



CITY OF TOLLESON

9055 W. Van Buren St., Tolleson, AZ 85353 • (623) 936-7111 • TTY users, dial 711 for Relay • www.tolleson.az.gov

**TOLLESON CITY COUNCIL MEETING AGENDA
TOLLESON CIVIC CENTER
9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353
ZOOM WEBINAR ID: 840 6967 9194
TUESDAY, MAY 27, 2025
6:00 PM**

Doors open to Council Chambers at 5:45 PM for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into Council Chambers when the Council returns from executive session.

Members of the public may also participate in the meeting via [Zoom Webinar](https://us02web.zoom.us/j/84069679194) (<https://us02web.zoom.us/j/84069679194>) with a computer or cell phone.

- A. CALL TO ORDER**
- B. INVOCATION/PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. FINAL CALL TO SUBMIT SPEAKER REQUESTS**

All citizens and interested parties wishing to speak before the Council regarding non-agenda items or during a public hearing shall fully complete a Speaker Request Form and submit the form(s) to the City Clerk prior to the meeting being convened. Citizens must complete one form for each item they want to address. Speaker Request Forms are located at the entrance of the Council Chambers. For Zoom participants, click the chat button, and enter your name and the item you would like to address. Submissions should be made no later than the Mayor announcing the "Final Call to Submit Speaker Requests". All speakers will be limited to 3 minutes unless otherwise noted by the Mayor. Speakers are not required to disclose their identities or personal information. You may also submit an online speaker request form at <https://www.tolleson.az.gov/speakerrequest> at least one hour prior to the meeting.

- E. CALL TO THE PUBLIC (NON-AGENDA ITEMS)**

This is the time for the public to comment on non-agenda items. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01.H, action taken as a result of public comment will be limited to (1) responding to criticism; (2) directing staff to review the matter; or (3) asking that a matter be put on a future agenda.



F. SCHEDULED PUBLIC APPEARANCES AND PROCLAMATIONS – FOR DISCUSSION

1. Introduction of New Employees:
Development Services Department – William Kellens, Engineering Specialist (GIS)
Library Department – Veronica Walker, Library Assistant
Police Department – Brianna Beltran, Public Safety Dispatcher
Employee Recognition:
City Clerk Department – Citlaly Salas, Deputy City Clerk: Certified Municipal Clerk Designation (CMC) from International Institute of Municipal Clerks (IIMC)

G. BUSINESS FROM THE FLOOR – PUBLIC HEARINGS AND ACTION ITEMS

1. Public Hearing – Soliciting comments from interested parties in reference to Site Plan Application #25030001 as submitted by Erica Castro with Rick Engineering Company, on behalf of property owner, Virtua 91st LLC, for the proposed new construction of a four-story Echo Suites Extended Stay hotel to be located at southeast corner of 91st Avenue and McDowell Road, Tolleson, Arizona, 85353. The proposed development site, APN 102-47-076, comprises approximately 160,280 square feet and is currently zoned Planned Area Development (PAD). (Echo Suites Extended Stay Tolleson)

Council Action: Approve/Deny Site Plan Application #25030001. (Twelve recommended stipulations – Development Services Department)

H. CONSENT AGENDA – ACTION ITEMS

Items on the Consent Agenda are of a routine nature and are intended to be acted upon in one motion. Council Members may pull items from Consent if they would like them considered separately.

1. Approve Regular City Council Meeting Minutes of May 13, 2025. (City Clerk Department)
2. Approve Claims and Bills Report for the period of May 7, 2025 to May 20, 2025. (Finance Department)
3. Approve the Cooperative Purchasing Agreement between the City of Tolleson and Rush Truck Centers of Arizona, Inc., dba Rush Truck Centers, Phoenix, for medium and heavy-duty fleet vehicles, and authorize the City Manager to execute and deliver said Agreement. The City shall pay the Contractor an annual aggregate amount not to exceed \$300,000 for the vehicles. This Agreement shall remain in full force and effect until May 29, 2027 and may be renewed for two one-year terms. (Utilities Department)
4. Approve the Cooperative Purchasing Agreement between the City of Tolleson and Water Works Engineers, LLC, for on-call water resources engineer services, and authorize the City Manager to execute and deliver said Agreement. The City shall pay

the Consultant an annual aggregate amount not to exceed \$400,000 for the services. This Agreement shall remain in full force and effect until May 21, 2026 and shall automatically extend for any additional period for which the Cooperative Contract is extended. (Utilities Department)

5. Approve Second Amendment to the Cooperative Purchasing Agreement between the City of Tolleson and San Tan Auto Partners, LLC for the purchase of vehicles, and authorize the City Manager to execute and deliver said Agreement. The City desires to amend the existing Agreement to increase the annual aggregate amount from \$200,000 to \$500,000 for additional equipment and to retroactively extend the term of the Agreement from March 16, 2025 to March 16, 2026. (Police Department)

I. REGULAR AGENDA – ACTION ITEMS

1. Adopt/Deny Ordinance No. 621 N.S. of the Mayor and Council of the City of Tolleson, Arizona, amending the Tolleson City Code, Chapter 5, Article 5-10, by amending Section 5-10-4, Violations; Penalties, and adding a new Section 5-10-5, Residential Rental Cooling and Heating, pertaining to minimum cooling and heating standards of residential rentals; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties. (Development Services Department)
2. Authorize the City Manager to enter into and execute the Construction Manager at Risk (CM@R) Agreement between the City of Tolleson and Chasse Building Team, Inc., for Phase I and Phase II in the amount of \$3,225,511 for pre-construction services and procurement of long lead items related to the Tolleson Aquatics Center project. Phase I includes pre-construction services and the preparation and submission of the Guaranteed Maximum Price (GMP). Phase II includes the procurement of long lead items, as outlined in the updated scope of work and fee schedule. (Development Services Department)

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

K. MAYOR AND CITY MANAGER’S REPORT OF CURRENT EVENTS – FOR DISCUSSION

L. CONVENE INTO EXECUTIVE SESSION

1. Motion to go into executive session.
2. Convene into an executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4) to receive legal advice and to discuss and consult with the City Attorney regarding an Intergovernmental Agreement that is the subject of negotiations with another public agency.

M. RECONVENE INTO PUBLIC MEETING

N. ADJOURNMENT

1. Attachments: Monthly Reports

Fire Department – April

Police Department – April

Pursuant to A.R.S. § 38-431.01 and A.R.S. § 38-431.02, notice is hereby given to the members of the Tolleson City Council and to the general public that the Council of the City of Tolleson will hold a meeting open to the public. Council Members of the City of Tolleson will attend by telephone/video conference call.

Note: The City Council of the City of Tolleson, by a duly passed motion, may vote in public session to adjourn to executive session on any agenda item in conformation with A.R.S. § 38.431.03 for legal advice from the City Attorney.

Zoom's live transcription feature can provide automatic captioning by clicking on the Closed Caption (CC) button during the meeting.

THE CITY OF TOLLESON ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. With at least two business days advance notice, accommodations can be provided at this meeting for individuals with vision, hearing and/or speech disabilities, including a transcriber, large print, an interpreter, an assistive listening device, etc. Please call the City Clerk at (623) 936-7111, or TTY users may dial 711 for Arizona Relay Service (AZRS), to request an accommodation to participate in this public meeting. The City will try its best to accommodate any last minute requests.

LA CIUDAD DE TOLLESON SE ESFUERZA PARA HACER TODAS LAS REUNIONES PÚBLICAS ACCESIBLE PARA INDIVIDUOS CON DISCAPACIDADES. Con al menos dos días laborables de previo aviso, se pueden proporcionar adaptaciones en esta reunión para personas con discapacidades visuales, auditivas o del habla, incluido un transcriptor, letra grande, un intérprete, un dispositivo de asistencia auditiva, etc. Llame a la Secretaría Municipal al (623) 936-7111, o los usuarios de TTY pueden marcar 711 para el Servicio de Retransmisión de Arizona (AZRS), para solicitar un alojamiento para participar en esta reunión pública. La Ciudad hará todo lo posible para satisfacer cualquier solicitud de último minuto.

Prerequisites for attending Zoom Webinars (one required):

1. Zoom Desktop Client: Navigate to the [Zoom website \(https://zoom.us/\)](https://zoom.us/) in your internet browser. At the top-right of the page, click Resources and then click Download Center. Under Zoom Desktop Client, click the Download button.
 - a. Open the Zoom desktop client and sign in
 - b. Click the Home tab and then Join
 - c. Enter Meeting ID: 840 6967 9194 and enter your full name

- d. Connect audio and/or video and select Join
- 2. Zoom Mobile App with Cell Phone or Tablet: Download the Zoom - One Platform to Connect App in either the App Store for iOS or Google Play for Android.
 - a. Select Join Meeting
 - b. Enter Meeting ID: 840 6967 9194
 - c. Enter your full name and select Join
 - d. Enter your screen name and email address and select Continue
 - e. Join Audio with Wi-Fi or Cellular Data
- 3. Web client/browser: Google Chrome, Internet Explorer, Firefox and Safari on a computer.
 - a. Go to the [Zoom website \(https://zoom.us/\)](https://zoom.us/)
 - b. Enter Meeting ID: 840 6967 9194
 - c. Click Open Zoom Meetings or Join (depending on browser)
 - d. Enter your full name and click Join Audio by Computer
- 4. Alternate Option via Telephone with Audio Only:
 - a. Dial 253-215-8782
 - b. Enter Meeting ID: 840 6967 9194 and press #
 - c. Enter Participate ID and press #, or press # to continue

For technical support or questions in accessing the meeting, please email the [Information Technology Department](#) (ITsupport@tolleson.az.gov) or call Zoom Support at 888-799-9666.

Posted on May 22, 2025.