, replacement of damaged kitchen cabinetry and tile, concrete sealant flooring replacement, and walk-in refrigerator and freezer repairs. Funding is provided by Federal, State, and Housing Department sources.



Report

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**Agenda Date:** 10/7/2026, **Item No.** 20

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**TesoroVC Management LLC**

For \$50,000 in payment authority for a nine-month contract, beginning on or about November 9, 2026, to provide targeted industry attraction services focused on advanced manufacturing, semiconductor, and artificial intelligence sectors for the Community and Economic Development Department. This contract will support efforts to leverage ongoing semiconductor investments, strengthen regional competitiveness, and pursue high value business attraction opportunities.



Report

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**Agenda Date:** 10/7/2026, **Item No.** 21

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**Settlement of Claim(s) Abakar v. City of Phoenix**

To make payment of up to \$175,000, in settlement of claim(s) in Abakar v. City of Phoenix, CV2025-066646, 26-0059-001, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department on March 14, 2025.



Report

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**Agenda Date:** 10/7/2026, **Item No.** 22

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**Settlement of Claim(s) Englandside v. City of Phoenix**

To make payment of up to \$42,365, in settlement of claim(s) in Englandside v. City of Phoenix, 24-0958-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on May 15, 2025.



Report

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Agenda Date: 10/7/2026, Item No. 23

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**Settlement of Claim(s) Jadran v. City of Phoenix**

To make payment of up to \$400,000, in settlement of claim(s) in *Jadran v. City of Phoenix*, 21-1168-002, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department on May 17, 2022.



**(CONTINUED FROM SEPTEMBER 23, 2026) - Grant of Three Public Utility Easements for Lift Station 40 (Ordinance S-53190) - District 6**

Request the City Council to grant three public utility easements for the installation of a new service to a City facility on City property in the Salt River Project (SRP) service area, and further ordering the Ordinance recorded.

**Summary**

SRP requires the placement of and access to three public utility easements for electrical service in relation to the Lift Station 40 Refurbishment project. These are necessary in order to build, modify and manage electrical infrastructure on City-owned property.

These public utility easements are 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 to the property located near Ray Road and Interstate 10 (collectively "Grantee") 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 for the transmission and distribution of utility and communication facilities (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 use such 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 other structure or drill any well 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 transformers 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 100 W. Washington Street; (4) Fire Department headquarters located at 150 S. 12th Street; (5) City Hall located at 200 W. Washington Street; (6) City Court Building located at 300 W. Washington Street; (7) Calvin C. Goode Building located at 251 W. Washington Street; (8) Transit Operations Center located at 320 N. 1st Avenue; (9) West Transit Facility located at 405 N. 79th Avenue; or (10) in a secured or fenced area.

**Location**

Near Ray Road and Interstate 10  
Council District: 6

**Responsible Department**

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



**City of Phoenix**

FINANCE DEPARTMENT  
REAL ESTATE DIVISION

To: Ginger Spencer  
Assistant City Manager

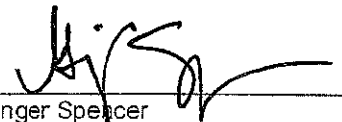
Date: September 23, 2026

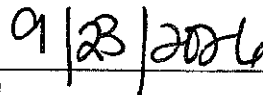
From: Kathryn Gregory   
Chief Financial Officer

Subject: REQUEST TO CONTINUE ITEM # 33 FROM THE SEPTEMBER 23, 2026,  
FORMAL AGENDA – GRANT OF THREE PUBLIC UTILITY EASEMENTS FOR  
LIFT STATION 40 – (ORDINANCE S-53190) – DISTRICT 6

I am requesting to continue item # 33 – Grant of Three Public Utility Easements for Lift Station 40 from the September 23, 2026 Formal Council Agenda to the October 7, 2026 Formal Council Agenda due to a legal description change.

APPROVED BY:

  
\_\_\_\_\_  
Ginger Spencer  
Assistant City Manager

  
\_\_\_\_\_  
Date



**Request to Enter into Partner Site Agreements with Northern Arizona University - Center for Service and Volunteerism, Arizona Health Corps and Environmental Literacy Corps AmeriCorps Programs (Ordinance S-53247) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into two Partner Site Agreements with the Arizona Board of Regents for and on behalf of Northern Arizona University's Center for Service and Volunteerism to support the Arizona Health Corps and Environmental Literacy Corps AmeriCorps Programs. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of these agreements will not exceed \$100,000.

**Summary**

The purpose of these agreements is to partner with Northern Arizona University's (NAU) Center for Service and Volunteerism to support the Arizona Health Corps and Environmental Literacy Corps AmeriCorps Programs. AmeriCorps Members will help coordinate and promote public health programs and initiatives, environmental education, and conservation projects.

The Public Health AmeriCorps Program was established in 2022 in partnership with the Centers for Disease Control (CDC) with the goal of strengthening career pathways for early career public health professionals and address community health needs. Members serve in local communities and provide essential support to public health initiatives.

The Environmental Literacy Corps (ELC) will help build resilience and address environmental issues in Phoenix communities through education, outreach, and projects.

**Contract Term**

The Partner Site Agreement to support the Environmental Literacy Corps AmeriCorps Program will begin with a retroactive effective date of September 17, 2026 and end on July 31, 2027. The Partner Site Agreement to support the Arizona Health Corps AmeriCorps Program will begin with a retroactive effective date of September 15, 2026 and end on July 31, 2027.

**Financial Impact**

The cost of the Partner Site Agreement for the Environmental Literacy Corps AmeriCorps Program will not exceed \$50,000. The cost of the Partner Site Agreement for the Arizona Health Corps AmeriCorps Program will not exceed \$50,000. The total cost of these agreements will not exceed \$100,000.

**Responsible Department**

This item is submitted by Deputy City Manager David Mathews and the Volunteer PHX Office.



**Audit Consulting Services Contracts - COOP 24-0072 - Amendment (Ordinance S-53228) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under contracts with Berry Dunn McNeil & Parker, LLC (161119); MGT Impact Solutions, LLC (161183); UHY Advisors Mid-Atlantic, Inc. (161222); Weaver and Tidwell, LLP (161281); Macias Gini & O'Connell, LLP (161282); Clifton Larson Allen, LLP (161283); Public Sector Performance Associates, LLC (161286); Heinfeld Meech & Co. (161297); Baker Tilly US, LLP (163850); Protiviti, Inc. (163653); and RSM US LLP (163728) for the purchase of Audit Consulting Services for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$3,331,197. Request to apportion the total combined value among the contract awardees based on the City's needs and resources at the City Manager's, or his designee's, discretion.

**Summary**

This contract provides external expertise to support the City's audit functions. Services may include, but are not limited to, grant expenditure review, program evaluation, contract compliance, data analytics, application security and controls and both external and internal network security. The contract also provides external verification to ensure the City's fuel records, Renewable Identification Numbers (RINs) and EPA submissions are accurate, complete and compliant with federal requirements. These contracts enable the City to efficiently and ethically manage public assets while reducing organizational risk through independent and objective feedback. Primary users include the City Auditor Department along with other City departments that access these services as needed.

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

**Contract Term**

The contract term remains unchanged, ending on August 31, 2027, with an option to extend through August 31, 2029.

**Financial Impact**

Upon approval of \$3,331,197 in additional funds, the revised aggregate value of the contract will not exceed \$4,963,847. Funds are available in various department budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Audit Consulting Services Contracts 161119, 161183, 161222, 161281, 161282, 161283, 161286, 161297, 163850, 163653, 163728 and 163654 (Ordinance S-52077) on June 18, 2025.
- Audit Consulting Services Contracts 161119, 161183, 161222, 161281, 161282, 161283, 161286, and 161297 (Ordinance S-50986) on June 12, 2024.

**Responsible Department**

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



**Bloomberg Datalicense Agreement for SAP S4HANA Contract - Request for Award (Ordinance S-53235) - Citywide**

Request to authorize the City Manager, or his designee, to enter into an agreement with Bloomberg L.P. dba Bloomberg Finance L.P. to provide data licensing for integration of data into SAP S4HANA for the Finance 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 \$123,234.

**Summary**

Bloomberg L.P. dba Bloomberg Finance L.P. (Bloomberg) provides the Finance Department essential on-line investment market information and news services to the City under City Contract 4223-91 / 120775, used in the daily monitoring and management of the City's investment portfolio. An additional agreement is required to download Bloomberg financial and securities data into the City's SAP S4HANA system. The integration will ensure the necessary market information is available within SAP S4HANA to support the City's financial operations.

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. Bloomberg is the licensor of the Bloomberg data required for integration with the City's SAP S4HANA system. The Bloomberg Datalicense Agreement provides the City with authorized access to download data directly from Bloomberg. Due to the required licensing to access the Bloomberg financial and securities data, the services must be procured directly from Bloomberg.

**Contract Term**

The agreement will begin on November 15, 2026, for a two-year term and will automatically renew for successive two-year periods unless terminated by either party prior to the end of the original term or any renewal term. Payment authority will extend

through November 14, 2036.

**Financial Impact**

The total contract value will not exceed \$123,234 for the 10-year aggregate term.

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

**Responsible Department**

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



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Agenda Date: 10/7/2026, Item No. 28

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**Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-53236) - Districts 6 and 8**

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

**Summary**

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

Easement (a)

Maricopa County Recording: 20260506835

Date: August 27, 2026

Applicant and Grantor: 701 Hazelwood LLC; its successor and assigns

Purpose: Public Utility

Location: 4203 E. Hazelwood Street

APN: 171-20-188B

File: FN 2600086

Council District: 6

Easement (b)

Maricopa County Recording: 20260506836

Date: August 27, 2026

Applicant and Grantor: Arcadia Lite Investors 701, LLC; its successor and assigns

Purpose: Public Utility

Location: 4203 E. Hazelwood Street

APN: 171-20-188C

File: FN 2600086

Council District: 6

Easement (c)

Maricopa County Recording: 20260506837

Date: August 27, 2026

Applicant and Grantor: Russell P. Black, PLLC; its successor and assigns  
Purpose: Public Utility  
Location: 4203 E. Hazelwood Street  
APN: 171-20-188A  
File: FN 2600086  
Council District: 6

Easement (d)

Maricopa County Recording: 20260506481  
Date: August 27, 2026  
Applicant and Grantor: KG Rentworth LLC; its successor and assigns  
Purpose: Public Utility  
Location: 308 W. Dobbins Road  
APN: 300-44-013  
File: FN 2600062  
Council District: 8

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.



**Agreement for Software and Related Services between the City of Phoenix and NAVEX Global, Inc. - 162108 - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 162108 with NAVEX Global, Inc. to update the Agreement for Software and Related Services to reflect a direct agreement between the City and NAVEX Global, Inc. and allow for direct payments to NAVEX Global, Inc. from the City in order to continue providing the EthicsPoint system. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the direct agreement will not exceed \$290,000.

**Summary**

This direct agreement will provide a hot-line subscription that enables employees to report instances of misconduct confidentially with the option to remain anonymous. The service includes an independent call center that operates 24 hours a day, seven days a week, 365 days a year. The annual subscription supports reporting through its case management software.

The City Auditor, Human Resources, and the Equal Opportunity departments share the annual subscription and concurrent license fees while departments such as Library, Aviation and Water Services subscribe to a certain number of dedicated licenses. In 2024, the City Auditor Department entered into the Agreement for Software and Related Services with NAVEX Global, Inc. through a reseller to use the EthicsPoint system in order to provide an integrity line management system that allowed investigators across departments to route, collaborate and complete investigations. This amendment will allow for these services to continue by way of an updated direct agreement.

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

**Contract Term**

Upon approval, the direct agreement term shall begin on or about October 31, 2026, for a five-year term with no options to extend.

**Financial Impact**

The total value of the direct agreement will not exceed \$290,000. Funds are available in various departments' budgets.

**Responsible Department**

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



**On-Line Investment Market Information and News Services - RFA-91-069 - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to continue the term and authorize additional payment authority for the Bloomberg L.P. dba Bloomberg Finance L.P. subscription, an on-line investment market information and news services under City Contract 4223-91 / 120775. 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 additional expenditures will not exceed \$767,712.

**Summary**

This contract provides essential on-line investment market information and news services through Bloomberg L.P. dba Bloomberg Finance L.P. (Bloomberg), which is used in the daily monitoring and management of the City's investment portfolio including access to real-time financial data and market analytics to track bond market activity and facilitate daily investment accounting functions for the Finance Department. The Bloomberg subscription is an investment and security information source for the financial and investment community. All City approved broker-dealers use Bloomberg to facilitate the security bidding process. Due to the required licensing to access Bloomberg financial and securities data, the services are being procured directly from Bloomberg.

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

**Contract Term**

Upon execution of the amendment, the contract will renew for a two-year term beginning November 15, 2026, and will continue to renew for successive two-year periods unless terminated by either party prior to the end of the original term or any renewal term. Payment authority will extend through November 14, 2036.

**Financial Impact**

Upon approval of \$767,712 in additional funds, the revised aggregate value of the contract will not exceed \$1,625,712. Funds are available in the Finance Department's

budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- RFA 91-69, City Contract 4223-91 (RCA 3422) on January 2, 1991
- RFA 07-032A, Bloomberg, LP, dba Bloomberg Finance LP pay authority (RCA 53763) on November 1, 2006.
- City Contract 120775 (Ordinance S-38215) on October 5, 2011.
- Bloomberg, LP, dba Bloomberg Finance LP pay authority (Ordinance S-43058-L) on December 7, 2016.
- Bloomberg LP, dba Bloomberg Finance LP pay authority (Ordinance S-48015-0023) on October 27, 2021.
- Bloomberg LP, dba Bloomberg Finance LP pay authority (Ordinance S-52178-0033) on August 27, 2025.

**Responsible Department**

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



**Public Communication Equipment and Services - COOP-20-077 - Amendment (Ordinance S-53227) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contracts 158135 with Motorola Solutions Inc; 154501 with Aviat US Inc; 154627 with Durham Communications, Inc; 154472 with Mobile Communications America Inc; 155016 with EF Johnson; 154938 with Access Technologies, Inc.; 154980 with ICOM America; 154978 with L3Harris Technologies, Inc., 155485 with JVCKenwood USA Corporation; and 155022 with Microwave Networks Inc., for the purchase of Public Communications Equipment and Services for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$30,573,569.

**Summary**

These contracts provide essential public communications equipment and services to multiple City departments supporting the purchase and maintenance of public safety radios, microwave radios, and Regional Wireless Cooperative (RWC) infrastructure. The contracts primarily serve the Information Technology Services, Police, and Fire departments by providing a contract mechanism that enables timely replacement of critical equipment, such as portable radios, which are vital to daily public safety operations.

Additional citywide needs supported by these contracts include replacement of digital microwave terminals, land mobile radio base station antennas, dispatch consoles, back-up batteries and other types of communication equipment nearing end-of-life. The requested additional funding will ensure continued operational reliability, prevent service interruptions and maintain the City's ability to support safe, effective communications citywide.

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

**Contract Term:**

The contract term remains unchanged, ending on October 9, 2027, with four one-year options to extend, which may be exercised by the City in its sole discretion.

### **Financial Impact**

Upon approval of \$30,573,569 in additional funds, the revised aggregate value of the contract will not exceed \$97,325,569. Funds are available in various departments' budgets.

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

The City Council previously reviewed this request:

- Public Communications Equipment and Services cooperative participating agreements, Contracts 154501, 154627, 154472, 155016, 154938, 154980, 154978, 155485, Ordinance S-47466 on April 21, 2021.
- Public Communications Equipment and Services, Contract 158135 Ordinance S-49569 on April 19, 2023.
- Public Communications Equipment and Services Contracts 158135, 154472, 155022, 154978, 154979, 155485, 154980, 155016, 154627, 154501, 154938, Ordinance S-51347 on October 16, 2024.

### **Responsible Department**

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager David Mathews and the Information Technology Services, Police and Fire departments.



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Agenda Date: 10/7/2026, Item No. 32

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**Outside Legal Counsel for the City Ethics Commission - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, through the City Attorney, to allow additional expenditures under Contract 160181 with Spencer Fane LLP, for services of outside legal counsel for the City Ethics Commission. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$150,000.

**Summary**

This contract provides outside legal counsel services to the City Ethics Commission.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2027.

**Financial Impact**

Upon approval of \$150,000 in additional funds, the contract's revised aggregate value will not exceed \$450,000. Funds are available in the Law Department's budget.

**Concurrent/Previous Council Action**

The City Council previously reviewed this request:

- Outside Legal Counsel for the City Ethics Commission (Ordinance S-52108) on June 18, 2025.

**Responsible Department**

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



## **Chiller And Boiler System Maintenance Contracts - IFB FY27-086-03 Request for Award (Ordinance S-53245) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with Re-Act Mechanical, LLC and Pueblo Mechanical And Controls, LLC to provide chiller and boiler maintenance and repair services for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$1.5 million.

### **Summary**

These contracts will provide full service chiller and boiler maintenance for City-owned housing properties across Phoenix. The contractors will perform annual inspections, preventive maintenance and necessary repairs to ensure all systems operate safely, reliably and at peak energy efficiency in accordance with manufacturer requirements. These services support the long term performance of essential building equipment and help maintain safe and comfortable living environments for residents.

### **Procurement Information**

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

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

#### Selected Bidders

Re-Act Mechanical, LLC

Pueblo Mechanical And Controls, LLC

### **Contract Term**

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

### **Financial Impact**

The aggregate contract value will not exceed \$1.5 million. The contracts are funded by

the United States Department of Housing and Urban Development. There is no impact to the General Fund.

**Responsible Department**

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



**Multi-Family Roofing Replacement Project Contract - IFB FY27-086-04 - Request for Award (Ordinance S-53244) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Capstone Roofing, LLC to provide multi-family roofing replacement for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2.5 million.

**Summary**

The contract will support multi-family portfolios and future preservation initiatives. Work under this project includes a comprehensive roofing restoration effort involving repairs and/or the complete removal of existing roofing systems and the furnishing and installation of new roofing assemblies and associated components.

**Procurement Information**

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

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

Selected Bidder

Capstone Roofing, LLC

**Contract Term**

The contract will begin on or about October 31, 2026, for a five-year term with no option to extend.

**Financial Impact**

The aggregate contract value will not exceed \$2.5 million. These projects are being funded through General Obligation Bond funding or U.S. Department of Housing and Urban Development grant 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.



**Request Retroactive Authorization to Apply for, Accept and Enter into an Agreement for Fiscal Year 2027 State Housing Trust Fund Housing Solutions Grant Funds (Ordinance S-53246) - Citywide**

Request retroactive authorization for the City Manager, or his designee, to apply for, and if awarded, accept State Housing Trust Fund (SHTF) Housing Solutions grant funds in an amount up to \$500,000, and enter into an agreement with the Arizona Department of Housing (ADOH). Funds will be utilized to support and expand workforce readiness and navigation services at the Phoenix Navigation Center. Further request an exception of the indemnity, limitation of legal redress and assumption of liability provisions of Phoenix City Code section 42-18. Further request authorization to take all other action necessary or appropriate to carry out the grant terms, and authorization for the City Treasurer to accept and City Controller to disburse all funds related to this item for the life of the grant.

**Summary**

On August 7, 2026, ADOH announced the availability of Fiscal Year 2027 State Housing Trust Fund (SHTF) Housing Solutions grant funds under a competitive Notice of Funding Availability (NOFA) with an application due date of September 18, 2026.

If awarded, the requested \$500,000 will directly support and scale active workforce readiness and navigation programs at the Phoenix Navigation Center (PNC). The project will fund two key components for individuals experiencing homelessness:

- Neighborhood Brigade Workforce Readiness Program: Provides daily employment opportunities, job training and direct participant stipends/wages in partnership with St. Vincent de Paul, targeting enrollment of 60 unique shelter residents over the grant term.
- On-Site Case Management and Navigation Services: Provides dedicated case managers to deliver individualized housing placement assistance, document recovery, and referrals to medical and behavioral health services, targeting a 55 percent positive housing exit rate.

All participants served under this program are experiencing homelessness, fall

below 30 percent Area Median Income (AMI), and meet ADOH SHTF income eligibility requirements (80 percent AMI threshold).

ADOH requires grantees to agree to indemnification, assumption of liability, and arbitration language which conflicts with Phoenix City Code 42-18, prompting the request for a waiver of these provisions.

**Contract Term**

The grant period shall commence upon award execution and remain in effect for a 12-month grant term, expiring on or before December 31, 2027.

**Financial Impact**

There is no negative impact to the General Fund. The total project budget is \$5,925,000, with \$500,000 requested from ADOH SHTF grant funds and \$5,425,000 in leveraged non-state match provided through existing City General Funds.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.



**Request to Amend City Contract 164226 with Senior Bridge, LLC (Ordinance S-53250)- District 8**

Request to authorize the City Manager, or his designee, to extend the term of City Contract #164226 with Senior Bridge, LLC for affordable housing development through June 30, 2027, in alignment with the anticipated project completion date. Further request to authorize the City Controller to disburse all funds for purposes of this item.

**Summary**

As originally authorized, the term of the affordable housing development agreement expires on December 31, 2026. Additional time is required to complete the project, motivating this request to extend the development agreement expiration date to June 30, 2027.

**Contract Term**

If approved, the development agreement term will be extended to June 30, 2027.

**Financial Impact**

The funding for this project remains unchanged and there is no impact to the General fund.

**Concurrence/Previous Council Action**

- On December 18, 2024, the City Council approved the IGA with Maricopa County and related projects with Ordinance S-51553a, including the award of up to \$6 million in funding from the Intergovernmental Agreement (IGA) for the affordable housing development with Ordinance S-51553a.
- On March 26, 2025, the City Council authorized changes to the scope and substitution of Senior Bridge, LLC as developer with Ordinance S-51736.
- On July 2, 2025, the City Council authorized additional changes to Senior Bridge Project scope and term, and entry into a funding agreement with the Phoenix Community Development and Investment Corporation with Ordinance S-52177.
- On September 3, 2025, the City Council authorized an increase of \$750,000 in funding for the project for a total value not to exceed \$9,765,746 with Ordinance S-52253.

**Location**

Senior Bridge, 2853 E. Van Buren Street  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.



**Phoenix Public Library's Annual Application for Arizona State Library's State Grants-In-Aid Funds (Ordinance S-53243) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to apply for, accept, and, if awarded, enter into an agreement for Fiscal Year (FY) 2026-27 Arizona State Library's State Grants-in-Aid (SGIA) Grant Funds for the Phoenix Public Library in an amount of \$70,884. Further request City Council grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion of indemnification and assumption of liability provisions in the documents pertaining to this transaction that otherwise would be prohibited by Phoenix City Code 42-18. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

**Summary**

Arizona State Grants-in-Aid are allocated annually to the Library based on a per capita distribution of funds by the Arizona State Legislature through the Arizona State Library, Archives and Public Records. The amount allocated for Phoenix Public Library this year is \$70,884.

Funds will be used to support early literacy and school-aged outreach by hiring a full-time library assistant for the Literacy Outreach Team. Staff will conduct programs and workshops in schools and community centers and work with City of Phoenix Public Housing on community book distribution and programs in public housing communities. SGIA funds will allow Phoenix Public Library to extend critical early literacy outreach into the community citywide. Priority will be given to areas of the city identified with the most need (based on school district reading scores).

**Financial Impact**

The amount allocated for Phoenix Public Library this year is \$70,884 and no matching funds are required. There is no impact to the General Fund.

**Responsible Department**

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



**Request to Waive Indemnity and Liability Provisions of Phoenix City Code 42-18 to Enter into an Agreement With Gannett Media Corp. (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to enter into an agreement with Gannett Media Corp. to provide AZCentral Access for the Library Department. Further request the City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the item will not exceed \$5,000.

**Summary**

This agreement will provide Phoenix Public Library customers with full and timely access to AZCentral news. The online subscription service includes current AZCentral content and a digital edition of the Arizona Republic, ensuring that Library patrons receive comprehensive coverage of local, state and national news.

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

**Procurement Information**

In accordance with Administrative Regulations (AR) 3.10, standard competition was waived as subscriptions are exempt. AR 3.10 section I(6)(B)(3) provides: "Books, periodicals, newspapers, and magazine subscriptions that are impractical to compete are exempt from all solicitation and determination processes."

**Contract Term**

The subscription will begin on or about October 12, 2026, for a one-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$5,000 for the one-year aggregate term.

Funding is available in the Library Department budget.

**Responsible Department**

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



**Spanish Language Periodicals Contract - RFA 26-0354 Request for Award  
(Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Latin American Periodicals, LLC to provide Spanish Language Periodicals for the Library 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 \$120,000.

**Summary**

This contract will provide the Library Department with Spanish-language periodicals, including a highly popular fotonovela collection, for 17 physical branches and one bookmobile. These periodicals are important to the Phoenix Public Library's Spanish-speaking customers, and the orders are based on high demand from patrons' requests. These materials are not available for sale in stores or through any other entities. All residents of Maricopa County are eligible to obtain a Phoenix Public Library card and check out the materials.

**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. Latin American Periodicals, LLC is the only known vendor that provides topic-and-age-based bundles of Spanish-language periodicals and fotonovelas suitable for public library collections.

**Contract Term**

The contract will begin on or about January 12, 2027, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$120,000 for the five-year aggregate term.

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

**Responsible Department**

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



**Mailing Services with Electronic Transfer - Professional Services Agreement 161139 - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 161139 with Sebis Direct, Inc. to modify the Scope of Work and increase the total contract value for postage costs. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$843,000.

**Summary**

This contract provides Neighborhood Services Department (NSD) printing, stuffing and address validation of documents related to code enforcement, business mail and neighborhood notices. This amendment will allow NSD to direct payments to Sebis Direct, Inc. for United States Postal Service (USPS) mailing to residents, agents and financial entities which was previously paid to USPS directly.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2029.

**Financial Impact**

Upon approval of \$843,000 in additional funds, the revised total value of the contract will not exceed \$1,023,000. Funds are available in the Neighborhood Services Department's budget as the total cost of mailing services will not increase.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Mailing Services with Electronic Transfer - Contract 161139 (Ordinance S-50849) on May 15, 2024;
- Mailing Services with Electronic Transfer - Contract 161139 (Ordinance S-52129) on June 18, 2025.

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Neighborhood Services Department.



**\*\*\*REQUEST TO WITHDRAW (SEE ATTACHED MEMO)\*\*\* Funding Agreement for Valley Youth Theatre General Obligation Bond Project (Ordinance S-53241) - District 7**

Request to authorize the City Manager, or the City Manager's designee, to negotiate and execute a Funding Agreement between the City and the Valley Youth Theatre for the completion of the General Obligation Bond Project and to authorize the City Treasurer to accept funds from the Valley Youth Theatre in support of the Project. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

On November 7, 2023, Phoenix voters passed the City Council-approved \$500 million General Obligation (GO) Bond Program. Question 3 of the approved GO Bond Program authorized the issuance of \$114,385,000 in GO Bonds to provide funding for education, economic development, reduction of waste, resource management, and arts and culture projects.

The Valley Youth Theatre ("VYT") operates a theatre located at 525 N. 1st Street, Phoenix, AZ 85004. As part of the GO Bond Program, the City Council authorized \$13,902,756 of GO Bond funds for a project to secure land, design and construct a new theatre to provide a permanent home for VYT (the "Project").

The City has procured design and construction firms to complete the Project and the City Council has authorized expenditure of the allotted GO Bond funding, but the total cost of the Project exceeds the total amount allocated. To cover the overages, staff have identified \$6 million in capital reserve funds and VYT has agreed to contribute \$2,338,402 to complete the Project.

Staff are requesting authorization for the City Manager, or the City Manager's designee, to negotiate and execute a Funding Agreement between the City and VYT that sets out the terms and conditions by which the Project will be funded and completed. Staff are requesting further authorization for the City Treasurer to accept VYT's contributed funds (currently estimated to be \$2,338,402, but subject to change based on mutually-agreed upon changes to the Project) pursuant to the terms of the

Funding Agreement and for the City Controller to disburse those funds to complete the Project.

**Financial Impact**

Funding is available in the Office of Arts and Culture Capital Improvement Program Budget through General Obligation Bond funds, Valley Youth Theater contributions and capital reserve funds.

**Location**

First Street and McKinley  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Frank McCune and the Office of Arts and Culture.



## City of Phoenix

**To:** Frank McCune  
Deputy City Manager

**Date:** October 5, 2026

**From:** Phillip Dunlap  
Arts and Culture Director

**Subject:** WITHDRAWAL OF ITEM 41 ON THE OCTOBER 7, 2026 FORMAL AGENDA –  
FUNDING AGREEMENT FOR VALLEY YOUTH THEATRE GENERAL  
OBLIGATION BOND PROJECT (ORDINANCE S-53241)

The Office of Arts and Culture requests to withdraw Item 41 – Funding Agreement for Valley Youth Theatre General Obligation Bond Project (Ordinance S-53241) on the October 7, 2026, Formal Meeting.

The Office of Arts and Culture is requesting that this item be withdrawn from the October 7, 2026 Formal Meeting agenda for further staff review.

**APPROVED:**

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Frank McCune  
Deputy City Manager



## **Rio Salado Transformation Site Mural Agreement - Request for Award (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with Thomas Marcus to provide mural design and installation services for the Office of Arts and Culture at the Rio Salado Transformation Site. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$135,000.

### **Summary**

This contract will provide design and installation of an outdoor mural reflecting the cultural significance of the Rio Salado and honors the ancestral histories of the O'Odham and Piipaash (Hohokam) communities. The artwork will cover approximately 5,000 square feet of underpass surfaces at the Rio Salado pedestrian and bicycle underpass, which connects the Transformation Site to the broader Rio Salado trail system. This installation will establish a strong sense of place for visitors and serve as a prominent visual landmark for conference attendees during their scheduled site visit.

### **Procurement Information**

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo citing the unusual nature of the procurement. Artist Thomas Marcus is the only muralist in Arizona whose work combines extensive ancestral knowledge of the Rio Salado with a proven educational outreach component. His expertise and established record of successful municipal projects make him uniquely qualified to deliver this project within the required compressed timeline at a fair, reasonable and market-aligned rate for outdoor murals.

### **Contract Term**

The contract will begin on or about October 7, 2026, for a one-year term with no options to extend.

### **Financial Impact**

The total value of the contract will not exceed \$135,000.

Funding is available in the Office of Arts and Culture's Capital Improvement Program budget using percent-for-art funds.

**Concurrence/Previous Council Action**

The Arts and Culture Commission approved the design and installation contract, not to exceed \$135,000, on September 15, 2026, by a vote of 8-0.

**Responsible Department**

This item is submitted by Deputy City Manager Frank McCune and the Office of Arts and Culture.



**Basketball Backboard Systems Repair and Preventive Maintenance - PKS-IFB-26-0337- Request for Award (Ordinance S -53233) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with Arizona Courtlines, Inc. and Norcon Industries, Inc., to provide Basketball Backboard Preventive Maintenance and Repair Services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value will not exceed \$350,000.

**Summary**

These contracts will provide preventative maintenance, inspection and repair services on motorized basketball backboard systems and gym dividers, including motors, winches, cabling and other critical safety features. The Parks and Recreation Department has 62 retractable backboards, 50 height adjusters and six mechanical gym dividers located in 14 gymnasium sites at various locations throughout the City, which will be serviced under these contracts. The basketball backboard systems and related equipment are heavily used by numerous youth and adult sports leagues and require regular maintenance and repair services to ensure their safety.

**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:

Arizona Courtlines, Inc.  
Norcon Industries, Inc.

**Contract Term**

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

**Financial Impact**

The total agreement will not exceed \$350,000. Funding is available in the Parks and

Recreation Department's budget.

**Responsible Department**

This item is submitted by Deputy City Manager David Mathews and the Parks and Recreation Department.



## **Growth Projections and Land Use Assumptions Update - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to amend Contract 156366 with Applied Economics, LLC to allow additional expenditures and expand departmental access to include the Community and Economic Development Department in addition to the Planning and Development Department for the purchase of growth projection, land-use assumptions, and related economic modeling services. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$100,000.

### **Summary**

This contract provides assistance with organizing development and land-use data, reporting on existing and planned development profiles, and preparing growth projections for the City and specific subregions within the City. These services will help the City to prepare ongoing updates and twice-yearly maintenance of the custom development tracking tool. The work includes updating mid-cycle land-use forecasts using the Arizona Office of Economic Opportunity's 2025 population projections and employment forecasts from the University of Arizona's Economic and Business Research Center (or similar forecasting sources).

### **Contract Term**

The contract term remains unchanged, ending on July 31, 2027.

### **Financial Impact**

Upon approval of \$100,000 in additional funds, the revised aggregate value of the contract will not exceed \$814,000.

Funds are available in the Planning and Development Department's and the Community and Economic Development Department's operational budgets.

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

The City Council previously:

- Granted authority to enter into a Growth Projections and Land Use Assumptions Update Contract, Contract 156366, on May 25, 2022 (Ordinance S-48639).

- Granted authority to amend the Growth Projections and Land Use Assumptions Update Contract, Contract 156366, by extending the term and allowing additional expenditures on October 15, 2025 (Ordinance S-52298).

**Responsible Department**

This item is submitted by Assistant City Managers Lori Bays and Ginger Spencer and the Planning and Development and Community and Economic Development departments.



**Rapid Reskill Employment Recovery National Dislocated Worker Grants  
(Ordinance S-53251) - Citywide**

Request authorization for the City Manager, or the City Manager's designee, for retroactive approval to apply for this grant and to enter into a regional consortium with Pinal County and Maricopa County and execute an Intergovernmental Agreement (IGA) with Pinal County and Maricopa County to participate in the Rapid Reskill Employment Recovery National Dislocated Worker Grant. Also, request an exception to Phoenix City Code Section 42-18 to authorize inclusion of indemnification and assumption of liability provisions in the agreement that would otherwise be prohibited and to allow for mutual indemnification pursuant to Phoenix City Code Section 42-20 for public entities. In addition, request authorization to accept up to \$7.9 million in federal funding to support rapid reskilling and reemployment services for dislocated workers in Phoenix, and to enter into agreements with Phoenix employers, contractors, and educational partners to implement the associated programming and training, and for the City Controller to disburse funds related to this request, should the consortium be approved for the grant. Further, authorize the City Treasurer to accept funds related to this item.

**Summary**

In late June 2026, the U.S. Department of Labor (DOL) announced available funding through the Rapid Reskill Employment Recovery National Dislocated Worker Grants. These grants support rapid reskilling and reemployment of dislocated workers and target high-wage, high-growth occupations tied to domestic manufacturing, aerospace, energy production, construction, and other sectors critical to the nation's reindustrialization agenda. The application was due August 3, 2026, and DOL will award grants by September 30, 2026; this is a three-year award.

In July 2026, after the State of Arizona announced it would not pursue the Rapid Reskill Employment Recovery National Dislocated Worker Grant, the City of Phoenix, Pinal County, and Maricopa County agreed to apply as a regional consortium. Pinal County assumed the role of lead applicant and grant administrator, responsible for federal reporting, fiscal management, compliance, and reimbursements. Together, the partners developed ReTool Arizona, a coordinated regional program designed to accelerate reskilling and reemployment, align employer-validated training pathways,

and strengthen workforce services across both urban and rural communities.

ReTool Arizona establishes a coordinated rapid reskilling and reemployment model designed to move dislocated workers quickly into high-growth, high-demand occupations connected to Arizona's reindustrialization economy. The central innovation of the project is a regional talent mobility system that aligns rapid response, eligibility, skills translation, employer engagement, short-term intensive training, paid work-based learning, supportive services, and performance tracking across three workforce development areas operating within a single labor market.

The project will reduce the time between dislocation and reemployment through rapid engagement, a common participant flow, employer informed pathway development, technology supported career navigation, and short-term intensive training when needed. Participants will be connected directly to employment, on-the-job training, registered apprenticeships, rapid reemployment opportunities, or other paid-structure work-based learning aligned with regional hiring needs.

Employment outcomes will be tied to the region's targeted sectors, with employer partnerships ensuring that training aligns with real-time hiring demand. The consortium's model is structured to meet all required federal performance reporting, fiscal accountability, and evaluation requirements for Dislocated Worker Grants, including placement, wage recovery, credential attainment, and retention.

### **Financial Impact**

No impact to the General Fund.

### **Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer and the Community and Economic Development Department.



**Contract with the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games to host Olympic Torch Relay and Related Events (Ordinance S-53249) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games, regarding the City's participation in hosting the 2028 Olympic Torch Relay and associated cauldron lighting community event. At this time, there is no expected direct expenditure of City funds.

**Summary**

In the Summer of 2028, the Games of the XXXIV Olympiad, led by the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games (commonly known as LA28), will take place in the United States. The Olympic Torch Relay is a unique part of the Olympic Games and plays a key role in expressing the Olympic ideals of peace, enlightenment and friendship, emphasizing the best aspects of humankind. The Olympic Torch Relay also serves to build shared excitement and anticipation for the Olympic Games throughout the host country. The Olympic Torch Relay culminates at the Opening Ceremony in Los Angeles, where the flame first lit in Olympia is used to dramatically light the Olympic Games cauldron. The flame serves as a summons for the Olympic Games as it makes its way to the host city. For the first time ever, the Olympic flame will visit all 50 states and for most people viewing or participating in the LA28 Olympic Torch Relay as it crosses the United States will be the closest they come to experiencing the Olympic Games.

The Olympic Torch Relay would take place on City of Phoenix streets. In order for the City to participate in the Olympic Torch Relay, LA28 has requested contract with the City of Phoenix. This contract will address the City's support for the events and a commitment of general government services at no cost to LA28, including, but not limited to, permitting, licensing and plan reviews; facilitating LA28 branding, decor, signage and street pole banners; marketing and promotion; providing a dedicated citywide liaison for establishment & management of a Community Task Force; parking for convoy vehicles; street transportation and traffic coordination; public safety support and emergency preparedness services including emergency medical services at no cost; vending enforcement; address ambush marketing to the extent permitted by law;

street cleaning, sanitation and solid waste management services; and use of certain City-controlled venues at no cost for official LA28 events.

A Cauldron Lighting event celebrating the arrival of the flame in the City and marking the end of the Olympic Torch Relay in Phoenix will take place at an appropriate and suitable venue in the City of Phoenix. These events would take place in the Summer of 2028 on a date mutually agreed upon with the City and LA28 prior to the Olympics Opening Ceremony.

Additionally, the City Manager requests authorization to include mutual indemnification and assumption of liability provisions in agreements for this event that would otherwise be prohibited by Phoenix City Code Section 42-18.

**Contract Term**

The contract will begin on the date of the final party signs the agreement and will expire on or about December 31, 2028, with no options to extend.

**Financial Impact**

At this time, there is no expected direct expenditure of City funds. If the City will expend more than \$31,999.99 on this contract, the City Manager will request additional funding authorization.

**Responsible Department**

This item is submitted by Deputy City Manager Cynthia Aguilar and the Phoenix Convention Center Department.



**\*\*\*ITEM REVISED (SEE ATTACHED MEMO)\*\*\* Authorization to Enter into Agreements with the Drug Enforcement Administration for Reimbursement for Police Services (Ordinance S-53229) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Department to enter into agreements with the Drug Enforcement Administration (DEA) for reimbursement for approved overtime related to combating the illegal trafficking of dangerous drugs. Further request City Council grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion of indemnification and assumption of liability provisions in the documents pertaining to this transaction that otherwise would be prohibited by Phoenix City Code 42-18, and for the City Controller to accept and disburse all funds related to this item.

**Summary**

The Police Department has been part of the DEA Task Force since 1999. The purpose of the task force is to disrupt the illegal trafficking of dangerous drugs in the State of Arizona by immobilizing violators and trafficking organizations. In approximately a 10 month period, the task force detective seized 223 pounds of cocaine, 7,888 pounds of methamphetamine, 203 pounds of fentanyl, 50.5 pounds of heroin, and 348,455 M30 pills.

Through the agreements, experienced Phoenix Police detectives will continue to work with the DEA Phoenix Task Force aimed at combating dangerous drugs and drug trafficking. The agreement allows up to five detectives to work with the task force, however, due to staffing levels, only one detective has been assigned for the last few years.

The DEA will reimburse the City for the officers' overtime related to task force investigations.

**Contract Term**

The agreements will begin October 1, 2026 and expire on September 30, 2030.

**Financial Impact**

Overtime wages related to task force activities are reimbursed by the DEA. The

financial impact to the City are the fringe benefits related to the overtime. In FY 2025-26, \$58,767 was reimbursed to the City and \$30,421 in benefits related to the overtime was absorbed in the Department's budget.

There is available budget in the Police Department's budget.

**Concurrence/Previous Council Action**

- Ordinance S-49139 was approved by City Council on November 2, 2022.

**Responsible Department**

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



## City of Phoenix

**To:** Lori Bays  
Assistant City Manager

**Date:** October 5, 2026

**From:** Matthew Giordano *MG*  
Police Chief

**Subject:** REQUEST TO REVISE ITEM 47 ON THE OCTOBER 7, 2026 FORMAL AGENDA, AUTHORIZATION TO ENTER INTO AGREEMENTS WITH THE DRUG ENFORCEMENT ADMINISTRATION FOR REIMBURSEMENTS FOR POLICE SERVICES (ORDINANCE S-53229) - CITYWIDE

Item 47, Authorization to Enter into Agreements with the Drug Enforcement Administration (Ordinance S-53229) – Citywide, is a request to enter into agreements with the Drug Enforcement Administration to receive reimbursements for detectives' approved overtime related to combating the illegal trafficking of dangerous drugs. An error in entry of the Legistar file notated the agreement end date as September 30, 2030. The agreement is a 5-year agreement, and the correct expiration date is September 30, 2031.

Approved by:

  
Lori Bays  
Assistant City Manager

*10/5/26*  
\_\_\_\_\_  
Date



**CovertTrack Global Positioning Units - RFA-18-017 - Amendment (Ordinance S-53231) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 148210 with CovertTrack Group, Inc. for an assignment to 3SI Security Systems, Inc. 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-49943.

**Summary**

Operational Need: The Phoenix Police Department relies on CovertTrack Global Positioning Units for discreet, real-time monitoring for suspects and/or high-value stolen assets.

This equipment reduces the risk of high-speed chases, maps long-term patterns of behavior without extended man-power hours, and securely logs movement for evidence purposes. This contract will provide Global Positioning System (GPS) Trackers and maintenance for the Police Department. This is an entity change only. Existing contract terms and timelines remain unchanged.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2028.

**Financial Impact**

The aggregate value of the contract will not exceed \$658,000, and no additional funds are needed.

**Previous Council Action**

The City Council previously reviewed these requests:

- CovertTrack Global Positioning Units Contract 148210 (Ordinance S-44833) on June 27, 2018.
- CovertTrack Global Positioning Units Contract 148210 (Ordinance S-49943) on June 28, 2023.

**Responsible Department**

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



**American Airlines Cargo Transfer Point Land Lease (Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to enter into a land lease with American Airlines, Inc. (American) for the use as a Cargo Transfer Point at Phoenix Sky Harbor International Airport (PHX) for a term of three years with two one-year options to extend the term. The City Treasurer is authorized to accept all payments and revenues for purposes of this ordinance.

**Summary**

American intends to lease approximately 55,000 square feet of land (Site) located to the east of the West Air Cargo Building A and adjacent to its leased cargo facility. The Site is used for cargo sorting and distribution to its aircraft. The original cargo transfer point land lease was for American's prior location, which was displaced by the Terminal 3 N2 Concourse Project, and it expired on April 30, 2026.

**Contract Term**

The term of the lease is three years with two one-year options to extend the term at the Aviation Director's sole discretion. The term will commence on or about May 1, 2026. If all options be exercised, the lease will expire on April 30, 2031.

**Financial Impact**

Annual rent will be approximately \$71,500 based on \$1.30 per square foot rental rate, plus applicable taxes. Rent will be adjusted annually by three percent or the Consumer Price Index using the Phoenix-Mesa-Scottsdale index, whichever is greater. The total anticipated revenue over the term of the lease will be approximately \$379,603.

**Location**

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

**Responsible Department**

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



**Amend Real Property Commercial Lease with Almond Brothers, L.L.C.  
(Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to amend Real Property Commercial Lease No. 159321-0 with Almond Brothers, L.L.C. (Almond Brothers) to extend the term of the lease on a month to month basis not to exceed one year. The City Treasurer is authorized to accept all payments and revenues for purposes of this Ordinance.

**Summary**

Almond Brothers is an almond roasting and seasoning company that produces a variety of gourmet snacks offered through retail stores like Sprouts and A.J.s Fine Foods and online with shipments worldwide. Its industrial kitchen is located at 4102 E. Air Lane in Phoenix (Property). In Oct. 2023, the Aviation Department voluntarily acquired title to the Property and leased it back to Almond Brothers in order to allow additional time for Almond Brothers to move out and relocate its business operations. The month to month term of the lease will expire on Oct. 10, 2026.

Almond Brothers' facility certifications for food production will not be renewed in March 2027 due to the building's age and condition. Almond Brothers has requested a short lease extension to allow for more time to finalize the negotiations on a new production facility and to execute an orderly move out of the equipment.

After the Property is vacated, the Aviation Department will immediately demolish the building in favor of improvements that support aeronautical development.

**Contract Term**

The term of the lease will expire on Oct. 10, 2026. The amendment will extend the term on Oct. 11, 2026 on a month to month basis not to exceed one year to allow Almond Brothers additional time needed to move out.

**Financial Impact**

Almond Brothers will pay a monthly market rent of \$10,803.24 or an annual market rent of \$129,638.88. Rent for October 2026 through March 2027 will be paid in advance. If Almond Brothers vacates before March 2027, the rent will be prorated and

a refund will be provided, if appropriate.

**Concurrence/Previous Council Action**

The Real Property Commercial Lease No. 159321-0, which was authorized by Ordinance S-49938, was adopted June 28, 2023.

**Location**

4102 E. Air Lane  
Council District: 8

**Responsible Department**

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



**Baggage Handling Controls System Design, Programming, and Integration Services Contract - RFA 25-025 - Amendment (Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract No. 162667 with Brock Solutions US Systems LLC to extend the term of the Contract and to authorize additional expenditures under the Contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,545,000.

**Summary**

The Contract provides technical support, including design, programming, and integration services, for the baggage handling system (BHS) architectural controls at Phoenix Sky Harbor International Airport (PHX). The Contract is critical for providing technical software support of the BHS upper and lower control systems; evaluating system services, applications, and databases for security updates and maintenance; and providing software and system configurations and modifications. The extension will continue to support the current contracted BHS operation, maintenance, and repair services.

In Feb. 2024, the Aviation Department (Aviation) issued Request for Proposal 24-0156 for Baggage Handling Systems - Operations, Maintenance, Repair, and Control System Design, Programming and Integration Services. An award recommendation was issued in August 2024. However, Aviation received a protest. Since then, the award recommendation has been under legal review. To ensure continued, uninterrupted operations of these critical services essential to maintain reliable passenger processing, an extension of the term of the Contract is necessary.

**Contract Term**

Upon approval, the term of the Contract may be extended for not more than 18 months starting on Nov. 1, 2026.

**Financial Impact**

Upon approval of \$1,545,000 in additional funds, the revised aggregate value of the Contract will not exceed \$2,485,000. Funds are available in the Aviation's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Baggage Handling Controls System Design, Programming, and Integration Services Contract - RFA 25-025 (Ordinance S-51560) on Dec. 18, 2024.
- Baggage Handling Controls System Design, Programming, and Integration Services - RFA 25-025 - Amendment (Ordinance S-52339) on Oct. 15, 2025.
- Baggage Handling Control System Design, Programming, and Integration Services - RFA 25-025 - Amendment (Ordinance S-52753) on April 8, 2026.

**Location**

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

**Responsible Department**

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



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Agenda Date: 10/7/2026, Item No. 52

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**Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract No. 149845 with Daifuku Services America Corporation to extend the term of the Contract and to authorize additional expenditures under the Contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$5,500,000.

**Summary**

The Contract provides for operation, maintenance, and repair services for the baggage handling system at Phoenix Sky Harbor International Airport (PHX), which is critical to PHX operations to ensure that all checked baggage are efficiently and securely processed and arrive at the airline's designated bag makeup location.

In Feb. 2024, the Aviation Department (Aviation) issued Request for Proposal (RFP) 24-0156 for Baggage Handling Systems - Operations, Maintenance, Repair, and Controls System Design, Programming and Integration Services. An award recommendation was issued in Aug. 2024. However, Aviation received a protest. Since then, the award recommendation has remained under legal review. To ensure continued, uninterrupted operations of these critical services essential to maintain reliable passenger processing, an extension of the term of the Contract is necessary.

**Contract Term**

Upon approval, the Contract will be extended for not more than 18 months starting on Nov. 1, 2026.

**Financial Impact**

Upon approval of \$5,500,000 in additional expenditures, the revised total value of the Contract will not exceed \$27,138,878. Funds are available in the Aviation's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Baggage Handling System Operation, Maintenance and Repair Services - Requirements Contract - RFP 19-008 (Ordinance S-45631) on May 15, 2019.

- Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-50390) on Dec. 6, 2023.
- Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-50997) on June 12, 2024.
- Baggage Handling System Operation, Maintenance and Repair Services RFP 19-008 - Amendment (Ordinance S-51490) on Dec. 4, 2024.
- Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-52343) on Oct. 15, 2025.
- Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-52754) on April 8, 2026.

**Location**

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

**Responsible Department**

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



**Passenger Boarding Bridges Maintenance and Repair Services Contract - AVN RFP 23-035 - Amendment (Ordinance S-53237) - District 8**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Passenger Boarding Bridges Maintenance and Repair Services Contract No. 159532 with Oxford Electronics, Inc., dba Oxford Airport Technical Services (Oxford), to purchase Passenger Boarding Bridge (PBB) maintenance and repair services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,000,000.

**Summary**

The Contract provides for repair and maintenance services on the common-use PBB at Phoenix Sky Harbor International Airport. Oxford will provide preventative maintenance as specified in the Original Equipment Manufacturer maintenance manuals for all PBB equipment to ensure protection of all passengers, peak performance, and minimal downtime. Additional funds are necessary to pay for unforeseen costs to upgrade PBB supporting equipment, including portable pre-conditioned air units that are necessary to support the common-use PBB and gates and safeguard operations and comfort under extreme weather conditions.

**Contract Term**

The term of the Contract term remains unchanged and will end on Nov. 30, 2026. The Contract contains two one-year options to extend the term with the maximum term through Nov. 30, 2028.

**Financial Impact**

Upon approval of \$1,000,000 in additional funds, the revised aggregate value of the Contract will not exceed \$7,475,000. Funds are available in the Aviation Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Passenger Boarding Bridges Maintenance and Repair Services Contract No. 159532 AVN RFP 23-035 - Request for Award (Ordinance S-50267) on Oct. 18, 2023.

**Location**

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

**Responsible Department**

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



**Robotic Assistance Purchase and Services Contract - RFA 26-0350 Request for Award (Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to execute a contract with Intuitive Robotics, Inc. to provide maintenance and expansion of the waste-sorting system at Phoenix Sky Harbor International Airport (PHX) for the Aviation Department (Aviation). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$350,000.

**Summary**

This contract will provide for the purchase and maintenance of Oscar Sort units as well as continued access to the Oscar Portal for waste-sorting services at PHX. The Oscar Sort unit is an AI-driven robotic system that identifies and separates waste into recycling and landfill categories. Using computer visions and machine learning patterns, it improves sorting accuracy, reduces contamination, and provides consistent performance in high-traffic areas in the PHX terminals. These Oscar Sort units reduce Aviation's manual labor needs, improves recycling outcomes, and supports sustainability reporting and diversion targets.

The Oscar Portal is the cloud-based analytics platform that interfaces with each Oscar Sort unit. It captures data on waste streams, material capture rates, and contamination levels, which provides Aviation with actionable insights and performance dashboards. The Oscar Portal enables progress tracking toward sustainability goals, helps evaluate sorting operations, and supports strategic planning for waste-reduction efforts. Expanding deployment will allow Aviation to provide consistent waste-sorting guidance and standardized operational practices across facilities in support of waste diversion accuracy and sustainability goals.

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

**Procurement Information**

According to 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. Given the proprietary nature of the hardware and

software, Intuitive Robotics, Inc. is the only vendor authorized to provide maintenance and support of these Oscar Sort units. Inability to contract with Intuitive Robotics, Inc. will result in the current units being unsupported and a new system would require significant investment.

**Contract Term**

The term of the contract is five years that will begin on or about Nov. 1, 2026. There are no options to extend the term.

**Financial Impact**

The contract value will not exceed \$350,000 over the five-year term.

Funding is available in the Aviation's Operating budget.

**Location**

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

**Responsible Department**

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



## **Southwest Airlines Cargo Transfer Point Land Lease (Ordinance S-53226) - District 8**

Request to authorize the City Manager, or his designee, to enter into a land lease with Southwest Airlines Co. (Southwest) for use as a Cargo Transfer Point at Phoenix Sky Harbor International Airport (PHX) for a term of three years with two one-year options to extend the term. The City Treasurer is authorized to accept all payments and revenues for purposes of this Ordinance.

### **Summary**

Southwest currently leases approximately 5,041 square feet of land (Site) located adjacent to Terminal 4 at PHX. The Site is used for cargo sorting and distribution to Southwest's aircraft. The lease expired on Dec. 31, 2023, and Southwest desires to enter into a new lease for the Site. At the expiration of the prior lease, the Site was incorporated into an amendment to Southwest's Letter of Authorization agreement for terminal rental space. However, it was later determined that given this Site was not physically connected to the Terminal 4 building, the Site should be leased as a land lease instead. Rent from 2024 to the present will be billed to Southwest after the new lease is executed.

### **Contract Term**

The term of the lease is three years with two one-year options to extend the term at the Aviation Director's sole discretion. The term will commence retroactively on Jan. 1, 2024. If all options be exercised, the term will expire on Dec. 31, 2028.

### **Financial Impact**

Annual base rent will be approximately \$6,553 based on \$1.30 per square foot rental rate, plus applicable utilities and taxes. Rent will be adjusted annually by three percent or the Consumer Price Index using the Phoenix-Mesa-Scottsdale index, whichever is greater. The total anticipated revenue over the term will be approximately \$34,791.

### **Location**

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

**Responsible Department**

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



**Authorization to Enter Into an Easement Agreement with 701 N. Central Owner, LLC for the use of Real Property for Valley Metro Rail, Inc. (Ordinance S-53234) - District 7**

Request to authorize the City Manager, or his designee, to enter into an easement agreement with 701 N. Central Owner, LLC (Owner) for the benefit of Valley Metro Rail, Inc., for the use of real property to install and maintain support wires for the light rail system.

**Summary**

Ray Phoenix, a residential development located at 777 N. Central Avenue, opened in Spring 2026 and sits adjacent to the Valley Metro Light Rail B Line. The Owner has requested the removal of three existing Overhead Contact System (OCS) poles along Central Avenue to provide aesthetic uniformity across the streetscape and façade of the new development. In lieu of the OCS poles, the owner proposes to attach Valley Metro's OCS support wires, via eyebolts, to the building.

Pursuant to the Joint Powers Agreement 103166 between the City of Phoenix and Valley Metro Rail, Inc., the City of Phoenix is responsible for all work associated with real estate acquisitions for light rail projects. An easement agreement on the affected property is required to allow installation and maintenance of the OCS support wires at three attachment points on the building, ensuring proper operation and support of the light rail system. The Owner will grant an easement to the City of Phoenix for Valley Metro Rail, Inc.'s benefit to allow access for the work, including ingress and egress to the interior of the building for the continued maintenance and repair of the OCS wires.

All costs associated with the OCS relocation work will be born by the development owner and Valley Metro Rail, Inc., will provide oversight and coordination before and during the work.

**Financial Impact**

There is no financial impact to the City of Phoenix for this item.

**Location**

777 N. Central Avenue  
Council District: 7

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Cynthia Aguilar and the Finance and Public Transit departments.



**Backflow Assembly Testing, Repair and Replacement Services - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to execute amendments to Contract 156286 with A P Fire Protection, LLC and Contract 156296 RCI Systems - LLC, to provide additional funding for backflow assembly testing, repair and replacement services. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in the amendments will not exceed \$1,732,080.

**Summary**

The purpose of these amendments is to provide additional funding for backflow assembly testing, repair and replacement services. Additional backflow devices requiring annual testing and inspection, as well as repair services for several devices, have resulted in increased contract usage and associated costs.

**Contract Term**

The contract expires on May 31, 2027, with no remaining option years.

**Financial Impact**

The initial authorization for the contracts had an aggregate contract value of \$5,395,400. Additional funds approved by previous City Council action increased the aggregate contract value to \$5,590,400. These amendments will increase the authorization for the contracts by an additional \$1,732,080, for a new aggregate contract value of \$7,322,480. Funding for these amendments is available in the Water Services and Public Works departments' operating budgets.

**Concurrence/Previous Council Action**

The City Council previously approved Backflow Assembly Testing, Repair and Replacement Services Contracts 156286 and 156296 (Ordinance S-48563) on May 11, 2022. The City Council approved additional funding for the contracts (Ordinance S-52812) on May 6, 2026.

**Responsible Department**

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



**Cooling Tower Water Treatment Services, IFB 27-FMD-013, Request for Award (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with Aqua-Serv Engineers, Incorporated to provide cooling tower water treatment services for the Public Works, Water Services, and Phoenix Convention Center departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$5,245,379.

**Summary**

This contract will provide chemicals, testing, cleaning, replacement parts, and repair services necessary to maintain water treatment systems associated with small, medium, and large cooling towers, heating hot water systems, and condenser water loops. These services are necessary to treat and remove dissolved and suspended solvents to prevent them from recirculating within the cooling systems. Proper water treatment helps to prevent excessive scale buildup, maintain system efficiency, and protect equipment from premature deterioration.

**Procurement Information**

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

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

Selected Bidder

Aqua-Serv Engineers, Incorporated

Other Bidder

Apex Water and Process, Inc.

**Contract Term**

The contract will begin on or about October 21, 2026, for a three-year term with two one-year options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$5,245,379. Funding is available in the Water Services, Public Works, and Phoenix Convention Center departments operating budgets.

**Responsible Department**

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Managers Alan Stephenson and Cynthia Aguilar and the Water Services, Public Works and Phoenix Convention Center departments.



**Fleet Vehicle Accessories and Installation - IFB 24-FSD-014 - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or the City Manager's designee, to allow additional expenditures under Contract 159257 with Airwave Communications Enterprises Inc.; Contract 159259 with Arizona Emergency Products, Inc.; Contract 159239 with Hyper Customs, LLC dba Arizona Truck Pros; Contract 159284 with Automotive Custom Lighting, LLC; Contract 159241 with Don Chalmers Ford Inc. dba MHQ of Arizona; Contract 159242 with J.B. Poindexter & Co, Inc. dba Reading Truck Equipment; Contract 159243 with Kenco OR, LLC dba LSH Lights; and Contract 159244 with Pride Outfitting, LLC for fleet vehicle accessories and installation. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$8,150,000.

**Summary**

The Public Works Department is responsible for the purchase and upfitting of fleet vehicles citywide. The City's fleet is comprised of more than 8,600 vehicles and pieces of equipment. These contracts provide for the purchase and installation of fleet vehicle accessories, including, but not limited to, toolboxes, bed liners, lift gates, auxiliary lighting and van shelving. Upfitting is essential to the City's fleet because it ensures each service vehicle is equipped with the specialized tools and equipment needed to safely and efficiently perform critical City functions.

**Contract Term**

The contract term remains unchanged, ending on September 30, 2026, with two one-year options to extend the contract term.

**Financial Impact**

Upon approval of \$8,150,000 in additional expenditures, the revised aggregate value of the contracts will not exceed \$25,364,600.

Funds are available in the Aviation and Public Works departments' operating budgets.

**Concurrence/Previous Council Action**

The City Council previously approved Contracts 159257, 159259, 159239, 159284,

159241, 159242, 159243, and 159244 (Ordinance S-50153) on September 20, 2023.

**Responsible Department**

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



**Citywide General Construction - Job Order Contracting Services Amendment - 4108JOC209 (Ordinance S-53232)- Districts 1, 3, 4, 7, and 8**

Request to authorize the City Manager, or his designee, to execute amendments to Master Agreements 156749 with HITT Contracting, Inc., 156750 with Caliente Construction, Inc., 156751 with Chasse Building Team, Inc., 156753 with McCarthy Building Companies, Inc. and 156754 with Okland Construction Company, Inc. to increase each Master Agreement by \$20 million to provide additional General Construction Job Order Contracting services citywide, and to authorize execution of a Job Order Agreement to Master Agreement 156749 with HITT Contracting, Inc. in the amount up to \$4 million for the Burton Barr Fire Alarm System Replacement project, authorize execution of Job Order Agreements to Master Agreement 156751 with Chasse Building Team, Inc. in the amount up to \$4.5 million for the Camelback Properties HPDP General Obligations Bond project, up to \$2.4 million for the Telephone Pioneer Park Renovations General Obligations Bond project, and up to \$12 million for Foothills on the Preserve and Santa Fe Springs Housing General Obligations Bond projects, authorize execution of Job Order Agreements to Master Agreement 156753 with McCarthy Building Companies, Inc. in the amount up to \$5 million for the Esteban Park Recreation Center General Obligations Bond project, and up to \$3 million for Esteban Park Partial Renovation project. Further request to authorize the execution of amendments to the master 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 additional total fee for all services included in these amendments will not exceed \$20 million each.

**Summary**

The contractors' services will be used on an as-needed basis to provide Job Order Contracting Services citywide, including general building and site construction, remodeling, new building construction, re-roofing, HVAC installation, site enhancements, painting, improvements, and project-related design work.

These amendments are necessary because the volume of work under these contracts continues to increase, and the available capacity for each contractor is being utilized faster than anticipated. The contracts will also support General Obligation Bond projects. The additional expenditure authority will provide sufficient capacity to

complete Capital Improvement Program and General Obligation Bond Program projects for multiple City departments.

### **Contract Term**

The terms of the Master Agreements remain unchanged from the original Notices to Proceed. Work scopes identified and incorporated into the agreements prior to the end of the applicable terms may be agreed to by the parties, and the work may extend beyond the termination dates of the agreements. No additional changes may be executed after the end of the applicable agreement term.

### **Financial Impact**

- The initial Citywide General Construction Job Order Contracting Services agreements were approved for amounts not to exceed \$15 million each, including all subcontractor and reimbursable costs.
- An amendment subsequently increased the expenditure authority by \$20 million for each agreement, resulting in amounts not to exceed \$35 million each, including all subcontractor and reimbursable costs.
- These amendments will increase the expenditure authority by an additional \$20 million for each agreement, resulting in new total amounts not to exceed \$55 million each, including all subcontractor and reimbursable costs.

Funding for these amendments is available in the Capital Improvement Program and operating budgets of the applicable City departments. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to the agreement limits for all services rendered under the agreements, which may extend beyond the agreement termination dates.

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

The City Council previously approved:

- Citywide Job Order Contracting Services Agreements 156749 with HITT Contracting, Inc.; 156750 with Caliente Construction, Inc.; 156751 with Chasse Building Team, Inc.; 156753 with McCarthy Building Companies, Inc.; and 156754 with Okland Construction Company, Inc. (Ordinance S-48850) on July 1, 2022;
- Citywide Job Order Contracting Services Master Agreement 156749 Amendment (Ordinance S-49283) on December 14, 2022;
- Citywide Job Order Contracting Services Master Agreement 156753 Amendment (Ordinance S-49602) on April 19, 2023;
- Citywide Job Order Contracting Services Master Agreement 156753 Amendment

- (Ordinance S-50175) on September 20, 2023;
- Citywide Job Order Contracting Services Master Agreement 156751 Amendment (Ordinance S-50416) on December 13, 2023;
  - Citywide Job Order Contracting Services Master Agreements 156749, 156750, 156751, 156753 and 156754 Amendment (Ordinance S-50515) on January 24, 2024;
  - Citywide Job Order Contracting Services Master Agreement 156751 Amendment (Ordinance S-51539) on December 18, 2024;
  - Citywide Job Order Contracting Services Master Agreement 156749 Amendment (Ordinance S-51987) on June 4, 2025;
  - Citywide Job Order Contracting Services Master Agreements 156750 and 156754 Amendment (Ordinance S-52159) on July 2, 2025;
  - Citywide Job Order Contracting Services Master Agreement 156749 Amendment (Ordinance S-53060) on June 17, 2026; and
  - Citywide Job Order Contracting Services Master Agreement 156754 Amendment (Ordinance S-53125) on August 26, 2026.

### **Location**

- Burton Barr Library: 1221 N. Central Avenue
- Camelback Properties: 5102 N. 11th Avenue
- Telephone Pioneer Park: 1946 W. Morningside Drive
- Santa Fe Springs: 1717 W. Glendale Avenue
- Foothills on the Preserve: 1525 E. Cheryl Drive
- Esteban Park: 3345 E. Roeser Road

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

### **Responsible Department**

This item is submitted by Deputy City Managers Gina Montes, David Mathews, Frank McCune, the City Engineer and the Housing, Parks and Recreation and Library departments.



**Fire Alarm Services - Cooperative Use Job Order Contracting Services  
Amendment (Ordinance S-53242) - Citywide**

Request to authorize the City Manager, or his designee, to execute amendments to Master Agreements 157170 with Fire Protection Service Corporation, dba Pye-Barker Fire & Safety and 157171 with The Hiller Companies Inc. dba American Fire Equipment Sales & Service Corporation to increase each Master Agreement by \$6 million to provide additional Fire Alarm Job Order Contracting Services citywide on an as-needed basis. Further request to authorize the execution of amendments to the master 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 services included in this amendment will not exceed \$6 million each.

**Summary**

The State of Arizona (State) and The City of Phoenix (City) entered a cooperative agreement. The Contractors' services will be used on an as-needed basis to provide Job Order Contracting Services citywide that include Fire Alarm Services throughout the Phoenix area.

These amendments are necessary because the amount of work under these contracts continue to increase and the available capacity for each contractor is being utilized faster than anticipated. These amendments will provide additional funds to the agreements. The increase for each respective Job Order Agreement project will allow the completion in multiple departments' Capital Improvement Program.

**Contract Term**

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

**Financial Impact**

The initial agreement for Citywide Fire Alarm Job Order Contracting Services was approved for an amount not to exceed \$8 million, including all subcontractor and

reimbursable costs. These amendments will increase the agreements by an additional \$6 million each, for a new total amount not to exceed \$14 million each, including all subcontractor and reimbursable costs.

Funding for these amendments is available in the Citywide 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 Citywide Job Order Contracting Services Master Agreements 157170 and 157171 (Ordinance S-49045) on October 12, 2022.

**Responsible Department**

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



## **Joan Ganz Cooney Way Ceremonial Street Name Signage - District 8**

Request City Council approval to install ceremonial street signage to honor Joan Ganz Cooney, creator of Sesame Street. The ceremonial signage will be installed at the intersection of 7th and Van Buren Street.

### **Summary**

Joan Ganz Cooney was more than a pioneer in television; she was a visionary who changed the lives of millions of children around the globe. As the creator of Sesame Street and the co-founder of the Children's Television Workshop, she saw the potential for media to reach children who needed educational opportunities the most. Her groundbreaking idea transformed a simple television program into a trusted teacher, helping generations of children learn their first letters, numbers, and lessons about kindness, acceptance, and understanding. Joan Ganz Cooney's story is also deeply connected to Phoenix. She was born and raised in our community, and the values she brought from Phoenix helped shape a legacy that reached far beyond Arizona. She showed that a person from our city could create something that brought hope, learning, and joy to children everywhere. Through her work, Joan Ganz Cooney opened doors for children who may not have had access to early education. She believed every child deserved the opportunity to learn, grow, and succeed, regardless of their circumstances. Because of her vision, millions of children entered school more prepared, more confident, and more curious about the world around them. Her impact cannot be measured only in classrooms or television screens, it can be seen in the lives, dreams, and futures of the children and families she touched. A depiction of the sign placement at 7th and Van Buren Street is provided in **Attachment A**.

### **Financial Impact**

The fabrication, installation, and maintenance costs of the ceremonial street name sign will be funded by the requestor.

### **Location**

7th and Van Buren Street  
District: 8

### **Responsible Department**

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

## ATTACHMENT A



7th and Van Buren streets



## **Mel Martin Mile Ceremonial Street Name Signage - District 1**

Request City Council approval to install ceremonial signage to honor Mel Martin. The ceremonial street name signage will be installed at the intersections of 43rd Avenue at Thunderbird Road, Acoma Drive and Greenway Road.

### **Summary**

Mr. Martin has made substantial cultural, historical, and educational contributions to the City of Phoenix and the broader automotive community. Through his lifetime of commitment, his nonprofit museum, the Martin Auto Museum and Event Center, preserves significant automotive history, engages families and children, enriches community culture, supports major City events, and provides an important landmark dedicated to education and heritage. The museum was created to share historically significant vehicles with the public, filling a cultural and educational void in the Phoenix area. The museum operates as a nonprofit 501(c)(3) focused on automotive history, preservation, and public education.

Mr. Martin's engagement with automobiles began at age 17 with his first Douglas truck. He went on to become a mechanic, garage owner, towing business operator, auctioneer, automobile collector, and museum founder, demonstrating decades of sustained dedication to vehicle history and education.

His museum now houses more than 170 vehicles spanning multiple eras, including rare and exotic models such as a 1948 Tucker, a Carroll Shelby, and a Duesenberg. The museum also contains one of the largest collections of auto memorabilia, antique gas pumps, signage, and a vintage carousel. This collection preserves key aspects of automotive and American history. The museum is designed to inspire children and families, featuring interactive racing games, displays that reveal internal car components, and a carousel. Its guides and volunteers are experts who provide education on vehicle history and mechanics.

For more than a decade, Mr. Martin has operated the museum as a nonprofit that makes automotive history accessible to the public. He has spent his entire adult life sharing knowledge, preserving artifacts, and creating experiences for the community. He partners with Mecum Auctions each year, contributing expert knowledge, promoting

participation, and helping elevate the region's reputation in the collector car community. His involvement draws visitors, enthusiasts, and economic activity to the Phoenix area.

Mr. Martin's early entrepreneurial work, opening garages, running a towing company, operating salvage car auctions, and later entering real estate development reflects his deep and longstanding connection to Phoenix. Mr. Martin has spent decades collecting, maintaining, and restoring historically significant vehicles, ensuring that rare pieces of American automotive heritage remain accessible to future generations. His participation in events such as The Great Race and numerous auctions underscores both national-level involvement and personal commitment to celebrating and preserving automotive culture.

The ceremonial street name signage will be installed at the intersections of 43rd Avenue at Thunderbird Road, Acoma Drive and Greenway Road (**Attachment A**).

### **Financial Impact**

The fabrication, installation and future maintenance costs of the ceremonial signage will be funded by the District 1 Council Office.

### **Location**

At the intersections of 43rd Avenue at Thunderbird Road, Acoma Drive and Greenway Road.

District: 1

### **Responsible Department**

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

## ATTACHMENT A

### Mel Martin Mile Ceremonial Sign



43<sup>rd</sup> Ave & Thunderbird Road



43<sup>rd</sup> Avenue & Greenway Road

## ATTACHMENT A

### Mel Martin Mile Ceremonial Sign



43<sup>rd</sup> Avenue & Acoma Drive (sign topper)



**Permit, License, Utility, and Land Use Agreement Authorization for Paradise Ridge Flood Control Project (Ordinance S-53248) - District 2**

Request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to negotiate and execute all licenses, permits, land use agreements, and requests for utility services relating to the development, design, and construction of the Paradise Ridge Flood Control 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 the 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.

**Summary**

The City of Phoenix is currently engaged in an Intergovernmental Agreement (IGA), City Contract 153516, as amended, with the Flood Control District of Maricopa County (FCDMC) for design and construction of the Paradise Ridge Flood Control Project (Project). The object of the Project is to mitigate the Rawhide Wash alluvial fan flooding hazard west of Scottsdale Road by capturing and conveying the 100-year flow in a new drainage channel and appurtenant structures along the approximate Rawhide Wash alignment, west of Scottsdale Road to the existing culvert system at State Route Loop 101. Pursuant to the IGA, FCDMC is the lead agency on design and construction for the Project, but the improvements constructed pursuant to the Project will ultimately be dedicated to the City of Phoenix for ongoing operations and maintenance. Much of the Project is being constructed on land currently owned by the Arizona State Land Department, with other portions crossing easements and property interests held by other entities. Construction, operation, and maintenance of the Project may require the City to enter into various land use or utility related licenses, permits, and agreements. The requested authorization would allow the City Manager or designee to enter into such agreements as they relate to the Project to ensure expeditious construction and efficient operation and management of the Project.

**Financial Impact**

This authorization will have no financial impact. The Project budget has been approved

by separate Council item and the licenses, permits, and other agreements contemplated by this request are accounted for within the Project budget. Any such agreement that would require a separate appropriation will be brought to Council for separate approval and authorization.

**Previous Council Action**

The IGA, City Contract 153516, as amended, was previously approved by City Council at the City Council Formal Meeting on March 18, 2020, via Ordinance S-46461.

**Location**

The northern limit of the Project is at the Scottsdale Road bridge outlet, and the project extends approximately three-and-a-half miles downstream with a southern limit at the impoundment of the U.S. Bureau of Reclamation Dike No. 2 just north of the Central Arizona Project canal.

Council District: 2

**Responsible Department**

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



## **Serbian Heritage Way Ceremonial Street Name Signage - District 8**

Request City Council approval to install a ceremonial street sign topper to honor Serbian Heritage in Phoenix. The ceremonial street sign topper will be installed at the intersection of 44th and McKinley Street.

### **Summary**

Since its establishment in 1958, St. Sava Serbian Orthodox Church has served as an anchor institution in this Phoenix neighborhood. For nearly seven decades, it has been a central pillar of Serbian-American heritage in Arizona, providing consistent spiritual, cultural, and community support to generations of residents. The church's work contributes to neighborhood resilience, civic pride, and cross-cultural education, reinforcing the City of Phoenix's commitment to inclusive community development.

A key component of St. Sava's community engagement is its annual Serbfest, now widely recognized as one of the region's most significant Serbian cultural celebrations. Serbfest brings together thousands of attendees from across Phoenix and beyond, offering the public an accessible introduction to Serbian traditions through food, music, dance, folklore presentations, historical exhibits, and interfaith community activities.

The festival strengthens local cultural tourism and fosters meaningful cultural exchange among diverse Phoenix residents. In addition to its cultural value, Serbfest promotes neighborhood vitality by drawing visitors to the area, increasing engagement with local businesses, and providing a welcoming environment for families and community partners.

The City of Phoenix has formally acknowledged these contributions through multiple proclamations, including celebrations of Serbfest, recognition of Serbian Heritage Days, and the declaration of November as Serbian Heritage Month. These recognitions highlight the festival's role in broadening cultural understanding and reinforcing Phoenix's dedication to honoring its diverse communities.

Beyond Serbfest, St. Sava continues to provide essential spiritual guidance, cultural preservation programs, youth education, charitable initiatives, and consistent community services. Its presence has strengthened social cohesion and provided a

stable gathering space for both Serbian American families and the wider Phoenix community.

A depiction of the sign is shown in **Attachment A**.

**Financial Impact**

The fabrication, installation, and maintenance costs of the street sign topper will be funded by the requestor.

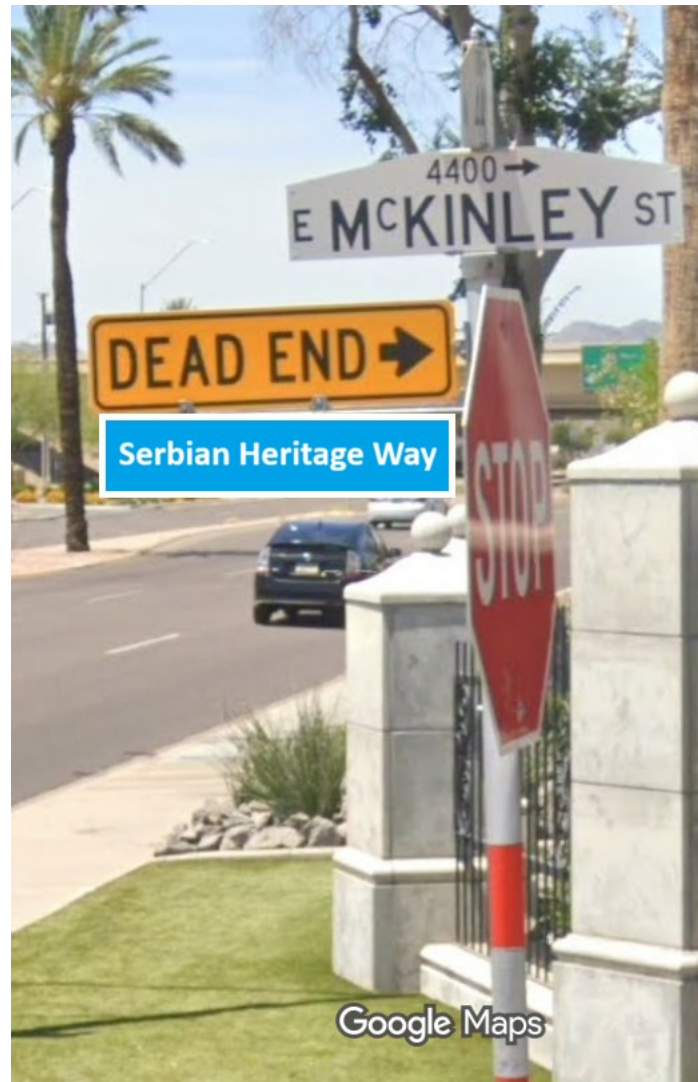
**Location**

At the intersection of 44th and McKinley Street.  
Council District: 8

**Responsible Department**

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

## ATTACHMENT A



**44th and McKinley streets**



**Thermoplastic Pavement Marking Raw Material Contract - IFB-26-0348 - Request for Award (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Ennis-Flint, Inc. to provide thermoplastic pavement marking raw material for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$400,000.

**Summary**

The Street Transportation Department utilizes thermoplastic pavement marking raw material in its daily operations to install and maintain pavement markings on public streets. The material will be used for markings such as crosswalks and stop bars and is necessary to maintain existing street markings in a state of good repair.

**Procurement Information**

An Invitation for Bid procurement 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 vendor:

Selected Bidder

Ennis-Flint, Inc.

**Contract Term**

The contract will begin on or about February 15, 2027, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$400,000.

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

**Responsible Department**

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



**Traffic Signal Visibility; Three Intersections, Phoenix (RSAP/HSIP Traffic Signal Visibility Three Locations) - Design-Bid-Build Services - ST89320171 (Ordinance S-53252) - Districts 2, 3, 4, 7, and 8**

Request to authorize the City Manager, or his designee, to accept AJP Electric, Inc. as the lowest-priced, responsive, and responsible bidder and to enter into an agreement with AJP Electric, Inc. for Design-Bid-Build Services for the Traffic Signal Visibility project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$3,722,738.

**Summary**

The project will complete safety improvements at the following intersections: Jesse Owens Parkway and Baseline Road, 7th Street and McDowell Road, and Cave Creek Road and Greenway Parkway.

AJP Electric, Inc.'s services include, but are not limited to: modernization of the traffic signal system by installing new signals; incorporating flashing yellow arrows for left-turn movements; upgrading pedestrian signal equipment; upgrading Americans with Disabilities Act-compliant curb ramps; and adding targeted crosswalk illumination to improve pedestrian visibility.

**Procurement Information**

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Two bids were received on August 11, 2026, and sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in meeting Small Business Utilization Commitment requirements.

The Opinion of Probable Cost and the two lowest responsive, responsible bidders are listed below:

Opinion of Probable Cost: \$3,670,156

AJP Electric, Inc.: \$3,722,738

Granite Construction Company: \$4,452,161.66

**Contract Term**

The term of the agreement is 360 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**

The agreement value for AJP Electric, Inc. will not exceed \$3,722,738, including all subcontractor and reimbursable costs.

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

**Public Outreach**

Digital media will be used to inform the public about the upcoming construction.

**Location**

Location: Jesse Owens Parkway and Baseline Road, 7th Street and McDowell Road, and Cave Creek Road and Greenway Parkway.

Council Districts: 2, 3, 4, 7, and 8

**Responsible Department**

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



**Chlorination Systems Equipment Parts and Service - IFB-1920-WPP-248 - Amendment (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under contract 151334 with TW Associates LLC for the purchase of Chlorination Systems Equipment Parts and Service 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 \$3,252,500.

**Summary**

This contract will provide continued maintenance, repair, and replacement of chemical system components at the Water Services Department's Water Production and Wastewater Treatment facilities. Due to rising costs associated with chlorination system parts and repair services, approval of this amendment is necessary to maintain operational reliability and compliance with established treatment standards.

**Contract Term**

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

**Financial Impact**

Upon approval of \$3,252,500 in additional funds, the revised aggregate value of the contract will not exceed \$10,852,500. Funds are available in the Water Services Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Chlorination Systems Equipment Parts and Service 151334 (Ordinance S-46203) on December 4, 2019.

**Responsible Department**

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



**Copper Pipe Contract - IFB-26-0311 Request for Award (Ordinance S-53226) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Ferguson US Holdings, Inc., to provide copper pipe for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2,317,000.

**Summary**

The purpose of this contract will provide the furnishing and delivery of copper piping of several sizes and lengths on an “as-needed” basis to maintain the infrastructure of various Water Service facilities. The pipes are used for installation, repair and maintenance of water infrastructure.

**Procurement Information**

An Invitation for Bid procurement 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 vendor:

Selected Bidders

Ferguson Us Holdings, Inc.

**Contract Term**

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

**Financial Impact**

The aggregate contract value will not exceed \$2,317,000.

Funding is available in the Water Services Department Operating budget.

**Responsible Department**

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



**Water Services Department Water Facilities General Engineering On-Call Service (Ordinance S-53230) - Citywide**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the ten consultants listed in **Attachment A**, to provide Engineering On-Call services for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$100 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 Engineering services that include, but are not limited to: study, design, and construction administration and inspection services. Projects may include: studies and evaluation; data collection; assessments and inspections; modeling; cost estimation and cost model review; permit and regulatory assistance; document preparation, and construction support.

**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, including the scoring results, until an agreement is awarded. Twenty seven

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

**Contract Term**

The term of each agreement is up to five years, or up to \$10 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 \$10 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$100 million.

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

**Responsible Department**

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

## **ATTACHMENT A**

### **Selected Firms**

Rank 1: Black & Veatch Corporation

Rank 2: GHD Inc.

Rank 3: Wilson Engineers, Inc.

Rank 4: Carollo Engineers, Inc.

Rank 5: Entellus, Inc.

Rank 6: Arcadis U.S., Inc.

Rank 7: Burgess & Niple, Inc.

Rank 8: Hazen and Sawyer, P.C.

Rank 9: Civiltech Engineering, Inc

Rank 10: HDR Engineering, Inc.

### **Additional Proposers**

Rank 11: NCS Engineers, LLC

Rank 12: AECOM Technical Services, Inc.

Rank 13: Brown and Caldwell, Inc.

Rank 14: Water Works Engineers, LLC

Rank 15: Civil & Environmental Consultants, Inc.

Rank 16: Dibble & Associates Consulting Engineers, Inc.

Rank 17: CONSOR North America, Inc.

Rank 18: CDM Smith Inc.

Rank 19: Kimley-Horn and Associates, Inc.

Rank 20: Haff Associates, Inc.

Rank 21: Dudek, Inc.

Rank 22: Engineering Alliance, Inc.

Rank 23: Stanley Consultants, Inc.

Rank 24: Valentine Environmental Engineers, LLC

Rank 25: Kennedy/Jenks Consultants, Inc.

Rank 26: OZ Engineering, LLC

Rank 27: Canfield Engineering & Integration, LLC



**Abandonment of Right-of-Way - ABND 230053 - 1st Avenue and Riverside Avenue (Resolution 22397) - District 7**

Abandonment: ABND 230053

Project: 15-31

Applicant(s): 3402 1st Ave. LLC and PDH Properties LLC

Request: To abandon the twenty-foot strip conveyed to Maricopa County via Quit Claim Deed, recorded in Docket 147, Page 508; to abandon the thirty-foot Riverside Avenue right-of-way east of 1st Avenue; and to abandon a sixty-foot by thirty-foot portion of right-of-way at the intersection of Riverside Avenue and 1st Avenue.

Date of Hearing: November 9, 2023

**Location**

Generally located at 1st Avenue and Riverside Avenue

Council District: 7

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$140,000.

**Responsible Department**

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



**Abandonment of Right-of-Way - ABND 230055 - Harrison Street, between 7th Avenue and 9th Avenue (Resolution 22396) - District 7**

Abandonment: 230055

Project: 03-263

Applicant: Jordan Greenman, Greenman Law

Request: To abandon a 60-foot wide right-of-way located north of Harrison Street, between 9th Avenue and 7th Avenue.

Date of Hearing: June 12, 2024

**Location**

Generally located at Harrison Street, between 7th Avenue and 9th Avenue

Council District: 7

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$167,700.

**Responsible Department**

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



**Amend City Code - Official Supplementary Zoning Map 1311 (Ordinance G-7549) - District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1311. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-129-99 and the entitlements are fully vested.

**Summary**

To rezone property located at the northwest corner of 27th Drive and Westland Road alignment.

Application No.: Z-129-99

Zoning: R1-8 PCD

Owner: Frankel Family Trust

Acreage: 27.66

**Location**

Northwest corner of 27th Drive and Westland Road alignment

Address: 34000 N 27th Drive

Council District: 2

**Responsible Department**

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

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF  
PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL  
SUPPLEMENTARY ZONING MAP 1311.

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

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is  
hereby amended by adopting Official Supplementary Zoning Map 1311, which  
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 7th day of October,  
2026.

\_\_\_\_\_  
MAYOR

ATTEST:

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

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

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

DI:arm:LF26-1838:10-07-2026

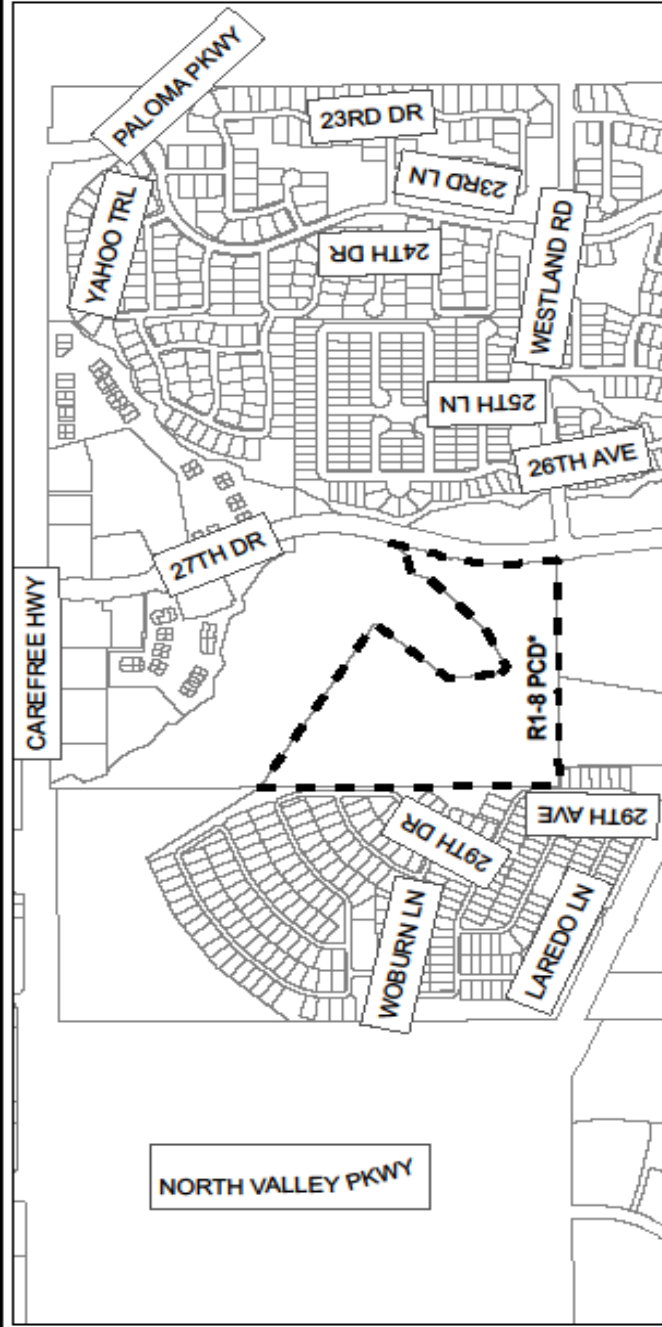
DRAFT

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1311

Sheet 1 of 1

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

Passed by the Council of the City of Phoenix, Arizona this 7th day of October 2026.



A Portion of Z-129-99-2

Drawn by: AA

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





**Retroactive Approval to Apply for an Arizona State Historic Preservation Office Certified Local Government Pass-Through Grant for Federal Fiscal Year 2025 - Federal Funding (Ordinance S-53238) - District 6**

Request to retroactively authorize the City Manager, or his designee, to apply for the Arizona State Historic Preservation Office (SHPO) Certified Local Government (CLG) Pass-Through Grant to help fund a Condition Assessment and Stabilization/Preservation Recommendation Plan for the Murphy Bridle Path. Further request the City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item if awarded.

Applications were originally due to the State by October 17, 2025, but with funds remaining, they accepted applications as late as June 30, 2026.

**Summary**

The SHPO administers the CLG Historic Preservation Fund Pass-Through grant program. Each federal fiscal year, projects are funded from 10 percent of the SHPO's Federal Historic Preservation Fund allocation. Grants of up to \$20,000 are available for specific historic preservation planning activities related to CLG program responsibilities and community priorities. The City of Phoenix Historic Preservation Office, as a CLG, is eligible to apply for this funding.

The City intends to submit for one \$20,000 grant to assist with the funding required to hire a consultant to study the existing conditions of the Murphy Bridle Path, a component of the North Central Avenue Streetscape Historic District, and make recommendations regarding improvements to ensure its long-term stability for continued active use.

The grant requires a minimum match of 40 percent. The estimated cost of the study would total \$195,000, with the City providing a 90 percent match.

**Financial Impact**

If awarded the CLG Historic Preservation Fund Pass-Through Grant, the City's cost match in the amount of \$175,000 is available in the budgets of the Historic Preservation Office, the Street Transportation and Parks and Recreation departments.

**Concurrence/Previous Council Action**

The Historic Preservation Commission recommended approval of this item on August 17, 2026, by a 7-0 vote.

**Responsible Department**

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

# ATTACHMENT A



## Arizona SHPO Certified Local Government HISTORIC PRESERVATION FUND PASS-THROUGH APPLICATION Federal Fiscal Year 2025 **DUE DATE: October 17, 2025**



1. **PROJECT NAME:** Murphy Bridle Path - Condition Assessment and Stabilization/Preservation Recommendations  
2. **TYPE OF PROJECT:**

|                          |                          |                   |
|--------------------------|--------------------------|-------------------|
| Context Development      | Ordinance Development    | Ordinance Update  |
| Survey and Inventory     | Nomination Preparation   | Nomination Update |
| Preservation Plan        | X Historic District Plan | Design Guidelines |
| Design Guidelines Update | Local Workshop           |                   |

3. **PROJECT DESCRIPTION:** (Attach a detailed project description, product to be submitted, specific scope items, anticipated schedule for completion including major milestones and the proposed line-item budget). **See attachments**

4. **RELATIONSHIP OF THE PROJECT TO THE CLGs WORK PRIORITIES:** **See attachments**

5. **RELATIONSHIP OF THE PROJECT TO THE GOALS OUTLINED IN THE ARIZONA HISTORIC PRESERVATION PLAN UPDATE 2019**  
(Attach a statement regarding the applicable goals, which begin on page 31 of the plan.)

6. **FUNDING:**

|                               |                                      |              |
|-------------------------------|--------------------------------------|--------------|
| ESTIMATED TOTAL PROJECT COST: | <u>\$195,000</u>                     | <u>100</u> % |
| GRANT FUNDS REQUESTED:        | <u>\$ 20,000</u>                     | <u>10</u> %  |
| MATCHING FUNDS:               | <u>\$175,000</u>                     | <u>90</u> %  |
| SOURCE OF MATCHING FUNDS*:    | <u>City of Phoenix general funds</u> |              |

\*(Please include a letter of intent for the matching funds by the above listed party.)

7. **PROJECT COORDINATOR/CONTACT:**

NAME: Helana Ruter TITLE: Historic Preservation Officer  
ADDRESS: 200 W Washington St, 3rd Floor Phoenix, AZ 85003  
EMAIL ADDRESS: helana.ruter@phoenix.gov TELEPHONE: 602-256-4155

8. **MONTHS TO COMPLETE THE PROJECT:** 12 (Project Period Ends on June 30, 2027)

9. **PROJECT PARTNERS:** City of Phoenix Parks & Recreation, Street Transportation and Historic Preservation Office

10. Sign the Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying (DI-2010) on page 3 and return it with this form and the required attachments.

**Return this form and attachments by October 17, 2025 to:**

**Jessica LaPota, Grants Coordinator**  
**jlapota@azstateparks.gov**  
**Cell phone: 602-364-0059**

Arizona State Historic Preservation Office | 1110 W Washington St, Suite 100, Phoenix AZ, 85007

**U.S. Department of the Interior**

**Certifications Regarding Debarment, Suspension and  
Other Responsibility Matters, Drug-Free Workplace  
Requirements and Lobbying**

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions - **The prospective primary participant further agrees by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.** See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions - (See Appendix B of Subpart D of 43 CFR Part 12.)

Certification Regarding Drug-Free Workplace Requirements - Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12)

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 18. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

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**PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters-  
Primary Covered Transactions**

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*CHECK ☐ IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.*

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
  - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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**PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -  
Lower Tier Covered Transactions**

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*CHECK ☐ IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.*

- A) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- B) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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**PART C: Certification Regarding Drug-Free Workplace Requirements**

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CHECK ☒ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS NOT AN INDIVIDUAL.

Alternate I. (Grantees Other Than Individuals)

A. The grantee certifies that it will or continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about--
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted --
  - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a) (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

200 W Washington Street, Phoenix, Maricopa County, Arizona 85003

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Check ☐ if there are workplaces on files that are not identified here.

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**PART D: Certification Regarding Drug-Free Workplace Requirements**

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CHECK ☐ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS AN INDIVIDUAL.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to the grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

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**PART E: Certification Regarding Lobbying**  
**Certification for Contracts, Grants, Loans, and Cooperative Agreements**

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*CHECK ☐ IF CERTIFICATION IS FOR THE AWARD OF ANY OF THE FOLLOWING AND THE AMOUNT EXCEEDS \$100,000: A FEDERAL GRANT OR COOPERATIVE AGREEMENT; SUBCONTRACT, OR SUBGRANT UNDER THE GRANT OR COOPERATIVE AGREEMENT.*

*CHECK ☐ IF CERTIFICATION FOR THE AWARD OF A FEDERAL LOAN EXCEEDING THE AMOUNT OF \$150,000, OR A SUBGRANT OR SUBCONTRACT EXCEEDING \$100,000, UNDER THE LOAN.*

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.
- (4) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the authorized certifying official, I hereby certify that the above specified certifications are true.



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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

Helana Ruter, Historic Preservation Officer

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TYPED NAME AND TITLE

6/19/2026

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DATE



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

Date: June 18, 2026

From: Helana Ruter, Historic Preservation Officer

Re: City of Phoenix Certified Local Government Historic Preservation Fund Pass-Through Application  
Federal Fiscal Year 2025

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### PROJECT DESCRIPTION:

The North Central Avenue Streetscape Historic District was listed in the National Register of Historic Places in 2005. The district includes four contributing sites consisting of four rows of trees and four contributing structures composed on an irrigation ditch, remnants of a wasteway ditch, a narrow arterial street and a bridal path. The district extends approximately 2.5 miles along Central Avenue between Bethany Home Road and the Arizona Canal.

Central Avenue is paved and does not have curb and gutter but edges that end in a sandy loam with trees on either side. The Murphy bridle path, established in the 1940s, is located on the eastern side of the streetscape and is approximately 6' in width and consists of dirt with an overlay of scattered decomposed granite. The extremely popular path is used by bikers, walkers, joggers and occasionally a horseback rider. Driveways, in some cases paved, extend across the path providing access to residential properties. The path is impacted by rain and pedestrian, equestrian and vehicle use. Maintenance occurs with the periodic laying of decomposed granite; however, the path continues to be threatened by erosion.

The City of Phoenix seeks to hire a consultant to study the existing conditions of the bridle path and make recommendations regarding improvements to ensure its long-term stability for continued active use.

The study will include the following planning activities:

1. Conduct two public outreach meetings
2. Conduct research of all available planning/design documents for the bridle path
3. Establish Design Criteria
4. Create environmental/cultural resource overview
5. Create design alternatives
6. Evaluate alternatives and prepare report and draft 15% plans

See the attached Exhibit A for a comprehensive scope of study/design services. The study will reference Preservation Brief 36, Protecting Cultural Landscapes: Planning, Treatment and Management of Historic

Landscapes and provide recommendations to comply with the Secretary of the Interior's Standards for Rehabilitation. The pass-through grant will assist with providing funding for the consultant study.

#### RELATIONSHIP OF THE PROJECT TO THE CLGs WORK PRIORITIES:

The City of Phoenix Historic Preservation Plan, *Preserve Historic Phoenix* (2025) includes five main goals, three of which would specifically be facilitated by a study that provides a condition assessment and recommendations for stabilization and long-term preservation of the Murphy Bridle Path.

2. **Protect Historic Resources** – One goal of the city's historic preservation goals is the protection of historic resources and, more specifically, creating guidelines for the preservation of historic resources. The bridle path, a contributing structure to the North Central Avenue Streetscape Historic District, was subject to survey and inventory as part of the National Register of Historic Places nomination of 2005. While the nomination identified the character defining features of the structure, there have not been recommendations to facilitate the trail's long-term preservation as an in-use structure. This is particularly important as, over the last 20 years, the path has experienced significant erosion despite Parks attempts at maintenance. This study would facilitate creating recommendations/guidelines for historically sensitive preservation.
4. **Develop Community Awareness** – This goal, seeks to connect Phoenix's residents to our shared heritage. The Murphy Bridle Path is a very popular recreational property for Phoenix's residents; however, not all might understand the significance of this resource in terms of Phoenix history and its association with the historic streetscape. The study, with outreach to the community, allows for greater education of residents and the public as to the significance of this resource and the importance of its preservation.
5. **Promote Partnerships** – This goal seeks to bring multiple collaborative partners together to advance the preservation of historic resources to ensure they continue to remain to tell the story of Phoenix to future generations. This study allows for the opportunity to bring the local community, three city departments and the council office together for this historic resource study.

#### RELATIONSHIP OF THE PROJECT TO THE GOALS OUTLINED IN THE ARIZONA HISTORIC PRESERVATION PLAN UPDATE (2019)

**Goal 1. Better Resource Management** – The Murphy Bridle Path is an integral part of the North Central Avenue Streetscape Historic District and is highly utilized by the public. This study exemplifies three objectives under Goal 1 including: encouraging conservation of historic properties, taking exemplary care of each preservation community's properties and incorporating historic preservation planning early in project development. The bridle path is considered a community asset by residents of the North Central Avenue area. The path is owned by the City of Phoenix and managed by the Parks and Recreation Department which seeks to incorporate historic preservation planning in a study to ensure that there is a long-term, historically sensitive, preservation method developed for the path and has thus engaged the city historic preservation office as an active partner in this project.

**Goal 3. Maximized Funding** – Three city departments, Parks and Recreation, Planning & Development (Historic Preservation Office) and Street Transportation will come together to

assist with providing funding to leverage the grant funding for the consultant's study.

Goal 4. Integrated Preservation Planning – The city understands the significance of maintaining historic integrity when looking for long-term solution for trail preservation and maintenance. The consult will consult with city historic preservation office staff to ensure that recommendations maintain the character defining features of the structure in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Goal 7. Policy Maker Support – The Murphy Bridle Path, and broader historic streetscape, is located within Council District 6. Councilmember Kevin Robinson is actively working with the North Central community and city departments and seeks to ensure that this study identifies long-term solutions that balance public use, city maintenance budgets and historic preservation principles.

**Proposed Schedule**

August 1, 2026: Award of grant

August 15, 2026: Kickoff meeting

August – September 2026: Data acquisition/coordination

October – December 2026: Development of Design Criteria and alternatives

January – February 2027: Public meetings

February – March 2027: Prepare Draft Project Assessment and 15% plans

April 1, 2027: Draft submittal to city

June 15, 2027: Final Project Assessment and 15% plans submittal to city

August 30, 2027: Grant close-out

**Proposed Line-Item Budget – see attachment A for comprehensive fee**

| CONDITION AND DESIGN ASSESSMENT STUDY FOR MURPHY BRIDLE PATH |                                                                                                     |           |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------|
| PROJECT FUNDING SOURCE                                       |                                                                                                     |           |
| CLG Grant                                                    | City Match Funding<br>Funds provided by Planning &<br>Development, Streets and Parks<br>departments | Total     |
| \$20,000                                                     | \$175,000                                                                                           | \$195,000 |

Due to the cost of the study, multiple city departments will draw from budgets for FY 2026-2027 to provide the match as follows:

Planning & Development Department (Historic Preservation Office) - \$40,000

Parks and Recreation Department - \$65,000

Street Transportation Department - \$70,000

## ATTACHMENT A

### Comprehensive Consultant Scope and Proposed Fee Schedule

**Street Transportation Department  
DRAFT SCOPE FOR DESIGN SERVICES**

**Transportation 2050 – Program Management Support Services**

**Design Assessment Study for Murphy Bridle Trail  
on Central Avenue, Bethany Home Road to AZ Canal**

**Exhibit A**

**TASK SERIES SUMMARY**

**Design Services Objectives**

**Specific Project Objectives**

**Task Series 100 - Project Management Services**

Task 102 - Conduct Meetings

Task 103 - Monitor Progress and Prepare Status Reports

**Task Series 200 - Preliminary Design Services**

Task 201 – Data Acquisition

Task 202 – Design Criteria

Task 203 – Utilities

Task 204 – Right-of-Way

Task 205 – Environmental Overview

Task 206 – Drainage

Task 207 – Public Involvement

Task 208 – Initial Project Assessment Submittal: Initial Project Assessment and Draft Fifteen Percent (15%) Plans

Task 209 – Final Project Assessment Submittal: Final Project Assessment and Fifteen Percent (15%) Plans

**Task Series 700 – Allowances**

Task 703 – Reimbursable Expenses

## DRAFT SCOPE FOR DESIGN SERVICES

### Exhibit A

#### Design Services Objectives

This Exhibit describes the scope of services and the responsibilities of the Engineer (consultant) and the City of Phoenix (City) in connection with the preparation of a Scoping Document (Project Assessment) for design alternatives for improving drainage, minimizing erosion, and stabilizing the existing Murphy Bridle Trail dirt path (Bridle Trail) on the east side of Central Avenue from Bethany Home Road to the Arizona Canal (AZ Canal) that is approximately 2.5 miles long. Bridle Trail is a historical landscape corridor and an important cultural aspect of Central Avenue. This project shall be designed to preserve the Bridle Trail and cause as little impact as possible so as to meet the Secretary of the Interior's Standards for Rehabilitation.

The consultant will perform engineering services required to prepare the Project Assessment. While performing these services, the consultant will use engineering judgment, practices and principles that could reasonably be expected from other engineers under like circumstances. The consultant will be responsible for the professional quality, accuracy, and coordination of technical design documents and other services furnished by the consultant under this scope of services.

#### *Specific Project Objectives:*

A recent site visit revealed occasional erosion and drainage issues along the project corridor, with signs of ponded water and eroded areas at various locations along the east edge of Central Avenue, both sides of the Bridle Trail, and within the existing Central Avenue right-of-way (ROW) that affect the pathway stability and functionality. Numerous areas where existing swales, ditches, driveway and pathway culverts, and intersecting cross street catch basins/pipe outfalls have not been well maintained and most are partially filled with sediment and lack positive drainage grades and practical surface outfalls. Many locations need new culverts, catch basins, swales and ditches, as well as existing culverts, swales, and ditches need cleaning out and regrading to provide continuity in adequate positive drainage off the corridor. See samples of recent site visit photographs at the end of this document displaying some of these locations and issues.

Central Avenue is a tangent crowned asphalt roadway section within the project limits that lacks curb, gutter, catch basins and storm drainage infrastructure and the roadway relies on sheet flows to roadside swales that are typically blocked by non-culvert driveways, resulting in ponding and erosion of the roadside swale and adjacent Bridle Trail. There are no existing underground drainage systems built along Central Avenue from Bethany Home Road to the AZ Canal. This section of roadway has a preliminary storm drain system previously designed for the City of Phoenix (Project No. ST-846071) that has a trunkline pipe proposed to run down the middle of Central Avenue in 36-inch to 48-inch pipe from Griswold Road in the north to Bethany Home Road in the south, that would tie into an existing trunkline pipe that drains south on Central Avenue. The existing trunkline pipe at Bethany Home Road that flows south down Central

Avenue had been designed to handle the additional flows along Central Avenue north of Bethany Home Road, if that system was ever built and connected. The storm drain trunkline, laterals, and catch basins proposed along Central Avenue's roadside swale were never built due to public concern over impacts to the historic Central Avenue streetscape.

The City has identified the need to implement drainage measures, minimize erosion, and stabilize the Bridle Trail corridor to improve stability and functionality. The project involves the assessment of existing conditions such as Bridle Trail surfacing and sideslopes, Central Avenue and connecting roadway edge treatments such as curbed and non-curbed sections, driveway crossings, culverts, headwalls, swales and ditches, mailbox locations and access, existing utilities, landscape and hardscape, and retaining walls, screen walls, and other minor structures.

The Project objectives are to determine the existing drainage and erosion issues and evaluate alternative concepts that improve drainage, minimize erosion, and stabilize the path surface while lessening City long term maintenance needs along the pathway between the Central Avenue pavement east edge to the existing ROW. Alternatives can range from maintaining the existing dirt path surfacing while proposing path local spot repairs and minor drainage and maintenance improvements to proposing a fully rebuilt paved path corridor with significantly improved surface and underground drainage infrastructure such as new swales, ditches, culverts, catch basins, and an underground storm drainage system along Central Avenue.

The Project Design Assessment is assumed to be completed within 10 months (300 days).

## **Task 100 - Project Management Services**

The consultant will perform project management services as described in the following subtasks:

### Task 102 - Conduct Meetings

The consultant will conduct meetings with City staff to discuss specific technical and logistical aspects of the design and related issues that may affect Project results. The meetings will consist of the following:

- Kick-Off Meeting (1 total)
- Bi-Monthly progress and review meetings with City management staff (4 total)
- Utility coordination meetings (1 total)

The consultant will prepare and distribute meeting agendas and document meeting results for each meeting.

### Task 103 - Monitor Progress and Prepare Status Reports

The consultant shall submit progress memos along with their monthly invoices. The consultant will update and review the design schedule and deliverables with the City monthly. Progress and schedule tracking will consist of:

**City of Phoenix**  
**Street Transportation Department**

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- Coordinating with the City of Phoenix Project Manager on progress and document deliverable schedule.
- Monthly invoicing, tracking, and reporting on progress.

***Assumptions:***

Preparation for the Kick-Off Meeting will include a review of existing information provided by Streets and other sources. Copies of relevant information identified in the consultant's review will be provided at the Kick-Off Meeting for discussion. Hours for review of existing information are included in Task Series 102 Kick-Off Meeting.

It is assumed there will be one (1) virtual Kick-Off Meeting, four (4) virtual progress meetings held about every other month and one (1) virtual utility coordination meeting. It is assumed that a comment resolution virtual meeting will take place after the Initial Project Assessment Document review comments are provided to the consultant and that resolution meeting can take place as one of the four scheduled progress meetings. It is assumed that two (2) consultant staff members will attend each meeting. For estimating purposes three (3) hours per consultant staff member are assumed for each meeting (includes project manager and design staff coordinating the meetings, creating agendas, exhibits, and materials, attending the meetings, assembling meeting notes and sending them out after the meeting). The effort is for meetings held with City staff or other meetings where the City directs the consultant's presence. Task 102 is not intended for the consultant's internal staff meetings.

***City Input:***

The City will have representation at progress/review/resolution/site visit meetings and provide input and feedback.

The City will review and provide comments on status reports and progress schedules.

The City will provide lists and sources of existing documents, record drawings, and City data.

***Deliverables:***

- Design and deliverable schedule.
- Meeting agendas and documentation of meeting results.
- Monthly invoices with progress memos.

**Task Series 200 – Preliminary Design Services**

This task describes the submittals the consultant will prepare for City review as progress is made on the Project design and preparation of the Project Assessment. Deliverables from the consultant will be reviewed by the City and others during the design development period. The deliverables during the design will be scheduled for submittal in accordance with the schedule prepared under Task Series 100.

Upon NTP, the consultant will proceed with the review of any available existing information provided by Streets which will be used for discussion at the Kick-Off Meeting.

The intent of the project is to complete an assessment of existing conditions and improve drainage, minimize erosion, and stabilize the Bridle Trail dirt path within the limits described. This project does not include additional improvements not identified in this scope.

All work shall be done in accordance with the City of Phoenix Administrative Procedures 155, City of Phoenix Street Planning and Design Guidelines, MAG Standard Details and Specifications, City of Phoenix Supplements to MAG, and City of Phoenix CAD Standards.

The consultant will prepare Initial and Final Project Assessment submittals as described in this scope of services. The initial and final submittals will be provided for City review. The level of detail on each submittal should be as given below unless the City requires other information to complete its review.

#### Task 201 – Data Acquisition

The consultant will coordinate with the City to gather available documents, record drawings, studies and reports, GIS data, and City information within the project limits.

The consultant will obtain general topographic information from USGS maps and any available City topography maps to confirm general grades and drainage flow patterns along Central Avenue and the abutting areas to the east of Central Avenue that flow west toward the Bridle Trail corridor. Survey services are not included in this scope of work.

The consultant will organize, attend, and document a field review to understand existing site conditions and create a photo log. It is assumed it will take 2 staff members 8 hours each to complete.

The consultant will field verify visible surface features such as curb ramps, existing signing, existing catch basins, grate inlets, observable drainage pipes and culverts, and swales and ditches to gain an understanding of existing appurtenances, drainage patterns and conditions within the project limits. See Task 205 – Drainage for the consultant tasks related to drainage.

The City will provide utility facilities maps, record drawings, and other information for their utilities and coordinate with the utility companies in the project area to obtain their utility facilities maps, record drawings and other information. The consultant will gather the existing utility information and combine with field observations to gain an understanding of the existing corridor utilities with the goal to minimize impacts on utilities. See Task 203 – Utilities for the consultant tasks related to utilities.

The consultant will coordinate with the City for trail improvement structural sections or geotechnical considerations to be included in the Project Assessment. Geotechnical field work or analysis is not included in this scope of work.

**City of Phoenix**  
**Street Transportation Department**

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The City will provide the existing right-of-way basefile for use in the project (AutoCAD or GIS format). The consultant will coordinate with the City and use available information on the Maricopa County Assessors site to confirm existing right-of-way limits throughout the project. See Task 204 – Right-of-Way for the consultant tasks related to right-of-way.

Traffic data collection and traffic and crash analysis are not included in this scope of work.

Task 202 – Design Criteria

The proposed design criteria for potential improvements to the Bridle Trail typical section and drainage will be developed in coordination with the City. The design criteria will be limited to the trail typical section and associated area drainage and compiled into a table and distributed to the team for review and approval. Other design criteria elements related to adjacent roadways or right-of-way as well as a determination of potential design exceptions are not included in this scope of work.

Task 203 – Utilities

The City will coordinate with existing utility companies within the project limits to obtain available existing facilities maps. The consultant will prepare the existing utility AutoCAD basefile (.DWG file format). The existing utility basefile will be shown in the alternatives roll plots and 15% plans.

The consultant will coordinate with the City to identify potential utility conflicts and relocation needs. The City Utility Coordinator will work with the utility companies to set up any required coordination meeting. It is anticipated that coordination with utility owners for existing utilities include water, sewer, storm drain, and dry utilities. The consultant will attend one (1) utility coordination meeting within this scope of work (hours for utility coordination meetings are included in Task 102). The City will be responsible for prior rights determination, requests for utility company relocation plans and cost estimates, and authorization of utility companies to relocate their facilities. New or relocated utilities and notes will be shown in the alternatives roll plots and 15% plans. The consultant will work with the City to distribute the Project Assessment to the utility companies at the Initial and Final submittals.

The consultant has not included any hours for the following tasks that are not included in the scope of work:

- Potholing field work/digging of potholes to locate existing utilities.
- Direct coordination with utility companies/owners.
- Verification of prior rights.
- Preparation of utility plans (the consultant will incorporate any required/provided utility information from City of Phoenix or utility owners on to the alternatives roll plots and 15% roadway plan sheets).
- Preparation of utility agreements.

Task 204 – Right-of-Way (ROW)

The City will provide the existing ROW basefile (AutoCAD or GIS format) along Central Avenue from Bethany Home Road to the AZ Canal as well as the intersecting street ROW for streets from the east. The existing ROW basefile shall have sufficient accuracy for confirming the existing right-of-way for the project. It is assumed no new ROW will be needed for the proposed improvements although limited temporary construction easements (TCE) are anticipated. The existing ROW and proposed TCE basefile will be shown in the alternatives roll plots and 15% plans. The City will provide all new TCE estimated square foot unit costs. The consultant will include TCE costs in the total project cost estimate and summarize TCE needs (including draft affected parcel list identifying any potential/anticipated TCE's and estimated number of parcels affected) in the Project Assessment.

The consultant has not included any hours for the following tasks which are not included in the scope of work:

- Determination of new TCE unit costs (City to provide - per square foot of new TCE).
- Preparation of TCE cost estimates (the consultant will include TCE costs in the total project cost estimates).
- Preparation of right-of-way title reports.
- Preparation of legal descriptions.
- Preparation of ROW/TCE plans (existing ROW and proposed TCE's will be shown on alternatives roll plots and 15% plans, no separate right-of-way/TCE plan sheets).
- Preparation of appraisals.
- Preparation of acquisition.

Task 205 – Environmental Overview

The consultant will provide an Environmental Overview (EO) by conducting a limited desktop review using readily available data sources supplemented by a windshield-level field review. The purpose of the EO is to describe the existing environment within the project area, aid in evaluation of the study area alternatives, and to identify any documented potential problem areas (fatal flaws) or issues that may impact candidate alternative alignment development or selection. The study area for the EO will include Central Avenue, the roadway right-of-way, The Bridle Trail, and the properties fronting Central Avenue on the east side from Bethany Home Road to the AZ Canal. The consultant will perform the following tasks and provide the appropriate documentation in the EO:

Cultural Resources

- Include a list of applicable Historic Preservation and Cultural Resources laws and regulations pertaining to each jurisdiction within the study area.
- A records review of sites and surveys on file at the Archaeological Records Office of the Arizona State Museum, State Historic Preservation Office (SHPO), AZSITE, Bureau of Land Management (BLM) general land office (GLO) maps, and other databases or resources for known historic and archaeological resources present will be conducted. A

bibliography of resources will be developed, including dates of documents. The review area will be limited to the study boundaries; no buffer is necessary.

- A list of any historic trails, ditches, roads, and historic-age buildings (presence/absence and density only, a comprehensive list is not required) using the Maricopa County Assessor's website.
- No consultation or Class I Inventory Report will be prepared.
- A comprehensive list of previously recorded sites is not required unless there are very few. The review should conclude with a synthesis of the expected site types and expected site density with the study area; a summary of known historic linear resources that may require documentation (canals, ditches, historic roads and trails); and a synopsis of the work recommended for future projects within the study area (formal Class I, Class III survey of unsurvey areas, testing or data recovery for known sites, architectural survey, Traditional Cultural Properties study).
- The confidential map of the site locations and the associated write-up shall be provided directly by the cultural resource's consultant to the COP Cultural Resources Specialist ONLY.

#### Biology/Wildlife

- Conduct a records review with appropriate federal and state agencies to determine the potential for encountering threatened, endangered, candidate, proposed threatened, or proposed endangered species and designated critical habitats for federal agencies (United States Fish and Wildlife Service (USFWS), United States Forest Service (USFS), and BLM), and listed sensitive species for state agencies [Arizona Game and Fish Department (AZGFD)] to gain information about the physical environment, including plant communities, native plant occurrences, topography, and sensitive species habitat.

#### Land Use/Socioeconomic Resources/Community Profile

- Collect readily available data and research the land use, socioeconomic, and community information, including population, employment, and other socioeconomic characteristics. The analysis will utilize the latest Census, MAG, and City of Phoenix data.
- Identify confirmed properties afforded protection under Section 4(f) of the US Department of Transportation Act of 1966 and include in the recommendations if there's potential for additional resources.
- Identify properties within 0.25 mile of the study area that have been funded through Section 6(f) of the Land and Water Conservation Fund Act.
- Prepare a community profile through review of City of Phoenix Village Planning Committee reports, City of Phoenix GIS data, MAG data, interviews with City of Phoenix departments familiar with the area, and other community organizations identified by City of Phoenix to better understand the community. Information from the City of Phoenix public involvement effort will be incorporated. No canvassing or interviews with property owners will be conducted.

*Floodplains and Water Resources*

- Identify existing flood plains, existing water flow, and water quality, provide relevant recommendations if there are potential impacts.
- Identify potential Waters of the United States. The overview of the larger study area will be a preliminary desktop exercise based on National Hydrography dataset and Arizona Department of Environmental Quality (ADEQ). Navigable Waters Protection Rule Screening Toolkit. A jurisdictional delineation (JD) will not be completed, however, completed existing JD's shall be identified through reasonable efforts to obtain documents available from previously approved jurisdictional delineations and Section 404/401 permitting actions in the study area.
- Coordinate with Arizona Department of Water Resources to identify known well sites.

*Hazardous Materials*

- Obtain a regulatory database report to determine the potential for hazardous materials in the study area. A summarized report and recommendations will be included in the EO to address any identified hazardous material concerns. The complete database report should be included as an appendix.
- Identify regulations that would require completion of an asbestos survey, including citations of applicable regulatory requirements for asbestos inspectors and if a need exists, or could potentially exist, for an asbestos survey.
- Identify regulatory requirements/citations for lead-based paint inspectors and if the need, or potential need exists for lead-based paint inspections.

*Noise Impacts*

- Conduct preliminary qualitative evaluation of potential noise impacts/potential receptors and document receptors by land use in a map.
- No measurement or modeling will be conducted.

*Air Quality*

- Identify classifications according to their compliance with the National Ambient Air Quality Standards (NAAQS) and provide a determination if the proposed project will conform to the overall air quality goals. This effort will be limited to a qualitative assessment and does not include quantitative analysis or modeling
- No measuring or modeling will be conducted.

**Task 206 – Drainage**

The consultant will perform a drainage information data collection and review effort to identify the following:

- Federal Emergency Management Agency Flood Hazard Boundaries.
- Ongoing storm water management plans associated with ongoing land developments.
- Documentation for existing park facilities.
- Documentation (if available) for existing irrigation facilities.

- Anticipated future land use information.
- Regional Drainage Studies.
- Documentation for Existing Drainage Facility/Facilities.

The consultant will identify drainage design criteria and drainage design elements for the trail improvement alternatives as part of the alternative's analysis process. Drainage design criteria will be identified based on City Standards using Central Avenue roadway classification with consideration for adjacent Bridle Trail as agreed upon by the project team. Design criteria will address hydraulic characteristics along the east edge of Central Avenue and each side of the Bridle Trail (i.e., flow rate and depth).

The consultant will utilize published regional drainage studies developed on behalf of the Flood Control District of Maricopa County in conjunction with the City of Phoenix to identify offsite hydrology. The consultant will request a digital copy of grid element-based modeling developed in the area to obtain peak discharge values impacting the subject portion of the Bridle Trail corridor. No new regional hydrology / hydraulic model is included as part of this scope of work. The consultant will develop onsite hydrologic calculations based on rational methodology as implemented by the City of Phoenix for both existing and proposed land use conditions to demonstrate no adverse impact to nearby properties.

The consultant will develop a preliminary drainage concept for up to three (3) Bridle Trail improvement alternatives. The consultant will utilize the offsite and onsite hydrologic calculations to perform hydraulic analyses in support of the Bridle Trail improvement alternatives to determine adjacent drainage ditch capacity and other drainage constraints as well as locations for proposed swales, ditches, catch basins and storm drain systems to evacuate flow from the east edge of Central Avenue and ditches along the Bridle Trail. The consultant will investigate the capability of existing drainage facilities including swales, ditches, driveway culverts, and limited side street catch basins that have short outfall pipes into adjacent ditches, to accommodate a means of evacuating some of the drainage flows from the trail corridor.

The consultant will develop preliminary ditch, culvert, catch basin inlet, and storm drain calculations in support of the alternatives, based on criteria identified as part of Task 202. The information gathered as part of Task 203 will be used to inform potential utility conflicts with drainage facilities. No detailed sub-surface utility investigations as a result of conceptual drainage facilities design are included as part of this scope of work. Stormwater storage is not anticipated for consideration and as such, analysis and design are excluded from this scope of work. Conceptual drainage facility information will be included on plan sheets identified herein. Separate drainage plan and profile sheets are not included in this scope of work.

The consultant will compile the results of the data collection, hydrologic analysis, and hydraulic analysis into the Project Assessment and preliminary design. A Drainage Report is not included in this scope of work.

Task 207 – Public Involvement

The consultant will host two public outreach meetings to present the Purpose and Need for the project, along with the developed alternatives.

It is assumed that the meetings will be conducted as an in-person open-house event. It is assumed that two (2) consultant staff members will attend the public outreach meetings. For estimating purposes six (6) hours per consultant staff member are assumed per meeting.

The consultant will provide the following services for the public outreach meeting in coordination with the City of Phoenix.

- The consultant will coordinate the date, time, and venue for the meeting with the City of Phoenix Street Transportation Public Information Officers.
- Develop presentation materials to be included as part of a PowerPoint presentation.
- Provide up to 2 technical support staff members and deliver presentation content at the in-person meeting.
- The consultant will create a meeting sign-in sheet.
- The consultant will develop a project fact sheet, promotional flier, and/or meeting description language to submit to City of Phoenix Street Transportation Public Information Officers to assist in meeting advertising
- The consultant will summarize the public outreach meeting which will be included in the Project Assessment document.
- The consultant will develop and print up to 4 foam-core presentation boards to present project information and technical material for the in-person open house.
- It is assumed that the City of Phoenix will secure the meeting venue, translation services, create and distribute meeting notice mailers, and create directional signage for the meeting if required.

The City will be responsible for a project webpage if required. The consultant will support the City of Phoenix with content for the project webpage. The consultant will develop text, graphics, or mapping content as appropriate to:

- Reflect updated project information.
- Promote public input opportunities (Online Survey).
- Develop online survey questions, formatting, and supportive material with City of Phoenix Street Transportation Public Information Officers.

The consultant will develop and maintain a stakeholder email contact list and expand it with additional stakeholder contact information obtained from those that request to be notified about the project, submit comments, and/or that participate in other ongoing outreach.

Task 208 – Initial Project Assessment Submittal: Initial Project Assessment and Draft Fifteen Percent (15%) Plans

*Alternatives Development and Evaluation*

The consultant will be responsible for the Bridle Trail improvement alternatives development and the evaluation of the alternatives in regard to drainage, utilities, environmental, and approved design criteria in order to determine the recommended alternative. Improvements to Central Avenue and intersecting driveways, alleys, and side streets on the east and west sides of Central Ave as well as the intersection edge or curb returns and pedestrian ramps are not a part of this scope of work. Evaluation of intersection pedestrian ramps that serve the Bridle Trail for ADA compliance are not part of this scope of work. Consideration for improvements to the roadside swales and ditches along the east side of Central Avenue and the Bridle Trail adjoining swales and ditches are to be considered as part of this assessment study. Existing landscaping within the roadway ROW and adjacent private property features (mailboxes, curbs, borders, planters, walls, fences, gates, driveways, etc.) are to be preserved and protected in place in all alternative improvement scenarios.

The consultant will prepare and evaluate up to three (3) Bridle Trail improvement alternatives which will include various levels of improvements, impacts, and costs as follows:

1. Alternative 1 will evaluate low impact improvements with a lower cost scenario.
2. Alternative 2 will evaluate medium impact improvements with a mid-level cost scenario.
3. Alternative 3 will evaluate high impact improvements with a higher cost scenario.

Plan sheets will not be developed for each alternative. Each alternative will be developed using typical section sketches and proposed improvements displayed on one separate alternative roll plot (pdf) each for meeting presentation purposes. Each alternative roll plot will display an existing aerial background with proposed trail improvements, preliminary geometrics, existing and proposed drainage features, approximate existing utilities and potential conflicts, and existing right-of-way and potential TCE's. A quantitative evaluation matrix will be created for each alternative to assist in determining a preferred alternative. Evaluation criteria for use in identifying the preferred alternative will be determined through coordination with the City and the project team. A narrative description of each alternative, listing of opportunities and constraints, and possible drainage, utility, environmental, TCE, and high-level cost will be included for each alternative.

The recommended alternative selected from the alternatives evaluation phase will be used as the basis for the development of the 15% design and plans.

*Initial Project Assessment*

The consultant will prepare an Initial Project Assessment representing a preliminary design concept (Draft 15%) following the recommended alternative as selected from the alternatives development and evaluation phase. The Project Assessment will include alternatives development and evaluation, high-level construction cost estimates, issues affecting design and construction, final design schedule, potential utility impacts and TCE's, and project development considerations. Existing ROW is not anticipated to be impacted; therefore, new ROW will not be proposed although TCE's may be required at various locations.

**City of Phoenix**  
**Street Transportation Department**

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The Project Assessment will include the assumed following sections:

1. Introduction
  - Purpose of Study and Study Area
2. Background Data
  - Summary of Need/Justification, Project Background, and Data Collection
  - Existing Bridle Trail Conditions
    - Central Avenue Street Classification, Existing Trail Physical Conditions, Existing Swale and Ditch Conditions, Existing Driveway Conditions, Existing Pedestrian Ramp Facilities Serving Bridle Trail
    - Existing Drainage, Structures, Utilities, Landscaping, Adjacent Property Items
3. Project Scope
4. Project Development Considerations
  - Environmental Overview, Public Outreach, Geotechnical and Drainage Requirements, Outside Agency Involvement, Right-of-Way/TCE, Utilities, Seasonal Considerations, MOT, and Design Criteria
5. Recommended Improvements
  - Proposed Alternatives, Recommended Alternative, Trail Typical Sections, Geotechnical Recommendations for Trail Improvements and Drainage Facilities
6. Estimated Cost and Final Design Schedule
  - Funding Source, Final Design Schedule, and Estimated Cost
7. Appendices
  - Existing Site Conditions and Photos, Alternative Roll Plots, and 15% Plans

**Draft 15% Plans**

The consultant will be responsible for the development and preparation of Draft 15% Plans for this project. The Draft 15% plans will be prepared for the recommended alternative only as selected from the alternatives evaluation phase. Plans will be prepared in accordance with Administrative Procedure No. 155. Trail plans sheets shall be horizontal scale of 1"=20' (no profiles). The consultant will provide a preliminary opinion of probable construction cost for the Draft 15% recommended alternative. The Bridle Trail corridor from Bethany Home Road to AZ Canal is approximately 2.65 miles (14,000 LF). The number of sheets for the Draft 15% Plans is estimated as follows:

|                                                                    |                         |
|--------------------------------------------------------------------|-------------------------|
| <b>Cover Sheet and Vicinity Map</b>                                | <b>1 Sheet</b>          |
| <b>Notes, Legend and Abbreviations</b>                             | <b>1 Sheet</b>          |
| <b>Typical Sections/Details</b>                                    | <b>2 Sheets</b>         |
| <b><u>Trail Plan Sheets (Approx. 14,000 LF @ 500 LF/Sheet)</u></b> | <b><u>28 Sheets</u></b> |
| <b>Total</b>                                                       | <b>32 Sheets</b>        |

NOTE: All proposed improvements to be shown on Bridle Trail Plan Sheets (geometry, drainage, TCE's, potential utility impacts). No trail or pipe profiles, lighting, traffic signals, signing and marking, or landscaping are included.

The following plan sheets or items are not included in this scope of work:

- Bridle Trail Profiles or Drainage Profiles
- Landscape Plan Sheets
- Lighting Plan Sheets (lighting exists along Central Avenue and will not be evaluated as part of this scope of work)
- Maintenance of Traffic (MOT) Sheets
- Signing and Pavement Marking Sheets
- Sign Summary and Format Sheets
- Traffic Signals (no traffic signal work included in this project scope)
- Traffic Study/Report is not included in this scope of work.
- Right-of-Way / TCE Staking Plan Sheets
- Cross Sections
- Geotechnical or Pavement Design Report is not included in this scope of work.
- Drainage Report is not included in this scope of work.

The consultant will submit the Initial Project Assessment Submittal to the City for review and comments. Comments on the submittal will be compiled and resolved at a comment resolution meeting that can be scheduled in place of one of the 4 progress meetings.

Task 209 – Final Project Assessment Submittal: Final Project Assessment and Fifteen Percent (15%) Plans

The Final Project Assessment Submittal shall include detailed design required to incorporate comment resolutions received from the Initial Project Assessment Submittal. Final submittal will include the Final Project Assessment document (sealed), preliminary opinion of probable construction cost estimates, and 15% Plans.

***Assumptions:***

- No right-of-way or encroachment permits are anticipated. Exhibits for ROW and TCE or legal descriptions are not included in this scope of work. If TCE's are identified, the TCE boundaries and their areas will be shown on the Trail plans.
- It is anticipated that no geotechnical investigation or pavement design is required. If available, the City will provide any existing geotechnical reports or historical information relevant to the project. Trail spot improvements or longer trail segment improvements could potentially include soil stabilization, geogrid applications, and/or new pavement. The consultant will coordinate with the City for trail improvement structural sections or geotechnical considerations to be included in the Project Assessment.
- Existing utilities within the project limits will be investigated for horizontal and vertical conflicts with the proposed improvements, although utility vertical locations will not be determined. Potholing for the purpose of locating underground utilities is not part of this scope of work.
- No field surveys will be conducted as part of the scope of work.
- Existing private utility facilities may be in conflict with the proposed alternatives

improvements. The City and the consultant will obtain available private utility facility information and provide coordination throughout the design.

- The consultant will provide supplemental information to the City as needed to coordinate this project with all applicable utility companies. The City will make all contact with all applicable utility companies, furnish the necessary plans, and arrange one (1) utility coordination meeting. The consultant will attend one (1) utility coordination meeting.
- Base sheets will be prepared for the project corridor and shall depict an aerial background (no field survey data), utility and right-of-way information, and other existing improvement features necessary for the proposed design. City provided CAD base sheets, cover sheet, note sheet, and title blocks shall be used.

***City Input:***

The City of Phoenix shall provide for the following:

- Quarter Section maps.
- Available documents, record drawings, GIS, and City data within the project limits.
- Acquire utility maps from public and private utility companies. The consultant will develop the existing utility basefile from provided facility maps.
- Lead utility coordination with support from the consultant.
- Existing right-of-way basefile or GIS.
- Lead right-of-way coordination with support from the consultant.
- Coordination/input on assumed proposed trail improvement section and geotechnical requirements.
- Lead public involvement required for the project with support from the consultant.
- Issue review comments following the Initial and Final Project Assessment Submittals. It is assumed that a comment resolution virtual meeting will take place after the Initial Project Assessment Document review comments are provided to the consultant and that resolution meeting can take place as one of the four scheduled progress meetings.

***Deliverables:***

- Initial Project Assessment Submittal: Initial Project Assessment document (pdf and word doc), Alternative roll plots and Evaluation Matrix, Draft 15% Plans (electronic AutoCAD and scalable PDF files), and opinion of probable construction costs (Alternatives and Recommended Alternative).
- Final Project Assessment Submittal: Final Project Assessment document (pdf and word doc), Alternative roll plots and Evaluation Matrix, 15% Plans (electronic AutoCAD and scalable PDF files), and opinion of probable construction costs (Alternatives and Recommended Alternative).

## **Task Series 700 – Allowances**

### Task 702 – Survey Services – N/A

No field survey will be conducted. The consultant will obtain available as-built documents and other existing conditions information from USGS maps, the City, FCDMC, and other sources to determine the existing general drainage patterns and topographic features.

### Task 703 – Reimbursable Expenses

The following are reimbursable expenses anticipated for the project:

- Outside Reproduction (5 boards 24"x36") – for Public Outreach Meeting
- City of Phoenix Archeology Office Data Fees – For Environmental (Cultural Resources)
- Hazardous Materials EDR Database Report – For Environmental (Hazardous Materials)

END OF DRAFT SCOPE

- **6001 Central Driveway – Earth driveway erosion across shallow swale east of trail**



- **North of Marlett to Maryland – Grass on both sides and small curb on both sides of trail**



- North of Maryland – Deep ditch on east side / unsafe earth side slope from edge of trail



- Driveway has headwalls with no culvert between them
- One small, buried culvert across path with small rough hand formed headwalls



- **6505 Central – Appears that private fence is crossing into the Right of Way**



- **Ditch on the west side of trail (by the east side of the Central Ave) from 6611 Central**
- **Intersection with Ocotillo – Erosion causing exposed pipe from street inlet w/ water ponding**



- **Intersection with Lamar St –**
  - **Curb / Gutter – Catch Basin drains into open ditch adjacent to path**
  - **East side – Driveway Culvert continuing south**
- **North of Lamar St – flood irrigation at 6811 – Large bermed lot – Spilling water across path and ponding on the east edge of Central Ave and edge of trail**



- **North of Glendale Ave / Glenn Dr – 7101 – Alley modified to a channel – Riprap ends at ditch**



- **Northview to Northern Ave – Elevated pathway**
  - **Buried culvert Inlets/outlets – can't drain to sediment filled swale/ditch**



- **7601 – La Reserve Community – Relatively steep asphalt slope adjacent to trail that falls to ditch. Steep trail side slope is substandard and poses safety issues for trail users**



Design Assessment Study Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal  
Fee Schedule

| Project: Design Assessment Study for Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal |                               |              |                     |                 |               |           |               |                  |              |             |              | Date: June 27, 2025                                  |              |                         |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------|-------------------------------|--------------|---------------------|-----------------|---------------|-----------|---------------|------------------|--------------|-------------|--------------|------------------------------------------------------|--------------|-------------------------|--|--|--|--|--|
| Task Description                                                                                          |                               |              |                     |                 |               |           |               |                  |              |             |              | Transportation 2050<br>Program Mgmt Support Services |              |                         |  |  |  |  |  |
| Task No.                                                                                                  | Principal                     | Sr. Engineer | Sr. Project Manager | Project Manager | Sr. CADD Tech | CADD Tech | Project Admin | Project Engineer | Sr. Designer | Total Hours | Direct Costs | Total Fee                                            | Hrs per Task | Cost per Task (Rounded) |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
| Task Series 100<br>102                                                                                    | Project Management Services   |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           | Conduct Meetings              |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 3               |               |           |               |                  | 3            | 6           | 0            | \$1,107.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 12              |               |           |               |                  | 12           | 24          | 0            | \$4,428.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 3               |               |           |               |                  | 3            | 6           | 0            | \$1,107.00                                           |              |                         |  |  |  |  |  |
| 103                                                                                                       |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           | 4                             | 4            | 10                  |                 |               |           | 10            |                  |              | 24          | 0            | \$4,128.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           | TASK SERIES 100 HOURS AND FEE | 4            | 0                   | 28              | 0             | 0         | 0             | 18               | 0            | 60          | 0            | \$10,770.00                                          | 60           | \$11,000.00             |  |  |  |  |  |
| Task Series 200<br>201                                                                                    | Preliminary Design Services   |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           | Data Acquisition              |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 2                   | 2               |               |           |               | 6                | 8            | 16          | \$0          | \$2,570.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 2                   | 2               |               |           |               | 4                |              | 8           | \$0          | \$1,504.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 8                   |                 |               |           |               | 8                | 16           | \$0         | \$2,952.00   | 40                                                   | \$7,000.00   |                         |  |  |  |  |  |
| 202                                                                                                       |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 2                   | 2               |               |           |               |                  | 6            | 10          | \$0          | \$1,820.00                                           | 10           | \$2,000.00              |  |  |  |  |  |
| 203                                                                                                       | Utilities                     |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 4                   | 4               |               |           |               |                  | 10           | 18          | \$0          | \$3,324.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  | 6            | 26          | \$0          | \$2,952.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 | 8             | 12        |               |                  |              |             | \$0          | \$2,024.00                                           | 60           | \$8,000.00              |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               | 8         |               |                  | 8            | 16          | \$0          | \$2,024.00                                           |              |                         |  |  |  |  |  |
| 204                                                                                                       | Right-of-Way                  |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 | 4             |           |               |                  |              | 12          | \$0          | \$1,192.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 2                   | 2               | 6             | 8         |               | 6                |              | 22          | \$0          | \$2,778.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 2                   | 2               |               |           |               | 6                | 8            | 16          | \$0          | \$2,570.00                                           | 50           | \$7,000.00              |  |  |  |  |  |
| 205                                                                                                       | Environmental Overview        |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  |              |             |              |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 8               |               | 4         |               |                  |              | 12          | \$0          | \$1,756.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 6               |               | 6         |               |                  |              | 12          | \$0          | \$1,602.00                                           |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 6               |               |           | 16            | 8                | 36           | \$0         | \$5,230.00   |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 2               |               | 6         |               |                  | 8            | \$0         | \$914.00     |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 2               |               | 10        |               |                  | 12           | \$0         | \$1,294.00   |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 6               |               | 12        |               |                  | 18           | \$0         | \$2,172.00   |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 2               |               | 6         |               |                  | 8            | \$0         | \$914.00     |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     | 1               |               | 1         |               |                  | 2            | \$0         | \$267.00     |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              |                     |                 |               |           |               |                  | 2            | \$0         | \$267.00     |                                                      |              |                         |  |  |  |  |  |
|                                                                                                           |                               |              | 6                   |                 | 12            |           |               |                  | 18           | \$0         | \$2,172.00   | 128                                                  | \$17,000.00  |                         |  |  |  |  |  |

Design Assessment Study Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal  
Fee Schedule

| Project: Design Assessment Study for Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal |                                                  |                        |                           |                                  |                              |                            |                       |                            |                               | Date: June 27, 2025       |             |              | Transportation 2050<br>Program Mgmt Support Services |              |                            |  |  |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------|---------------------------|----------------------------------|------------------------------|----------------------------|-----------------------|----------------------------|-------------------------------|---------------------------|-------------|--------------|------------------------------------------------------|--------------|----------------------------|--|--|
| Task Description                                                                                          |                                                  | Project Hours          |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
| Task No.                                                                                                  |                                                  | Principal<br>\$ 247.00 | Sr. Engineer<br>\$ 225.00 | Sr. Project Manager<br>\$ 211.00 | Project Manager<br>\$ 172.00 | Sr. CADD Tech<br>\$ 108.00 | CADD Tech<br>\$ 95.00 | Project Admin<br>\$ 103.00 | Project Engineer<br>\$ 158.00 | Sr. Designer<br>\$ 150.00 | Total Hours | Direct Costs | Total Fee                                            | Hrs per Task | Cost per Task<br>(Rounded) |  |  |
| 206                                                                                                       | Drainage                                         |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | Data Collection and Review                       |                        | 2                         |                                  |                              |                            |                       |                            |                               | 4                         | 8           | \$0          | \$2,282.00                                           |              |                            |  |  |
|                                                                                                           | Offsite Hydrologic Analysis                      |                        | 2                         |                                  |                              |                            |                       |                            |                               | 6                         | 14          | \$0          | \$3,498.00                                           |              |                            |  |  |
|                                                                                                           | Onsite Hydrologic Analysis                       |                        | 2                         |                                  |                              |                            |                       |                            |                               | 6                         | 14          | \$0          | \$3,498.00                                           |              |                            |  |  |
|                                                                                                           | Alt 1 Drainage Facility Design                   |                        | 4                         |                                  |                              |                            |                       |                            |                               | 8                         | 16          | \$0          | \$4,564.00                                           |              |                            |  |  |
|                                                                                                           | Alt 2 Drainage Facility Design                   |                        |                           | 6                                |                              |                            |                       |                            |                               | 10                        | 18          | \$0          | \$5,630.00                                           |              |                            |  |  |
| 207                                                                                                       | Alt 3 Drainage Facility Design                   |                        |                           |                                  |                              |                            |                       |                            |                               | 12                        | 20          | \$0          | \$6,696.00                                           | 160          | \$26,000.00                |  |  |
|                                                                                                           | Public Involvement                               |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | Public Involvement Coordination with City        |                        |                           | 4                                | 4                            |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | PowerPoint Presentation for Outreach Meeting     |                        |                           | 4                                | 4                            |                            | 6                     |                            |                               |                           | 8           | \$0          | \$1,532.00                                           |              |                            |  |  |
|                                                                                                           | Attend and Staff Outreach Meeting (2 staff)      |                        |                           | 6                                | 6                            |                            |                       |                            |                               |                           | 14          | \$0          | \$2,102.00                                           |              |                            |  |  |
|                                                                                                           | Outreach Meeting Summary                         |                        |                           |                                  |                              |                            |                       |                            |                               |                           | 12          | \$0          | \$2,298.00                                           |              |                            |  |  |
| 208                                                                                                       | Graphic and Content Development                  |                        |                           |                                  | 4                            | 4                          |                       |                            |                               |                           | 24          | \$0          | \$3,052.00                                           |              |                            |  |  |
|                                                                                                           | Public Involvement Summary in Project Assessment |                        |                           |                                  | 2                            |                            |                       |                            |                               |                           | 14          | \$0          | \$1,484.00                                           | 172          | \$24,000.00                |  |  |
|                                                                                                           | Initial Project Assessment                       |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | Alts Development and Evaluation                  |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | Alts Development (3)                             |                        | 4                         |                                  | 10                           |                            | 16                    |                            | 16                            | 16                        | 62          | \$0          | \$9,068.00                                           |              |                            |  |  |
|                                                                                                           | Alts Roll Plots                                  |                        | 4                         |                                  |                              |                            | 12                    | 20                         |                               | 16                        | 52          | \$0          | \$6,624.00                                           |              |                            |  |  |
|                                                                                                           | Alts Evaluation                                  |                        | 4                         |                                  | 8                            |                            |                       |                            | 12                            | 12                        | 36          | \$0          | \$5,972.00                                           |              |                            |  |  |
|                                                                                                           | QA/QC                                            |                        | 4                         | 4                                |                              |                            | 4                     |                            | 4                             | 4                         | 16          | \$0          | \$2,808.00                                           | 166          | \$24,000.00                |  |  |
|                                                                                                           | Initial Project Assessment Report                |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
|                                                                                                           | Report Preparation                               |                        | 8                         |                                  | 12                           |                            | 8                     | 16                         | 8                             | 16                        | 68          | \$0          | \$9,600.00                                           |              |                            |  |  |
|                                                                                                           | QA/QC                                            |                        | 4                         | 4                                |                              |                            |                       |                            |                               | 4                         | 12          | \$0          | \$2,376.00                                           | 80           | \$12,000.00                |  |  |
|                                                                                                           | Draft 15% Plans                                  |                        |                           |                                  |                              |                            |                       |                            |                               |                           |             |              |                                                      |              |                            |  |  |
| Cover Sheet and Vicinity Map (1 Sheet)                                                                    |                                                  |                        |                           |                                  | 2                            | 2                          |                       |                            | 2                             | 6                         | \$0         | \$722.00     |                                                      |              |                            |  |  |
| Notes Legend and Abbreviations (1 Sheet)                                                                  |                                                  |                        |                           |                                  | 2                            |                            | 2                     |                            | 2                             | 6                         | \$0         | \$722.00     |                                                      |              |                            |  |  |
| Typical Sections/Details (2 Sheets)                                                                       |                                                  |                        |                           |                                  |                              | 4                          | 8                     |                            | 8                             | 20                        | \$0         | \$2,456.00   |                                                      |              |                            |  |  |
| Trail Plan Sheets (28 sheets)                                                                             |                                                  |                        |                           |                                  | 20                           | 40                         | 68                    |                            | 168                           | 40                        | 168         | \$0          | \$20,540.00                                          |              |                            |  |  |
| QA/QC                                                                                                     |                                                  | 4                      | 4                         | 4                                |                              | 4                          |                       |                            | 4                             | 4                         | 16          | \$0          | \$2,808.00                                           | 216          | \$27,000.00                |  |  |

Design Assessment Study Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal  
Fee Schedule

| Project: Design Assessment Study for Murphy Bridle Trail on Central Avenue, Bethany Home Road to AZ Canal |                                                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  | Date: June 27, 2025       | Transportation 2050<br>Program Mgmt Support Services |              |              |              |                            |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------|---------------------------|-------------------------------------|---------------------------------|-------------------------------|-----------------------|-------------------------------|----------------------------------|---------------------------|------------------------------------------------------|--------------|--------------|--------------|----------------------------|
| Task No.                                                                                                  | Task Description                                                           | Principal<br>\$ 247.00 | Sr. Engineer<br>\$ 225.00 | Sr. Project<br>Manager<br>\$ 211.00 | Project<br>Manager<br>\$ 172.00 | Sr. CADD<br>Tech<br>\$ 708.00 | CADD Tech<br>\$ 95.00 | Project<br>Admin<br>\$ 103.00 | Project<br>Engineer<br>\$ 158.00 | Sr. Designer<br>\$ 150.00 | Total<br>Hours                                       | Direct Costs | Total Fee    | Hrs per Task | Cost per Task<br>(Rounded) |
| 209                                                                                                       | Final Project Assessment                                                   |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | Alts Development and Evaluation                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | Alts Development (3)                                                       |                        | 2                         |                                     |                                 | 6                             |                       | 8                             |                                  | 8                         | 32                                                   | \$0          | \$4,705.00   |              |                            |
|                                                                                                           | Alts Roll Plots                                                            |                        | 2                         |                                     |                                 |                               | 6                     | 10                            |                                  | 8                         | 26                                                   | \$0          | \$3,312.00   |              |                            |
|                                                                                                           | Alts Evaluation                                                            |                        | 2                         |                                     |                                 | 4                             |                       |                               |                                  | 6                         | 18                                                   | \$0          | \$2,985.00   |              |                            |
|                                                                                                           | QA/QC                                                                      |                        | 2                         | 2                                   |                                 |                               | 2                     |                               |                                  | 2                         | 8                                                    | \$0          | \$1,404.00   | 84           | \$12,000.00                |
|                                                                                                           | Final Project Assessment Report                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | Report Preparation                                                         |                        | 4                         |                                     |                                 | 6                             |                       | 8                             |                                  | 8                         | 34                                                   | \$0          | \$4,800.00   |              |                            |
|                                                                                                           | QA/QC                                                                      |                        | 2                         | 2                                   |                                 |                               |                       |                               |                                  | 2                         | 6                                                    | \$0          | \$1,185.00   | 40           | \$6,000.00                 |
|                                                                                                           | Final 15% Plans                                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | Cover Sheet and Vicinity Map (1 Sheet)                                     |                        |                           |                                     |                                 |                               | 2                     |                               |                                  |                           | 2                                                    | \$0          | \$190.00     |              |                            |
|                                                                                                           | Notes Legend and Abbreviations (1 Sheet)                                   |                        |                           |                                     |                                 |                               | 2                     |                               |                                  |                           | 2                                                    | \$0          | \$190.00     |              |                            |
|                                                                                                           | Typical Sections/Details (2 Sheets)                                        |                        |                           |                                     |                                 |                               | 2                     | 4                             |                                  |                           | 10                                                   | \$0          | \$1,008.00   |              |                            |
|                                                                                                           | Trail Plan Sheets (28 sheets)                                              |                        |                           |                                     |                                 | 8                             | 10                    | 24                            |                                  | 20                        | 62                                                   | \$0          | \$7,896.00   |              |                            |
|                                                                                                           | QA/QC                                                                      | 0                      | 86                        | 2                                   | 58                              | 138                           | 2                     | 328                           | 32                               | 286                       | 156                                                  | 0            | \$171,328.00 | 84           | \$11,000.00                |
|                                                                                                           | TASK SERIES 200 HOURS AND FEE                                              |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | TOTAL HOURS                                                                | 4                      | 86                        | 86                                  | 138                             | 120                           | 328                   | 42                            | 304                              | 156                       | 1,264                                                |              |              | 1264         |                            |
|                                                                                                           | TOTAL NOT TO EXCEED FEE                                                    | \$988.00               | \$19,360.00               | \$18,146.00                         | \$23,736.00                     | \$12,960.00                   | \$31,160.00           | \$4,326.00                    | \$48,032.00                      | \$23,400.00               |                                                      | \$0          | \$182,095.00 |              | \$182,000.00               |
| 700                                                                                                       | Allowances                                                                 |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | Outside Reproduction (5 boards 24"x36") - For Public Outreach Meeting      |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | City of Phoenix Archeology Office Data Fees - For Env (Cultural Resources) |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              | \$240        |              | \$240.00                   |
|                                                                                                           | Hazardous Materials EDR Database Report - For Env (Hazardous Materials)    |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              | \$500        |              | \$500.00                   |
|                                                                                                           | TASK SERIES 700 FEE                                                        |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              | \$220        |              | \$220.00                   |
|                                                                                                           |                                                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              | \$960.00     |              |                            |
|                                                                                                           |                                                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              |                            |
|                                                                                                           | TOTAL NOT TO EXCEED FEE                                                    |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              | \$195,000.00               |
|                                                                                                           |                                                                            |                        |                           |                                     |                                 |                               |                       |                               |                                  |                           |                                                      |              |              |              | \$195,000.00               |

ATTACHMENT B

Letters of Support



## City of Phoenix

OFFICE OF THE CITY COUNCIL

KEVIN ROBINSON  
COUNCILMAN  
DISTRICT 6

602-262-7491  
council.district.6@phoenix.gov

June 15, 2026

Ms. Jessica LaPota  
Grants Coordinator  
Arizona State Historic Preservation Office  
1110 West Washington Street, #100  
Phoenix, AZ 85007

**Subject: Letter of Support for the City of Phoenix CLG Historic Preservation Fund Grant Application**

Dear Ms. LaPota,

I am writing on behalf of Phoenix City Council District 6 to express our support for the City of Phoenix Historic Preservation Office's application for the Certified Local Government (CLG) Historic Preservation Fund Pass Through Grant. We endorse the city's request for funding to develop a comprehensive historic preservation planning document for the North Central Avenue Streetscape Historic District.

The North Central Avenue Streetscape holds a singular place in our city's identity, standing as the only historically designated streetscape in the City of Phoenix. This resource is uniquely significant, reflecting pioneering achievements in community planning, development, and engineering. At the heart of this district is the beloved Murphy Bridle Path, a historic asset utilized daily by residents, schools, recreational groups, and visitors alike. Preserving this trail is not just a nod to our past, it is an absolute community priority for the neighborhoods of North Central Phoenix.

Historic preservation is most effective when varied groups and organizations come together to advance a common goal. This grant project represents a vital opportunity to strengthen the enduring partnership between the North Central neighborhood and the City of Phoenix. Furthermore, this project holds immense geographic importance for our city's preservation equity. Council District 6 currently features fewer historically designated resources than some of the other districts in Phoenix.

Ultimately, the resulting historic preservation planning document will serve as an invaluable tool to educate citizens about this unique resource, fostering a deeper public appreciation for the importance of its ongoing rehabilitation and maintenance.

We respectfully request that the State Historic Preservation Office fund this timely and highly impactful project. Thank you for your time, consideration, and continued dedication to preserving Arizona's diverse cultural heritage.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Robinson". The signature is fluid and cursive, with a large, sweeping "K" and a long, horizontal stroke at the end.

Kevin Robinson  
Phoenix City Council  
Council District Office 6



# North Central Phoenix

## HOMEOWNERS ASSOCIATION

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June 10, 2026

Ms. Jessica LaPota  
Grants Coordinator  
Arizona State Historic Preservation Office  
1110 West Washington Street, #100  
Phoenix, AZ 85007

**Subject: Letter of Support for the City of Phoenix CLG Historic Preservation Fund Grant Application**

Dear Ms. LaPota,

On behalf of the North Central Phoenix Homeowners Association (NCPHA), I am writing to express our strong support for the City of Phoenix Historic Preservation Office's application for a Certified Local Government (CLG) Historic Preservation Fund Pass-Through Grant. Our organization wholeheartedly endorses the City's request for funding to prepare a comprehensive historic preservation planning document for the North Central Avenue Streetscape Historic District, with a particular focus on assessing the condition and preservation needs of the historic Murphy Bridle Path.

The North Central Avenue Streetscape Historic District is an integral part of our community's identity and remains the only historically designated streetscape in the City of Phoenix. The district represents significant achievements in community planning, transportation, landscape design, and engineering, while serving as a tangible link to Phoenix's agricultural and residential development.

At the heart of this historic district lies the beloved Murphy Bridle Path, established by pioneer developer William J. Murphy in 1895. In 1897, Murphy planted rows of Arizona Ash and olive trees that continue to provide shade and character to this treasured pathway. Today, the Bridle Path is used daily by residents, students, recreational groups, and visitors who enjoy its unique beauty and historic significance. It is a point of pride for our city. Preserving this remarkable resource has long been a priority for neighborhoods throughout North Central Phoenix.

As the Bridle Path approaches its 131st year, portions of the historic trail and its associated features are showing signs of age and wear. A comprehensive assessment is needed to document existing conditions, identify preservation challenges, and develop recommendations for rehabilitation, maintenance, and long-term stewardship. This grant will provide the resources necessary to better understand the needs of this historic asset and establish a thoughtful preservation strategy that respects its historic character while ensuring its continued use and enjoyment.

Effective historic preservation depends upon collaboration among residents, neighborhood organizations, preservation advocates, and municipal partners. This grant presents a valuable opportunity to strengthen the partnership between our community and the City of Phoenix while creating a roadmap for future preservation efforts.

The resulting planning document will serve as an essential educational and preservation tool. It will help guide future decision-making regarding repairs, rehabilitation, maintenance, and preservation priorities for the Murphy Bridle Path and the surrounding historic streetscape. Equally important, it will increase public awareness of Phoenix's historic resources and encourage broader community engagement in preservation efforts.

We respectfully urge the State Historic Preservation Office to fund this meaningful and timely project. Historic resources such as the North Central Avenue Streetscape and Murphy Bridle Path are irreplaceable assets. As Phoenix continues to grow and evolve, these places provide an important connection to our shared history and contribute significantly to the character and quality of life of our city. By supporting this assessment and preservation planning effort, you will help ensure that this unique historic landscape can be responsibly maintained and protected for generations to come.

Thank you for your consideration and for your continued commitment to preserving Arizona's rich and diverse cultural heritage.

Sincerely,

*Mary L. Crozier*

Mary L. Crozier  
President Emeritus  
North Central Phoenix Homeowners Association



June 10, 2026

Ms Jessica LaPota  
Grants Coordinator  
Arizona State Historic Preservation Office  
1110 W. Washington St., #100  
Phoenix, AZ 85007

SUBJECT: Support for the Phoenix CLG Historic Preservation Fund Grant Application to Create a Plan for the Murphy Bridle Path

Dear Ms LaPota,

On May 13, 2026 the Murphy Trail Estates Neighborhood Association (MTENA), which includes the Murphy Bridle Path between Bethany Home Road and Maryland Avenue on our western border, voted to support the city of Phoenix's application for a grant to create a plan for managing the Murphy Bridle Path. Our neighborhood encompasses the half mile square to the east of the Bridle Path and extends to 7<sup>th</sup> Street. We are located within the boundaries of the North Central Phoenix Homeowners' Association (NCPHA), which runs from Missouri Avenue to Northern Avenue, from 7<sup>th</sup> Avenue to 7<sup>th</sup> Street (and includes two miles of the Bridle Path). NCPHA takes the lead in matters to do with the Bridle Path and they have sent a separate letter in support of this grant.

This iconic path, after which we named our neighborhood association in 2004, is a Phoenix landmark, a tourist destination, and is listed as a local Point of Pride. It defines the character of North Central and unites the neighborhood's history, the historic homes, and Central Avenue's (and Phoenix's) agricultural and rural past in a popular and frequently used recreational path. The Murphy Bridle Path and its trees that provide glorious shade from the intensity of Phoenix's sun retain their character after more than a hundred years because of the Path's historic designation, the cooperation between several departments within the City of Phoenix, the engagement of homeowners and churches along the path, and the attention and support of neighbors led by NCPHA.

Management of the Bridle Path is complex not only because of the many agencies, organizations, and individuals involved in its management, but also because it is a city right-of-way that provides multi-use recreation opportunities, is part of a historic district, is adjacent to a busy street, and incorporates mature and replacement trees along an unpaved pathway that is subject to erosion. Its year-round use and popularity provide opportunities for public education about Phoenix's history as well as challenges for maintenance.

The historic Murphy Bridle Path would greatly benefit from having a plan that could be used to address these complexities. For this reason, we strongly support funding this grant which will make a tremendous difference in the future of this landmark.

In appreciation,

Jackie Rich  
President  
Murphy Trail Estates Neighborhood Association



**Approval of a Phil Gordon Threatened Building Grant - 330 N 18th Avenue - Oakland Historic District (Ordinance S-53240) - District 7**

This report requests the City Manager, or his designee, to enter into the necessary agreements and conveyances with Oakfield Financial LLC related to a Phil Gordon Threatened Building grant of up to \$84,600 to assist with the rehabilitation of the historic house located at 330 N 18th Avenue. Further request for the City Controller to disburse all funds related to this item.

**Summary**

Located in the Oakland Historic District, the single-story bungalow was constructed in 1925 and is classified as a contributing resource to the district. The home was severely damaged by fire in 2021 which destroyed the interior and a significant portion of the roof structure. The former property owner applied for and was denied demolition approval in 2024. The property was acquired by the current owner in August of 2025. Oakfield Financial LLC has rehabilitated a number of homes in the Oakland Historic District and is a previous awardee of city historic preservation rehabilitation grants.

On June 22, 2026, the owner's representative, Tom Havey, submitted a Threatened Building grant application. The itemized budget in the application specifies \$86,400 in eligible expenses, which includes selective demolition, installing roof trusses, roof decking and shingles, masonry repair and tuck pointing, installing replacement windows, and reconstructing the front porch.

The cost of the entire rehabilitation project is estimated at \$259,600.

Staff recommends allocating the use of \$84,600 in available Phil Gordon Threatened Building grant funds for this project.

If approved, the grant funds will be disbursed to the applicant on a reimbursement basis as work is completed and expenses verified.

**Financial Impact**

The requested amount is \$84,600 which is available in 2023 General Obligation Bond Program - Historic Preservation. In exchange for the grant funds, the City will receive a 25-year conservation easement. The easement will require the property be preserved, insured, and maintained in good repair once rehabilitation is completed.

**Concurrence**

The Historic Preservation Commission recommended approval of this item on August 17, 2026, by a 8-0 vote.

**Location**

330 N 18th Avenue  
Council District: 7

**Responsible Department**

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



**Approval of a Phil Gordon Threatened Building Grant - Leopoldo & Isabel Dominguez House, 927 North 8th Street (Ordinance S-53239) - District 8**

This report requests the City manager, or his designee, to enter into the necessary agreements and conveyances with Ran Holdings LLP related to a Phil Gordon Threatened Building grant of up to \$250,000 to assist with the rehabilitation of the Leopoldo & Isabel Dominguez House at 927 North 8th Street in the Garfield Historic District. Further request for the City Controller to disburse all funds related to this item.

**Summary**

The subject property is a single-story Craftsman-style brick bungalow constructed ca. 1913. Beginning in 1915, the house was occupied by Leopoldo Dominguez, a salesman at the Popular Dry Goods Company, and his wife Isabel. The Dominguez family continued to live in the home into the 1940s. Following World War II, the home was converted to a duplex.

In 2005, the property received HP zoning and was included in the Garfield Historic District. In 2022, the house suffered a fire resulting in significant damage. A demolition application was filed in October 2022, which was denied by the HP Office under the premise that the brick walls were still salvageable and the house was still a contributor to the historic district. By 2024, the property was owned by the current owner, Ran Holdings LLP, which initially considered demolishing the house. However, after discussion with HP staff, who encouraged the owner to apply for a threatened building grant, Ran Holdings LLP decided to pursue preservation, with the intention of building new housing at the rear at a later date.

On May 19, 2026, Sam Garcia submitted an initial grant application on behalf of the property owner. After review by HP staff, additional items and revisions were submitted on August 7 and August 10, 2026 completing the application. The itemized budget in the application specifies \$357,240 in eligible expenses, which include masonry cleaning and repair, window repair and replacement, roof repair, foundation repair, painting, and other items. Architectural and engineering expenses are also included.

The project also includes \$143,000 in ineligible work items, resulting in a total project cost of \$500,240.

Staff recommends allocating the use of \$250,000 in available Phil Gordon Threatened Building grant funds for this project.

If approved, the grant funds will be disbursed to the applicant on a reimbursement basis as work is completed and expenses verified.

**Financial Impact**

The requested amount is \$250,000. In exchange for the grant funds, the City will receive a 30-year conservation easement. The easement will require the property be preserved, insured, and maintained in good repair once rehabilitation is completed.

**Concurrence**

The Historic Preservation Commission recommended approval of this item on August 17, 2026, by a 8-0 vote.

**Location**

927 N 8th Street  
Council District: 8

**Responsible Department**

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



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Agenda Date: 10/7/2026, Item No. 77

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**Amend City Code - Ordinance Adoption - Rezoning Application Z-80-26-2 - Southwest Corner of 28th Street and Rose Garden Lane (Ordinance G-7550) - District 2**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-80-26-2, and rezone the site from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) to allow industrial.

**Summary**

Current Zoning: RE-35

Proposed Zoning: A-1

Acreage: 5.02

Proposal: Industrial

Owner: Garden For Roy, LLC

Applicant/Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on August 3, 2026, and recommended approval, per staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this item on September 3, 2026, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 9-0.

**Location**

Southwest corner of 28th Street and Rose Garden Lane

Council District: 2

Parcel Address: 20970 N. 28th Street; and 2775 and 2785 E. Rose Garden Lane

**Responsible Department**

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

## **ATTACHMENT A**

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

### **ORDINANCE G-**

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-80-26-2) FROM RE-35 (SINGLE-FAMILY RESIDENCE DISTRICT) TO A-1 (LIGHT INDUSTRIAL DISTRICT).

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

SECTION 1. The zoning of a 5.02-acre site located at the southwest corner of 28th Street and Rose Garden Lane in a portion of Section 23, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "RE-35" (Single-Family Residence District) to "A-1" (Light Industrial District).

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

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

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

Phoenix Zoning Ordinance:

1. A minimum 25-foot landscape setback shall be provided along Rose Garden Lane and a minimum 10-foot landscape setback shall be provided along 28th Street, as approved by the Planning and Development Department.
2. Landscape areas shall be planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree, and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. One outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. Each required resting area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
7. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.

8. A minimum of 10% of the required fleet truck parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
9. A minimum of 6 bicycle parking spaces shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near building entries and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artist racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. 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.
11. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated April 9, 2026.
12. A minimum 5-foot-wide detached sidewalk, separated by a minimum 8-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Rose Garden Lane and shall comply with the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of sidewalk to achieve a minimum of 75% shade.
  - b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

13. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area along the west side of 28th Street, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of sidewalk.

- b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 14. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- 15. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- 16. All streets within and adjacent to the development shall be constructed 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.
- 17. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- 18. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- 19. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
- 20. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- 21. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC) [or State equivalent code].

22. 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.
23. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 7th day of October, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

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Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-80-26-2

LOT 11, MOHAWK PARK, BOOK 58 OF MAPS, PAGE 48, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 23, BEING A FOUND IRON BAR & ILLEGIBLE CAP, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 23, BEING A 3/4" IRON BAR, BEARS SOUTH 00°20'00" EAST A DISTANCE OF 1324.96 FEET.

THENCE SOUTH 00°20'00" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 39.75 FEET;

THENCE SOUTH 89°40'00" WEST, A DISTANCE OF 40.00 FEET TO A FOUND REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°20'00" EAST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 622.49 FEET TO A FOUND REBAR & CAP RLS 14145 MARKING THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 89°59'54" WEST, ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 290.02 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 00°19'55" WEST, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 622.58 FEET, TO A FOUND REBAR & CAP RLS 34399 MARKING THE NORTHWEST CORNER OF SAID LOT 11;

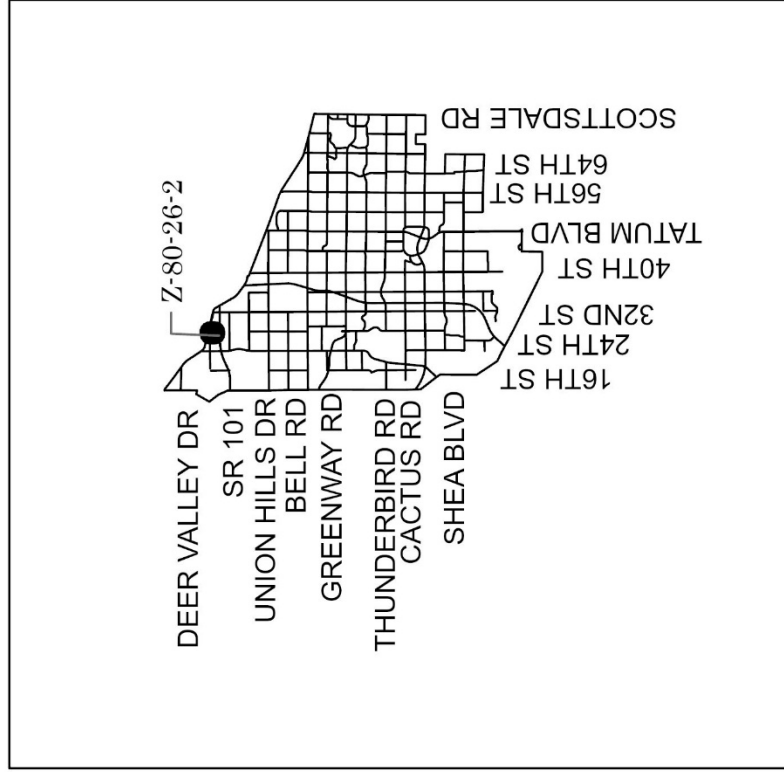
THENCE SOUTH 89°58'43" EAST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 290.01 FEET TO THE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-80-26-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 9/4/2026

\\nove\pdt\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ord\Maps\2026 ORD\10-7-2026\10-7-2026.aprx



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Agenda Date: 10/7/2026, Item No. 78

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**Formal Action - PCD Major Amendment - Rezoning Application Z-104-L-75-3 - Southeast Corner of Interstate 17 and Grandview Road - District 3**

Request to approve Rezoning Application Z-104-L-75-3 to rezone the site from C-2 PCD (Intermediate Commercial District, Planned Community District) to CP/BP PCD (Commerce Park District/Business Park Option, Planned Community District) for a Major Amendment to the Northgate PCD to allow office and warehousing.

**Summary**

Current Zoning: C-2 PCD

Proposed Zoning: CP/BP PCD

Acreage: 15.16

Proposed Use: Office and warehousing

Owner: Arizona State Land Department c/o Jim Perry

Applicant: Jason Thorburg and Jeff Jenkins, WareSpace

Representative: Shane Ross, Tiffany & Boscoe, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this item on May 4, 2026, and recommended approval, per the staff recommendation, with a modification and direction, by a vote of 13-0.

PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Staff Memo dated June 2, 2026, by a vote of 7-0.

**Location**

Southeast corner of Interstate 17 and Grandview Road

Council District: 3

Parcel Address: 2625 W. Grandview Road and 2602 W. Paradise Lane

**Responsible Department**

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

**ATTACHMENT A**  
**Northgate Planned Community District**

Z-104-L-75-3

Planning Commission Approved Stipulations from June 4, 2026:

1. The developer shall update and comply with all applicable master development plans prior to the issuance of the preliminary site plan approval, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. The existing trees located along Paradise Lane may be used to meet this requirement.
3. A minimum of 25% of the required surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.
4. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front of the offices and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one 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. Vehicular ingress and egress shall be prohibited on Paradise Lane.
9. Landscaping within the Grandview Road and Paradise Lane rights-of-way shall be replenished in accordance with the CP/BP zoning district landscape standards for planting type, size, and quantity, as approved by the Planning and Development Department.

10. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
11. All streets within and adjacent to the development shall be constructed 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.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
14. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits:

A – Legal Description (1 Page)

B – PCD Major Amendment Map (1 Page)

## EXHIBIT A

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

A parcel of land, being part of a subdivision of Phoenix Northgate, according to Book 317, Page 20, records of Maricopa County, lying in Section 1, Township 3 North, Range 2 East, of the Gila and Salt River Base & Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Phoenix Northgate Subdivision, as recorded in Book 317 of Maps, Page 20, records of Maricopa County, Arizona, said point also being the Easterly right-of-way line to Interstate Highway I-17;

Thence, North 03-46'38" East, (measured), North 03-45'56" East (recorded), a distance of 30.13 feet (measured) to True Point of Beginning, said point being the North right-of-way line of Paradise Lane;

Thence, North 88-32'35" East (measured and recorded), along said line, a distance of 1,069.97 feet (measured), 1,069.80 feet (recorded);

Thence, North 03-19'56" West (measured), North 03-18'44" West (recorded), a distance of 447.34 feet (measured), 447.85 (recorded), to a point on a non-tangent curve concave Northeasterly, having a 633.58 foot radius bearing North 17-23'38" East;

Thence, Northwesterly, along said curve, though a central angle of 02-21'14" (measured), 02-22'13" (recorded), a distance of 26.03 feet (measured), 26.21 feet (recorded);

Thence, North 70-15'08" West (measured), North 70-14'31" West (recorded), a distance of 238.25 feet (measured), 238.23 feet (recorded), to the beginning of a non-tangent curve concave Southwesterly, having a radius of 566.27 feet (measured), 566.42 feet (recorded), bearing South 19-43'07" West;

Thence, Westerly, along said curve, through a central angle of 18-54'37" (measured), 18-54'30" (recorded), a distance of 186.90 (measured), 186.93 feet (recorded);

Thence, North 89-09'30" West (measured), North 89-09'01" West (recorded), a distance of 544.81 feet (measured), 544.71 feet (recorded), to the beginning of a tangent curve concave Southeasterly, having a radius of 37.00 feet;

Thence, Southwesterly, along said curve, through a central angle of 48-20'25" (measured), 46-08'05" (recorded), a distance of 31.22 feet (measured), 29.88 feet (recorded), to a point on the Easterly right-of-way line of said Interstate Highway I-17;

Thence, South 03-46'38" West (measured), South 03-45'56" West (recorded), along said right-of-way line, a distance of 593.02 feet (measured), to the True Point of Beginning.

## EXHIBIT B

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





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Agenda Date: 10/7/2026, Item No. 79

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**Amend City Code - Ordinance Adoption - Rezoning Application PHO-6-26--Z-47-19-7 - Approximately 800 Feet South of the Southwest Corner of 59th Avenue and Baseline Road (Ordinance G-7551) - District 7**

Request to authorize the City Manager, or the City Manager's 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 September 16, 2026.

**Summary**

Application: PHO-6-26--Z-47-19-7

Existing Zoning: C-2 HGT/WVR

Acreage: 19.58

Owner: David Koval, Laveen Baseline, LLC / Michael McCauley, Harkins Laveen, LLC  
Applicant/Representative: Wendy Riddell, Berry Riddell LLC

**Proposal:**

1. Modification of Stipulation 13 regarding Proposition 207 Waiver (PHO-4-21--Z-47-19).
2. Modification of Stipulation 13 (Z-47-19) and Stipulation 14 (PHO-4-21--Z-47-19) regarding general conformance to the site plan date stamped October 23, 2019.
3. Modification of Stipulation 17 (Z-47-19) and Stipulation 18 (PHO-4-21--Z-47-19) regarding pedestrian pathways.
4. Modification of Stipulation 24 (Z-47-19) and Stipulation 25 (PHO-4-21--Z-47-19) regarding pedestrian pathways.
5. Modification of Stipulation 26 regarding architectural features (PHO-4-21--Z-47-19).
6. Modification of Stipulation 29 (Z-47-19) and Stipulation 31 (PHO-4-21--Z-47-19) regarding amenity space.

VPC Action: The Laveen Village Planning Committee heard this request on September 14, 2026 and recommended approval by a vote of 11-0.

PHO Action: The Planning Hearing Officer recommended approval with modifications.

**Location**

Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline

Road

Council District: 7

Parcel Address: 7900 S. 59th Avenue

**Responsible Department**

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

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS  
APPLICABLE TO REZONING APPLICATION Z-47-19-7  
PREVIOUSLY APPROVED BY ORDINANCE G-6659 AND  
REZONING APPLICATION PHO-4-21--Z-47-19  
PREVIOUSLY APPROVED BY ORDINANCE G-6963

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

SECTION 1. The zoning stipulations applicable to the site located at the  
approximately approximately 800 feet south of the southwest corner of 59th Avenue  
and Baseline Road in a portion of Section 6, Township 1 South, Range 2 East, as  
described more specifically in Exhibit A and depicted in Exhibit B, are hereby  
modified to read as set forth below.

#### STIPULATIONS:

| <b>Overall Site</b> |                                                                                                                                                                                                                                                                         |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                  | The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.                                                   |
| 2.                  | All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot-high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department. |
| 3.                  | All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of                                                                                                                |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department. |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 4. | The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                       |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 5. | The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.               |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 6. | The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot-wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.                                                                                                                                                                                                                |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 7. | Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 8. | All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
| 9. | The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                             |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
|    | A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258. |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
|    | B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Three bus stop pads shall be located along Southbound 59th Avenue.                                                                                                          |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                             |

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.           | 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.                                                                                                                                                                                    |
| 11.           | 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.                                                                                                                                                                          |
| 12.           | 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.                                                                                                                                                                                          |
| 13.           | Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.                                                                                                                                                                                                                           |
| <b>Site A</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 14.           | The development shall be in general conformance with the site plan date stamped September 8, 2026, as modified by the following stipulations and approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                           |
| 15.           | The maximum building height shall be limited to 56 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 16.           | There shall be a 150-foot stepback provided from 59th Avenue for buildings over 30 feet in height.                                                                                                                                                                                                                                                                                                                                                                                              |
| 17.           | A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.                                                                                                                                                                         |
| 18.           | One pedestrian pathway that is a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot-wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department. |
| 19.           | A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the                                                                                                                                                                                                                                                                                                                                          |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                                                                                          |
| 20.                                      | The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.                                 |
| 21.                                      | The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.                                                                                                                                                                                      |
| 22.                                      | The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                            |
| <b><u>Site B (Retail/Restaurant)</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 23.                                      | The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.                                                                                                                                                                                                                                                                                                                                                   |
| 24.                                      | There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.                                                                                                                                                                                                                                                                                                                                                                                 |
| 25.                                      | The site plan and elevations shall incorporate the following items:                                                                                                                                                                                                                                                                                                                                                                                                               |
| A.                                       | A minimum of one pedestrian pathway that is a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot-wide landscape areas and/or an architectural shading element. |
| B.                                       | A minimum of one clearly defined pedestrian connection shall be provided to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (open space, benches, tables, etc.) provided within close proximity of the trail.                                                                                                                                                                                                                   |
| 26.                                      | The site plan and elevations shall incorporate the following items:                                                                                                                                                                                                                                                                                                                                                                                                               |
| A.                                       | Arcades and/or overhangs shall be incorporated into the buildings to promote shade.                                                                                                                                                                                                                                                                                                                                                                                               |

|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | B. | All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.                                                                                                                                                                                           |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | C. | Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.                                        |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 27. |    | Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.                                                                                                                        |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 28. |    | Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                       |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 29. |    | A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.                                                                                                                                                                     |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 30. |    | A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.                                                                                                                                        |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 31. |    | A minimum of 30 percent of the linear frontage of buildings over 5,000 square feet, that have main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department. |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | A. | A minimum of 100 SF of amenity space shall be provided for each 1,000 SF of building area or portion thereof, for buildings up to 5,000 SF in size, that have public entries oriented towards parking area. One pedestrian scale amenity (benches, tables, etc.) shall be provided within the amenity space.                                                                                                           |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 32. |    | The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement                                                                                                              |

|                                    |                                                                                                                                                                                                                                                                                                                                                                      |
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|                                    | transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.                                                                                                                                                                                                                                  |
| 33.                                | The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.                                                                                                                                                          |
| 34.                                | The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.                                                                                                                                                                               |
| <b><u>Site C (Multifamily)</u></b> |                                                                                                                                                                                                                                                                                                                                                                      |
| 35.                                | The site plan, landscape plan showing pedestrian circulation, and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following: |
| A.                                 | Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:                                                                                                                                                                                                                  |
| B.                                 | A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.                                                                                                                                                                   |
| C.                                 | Arcades and overhangs shall be incorporated into the buildings to promote shade.                                                                                                                                                                                                                                                                                     |
| D.                                 | All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.                                                                                 |
| E.                                 | Ensuring architectural style is consistent with prior phases of the project and development in the area.                                                                                                                                                                                                                                                             |
| 36.                                | There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.                                                                                                                                                                                                                               |
| 37.                                | A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.                                                                                                                 |
| 38.                                | The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full                                                                                                                                                                                                    |

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|                                                                              | extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.                                                                                                                                              |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
| 39.                                                                          | The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.                                                                                                                                                            |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
| 40.                                                                          | The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department. |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
| <b><u>Site D (Commerce Park/General Commerce Park North of the LACC)</u></b> |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
| 41.                                                                          | The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:         |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              | A.                                                                                                                                                                                                                                                                                                                                                                          | Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:                                                                           |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             | (i)                                                                                                                                                                                                                          | A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.                                                                                                                            |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             | (ii)                                                                                                                                                                                                                         | There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each. |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              | B.                                                                                                                                                                                                                                                                                                                                                                          | Arcades and overhangs shall be incorporated into the buildings to promote shade.                                                                                                                                             |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              | C.                                                                                                                                                                                                                                                                                                                                                                          | All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet. |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
|                                                                              | D.                                                                                                                                                                                                                                                                                                                                                                          | Ensuring architectural style is consistent with prior phases of the project and development in the area.                                                                                                                     |                                                                                                                                                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |
| 42.                                                                          | There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.                                                                                                                                      |                                                                                                                                                                                                                              |                                                                                                                                                                                                           |

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| 43. | The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                                                     |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 44. | A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.                                                                                                                                                                                               |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 45. | A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.                                                                                                                                                                 |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 46. | A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.                                                           |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 47. | The developer shall protect in place the shared-use path and 20-foot-wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.                                                                                                                                                                                                                     |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 48. | The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department. |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 49. | A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.                                                                                                                                                                  |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 50. | The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                     |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 51. | The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.                                                                                                                                                                                 |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 52. | The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as                                                                                                                                                                                                                                                                                     |

|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
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|                                                                              | approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.                                                                                                                                                                      |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| 53.                                                                          | The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved by the Planning and Development Department.                                                                                                                                                                           |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| <b><u>Site E (Commerce Park/General Commerce Park South of the LACC)</u></b> |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| 54.                                                                          | The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following: |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | A.                                                                                                                                                                                                                                                                                                                                                                  | Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:                                                                           |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | (i)                                                                                                                                                                                                                                                                                                                                                                 | A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.                                                                                                                                               |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | (ii)                                                                                                                                                                                                                                                                                                                                                                | There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.                    |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | B.                                                                                                                                                                                                                                                                                                                                                                  | Arcades and overhangs shall be incorporated into the buildings to promote shade.                                                                                                                                             |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | C.                                                                                                                                                                                                                                                                                                                                                                  | All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet. |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|                                                                              | D.                                                                                                                                                                                                                                                                                                                                                                  | Ensuring architectural style is consistent with prior phases of the project and development in the area.                                                                                                                     |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| 55.                                                                          | There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.                                                                                                                              |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| 56.                                                                          | The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.                                                                                                                                                                                                                        |                                                                                                                                                                                                                              |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |

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| 57. | A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.                                                                                                                                                                                                                |
| 58. | A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.                                                                                                                                                                                  |
| 59. | A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.                                                                            |
| 60. | The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.                      |
| 61. | The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.                                                                                                                                                                                                                                                                            |
| 62. | The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department. |

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6659 and Ordinance G-6963, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6659 and Ordinance G-6963 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 7th day of October 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

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

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

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-6-26--Z-47-19-7

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

Site B

COMMITMENT NUMBER: NCS-1289632-PHX1

**Laveen Baseline, LLC – APN# 300-02-931**

Lot 1, of LAVEEN PARK PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1679 of Maps, Page 23.

Site A

COMMITMENT NUMBER: AZ253380

**Harkins Laveen, LLC – APN# 300-02-927A**

PARCEL NO. 1:

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 FORM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 00 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 1581.70 FEET;  
THENCE SOUTH 85 DEGREES 58 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 17.82 FEET TO A POINT OF CURVE TO THE LEFT;  
THENCE EASTERLY ALONG SAID CURVE AND SAID NORTH LINE, HAVING A RADIUS OF 2, 600.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 24 MINUTES 24 SECONDS, A DISTANCE OF 699.13 FEET;  
THENCE SOUTH 00 DEGREES 00MINUTES 00 SECONDS EAST, A DISTANCE OF 577.04 FEET;  
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 705.53 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;  
THENCE NORTH 00 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 533.57 FEET TO THE POINT OF BEGINNING.

## EXHIBIT B

Zoning Case Number: PHO-6-26--Z-47-19-7  
Zoning Overlay: N/A  
Planning Village: Laveen

