



CITY OF TOLLESON

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**TOLLESON CITY COUNCIL MEETING ACTION MINUTES
TOLLESON CIVIC CENTER
9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353
ZOOM WEBINAR ID: 840 6967 9194
TUESDAY, MAY 13, 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

Vice Mayor Davis called the Tolleson City Council Meeting to order at 6:00 PM.

B. INVOCATION/PLEDGE OF ALLEGIANCE

The Invocation was delivered by City Attorney Pierce, and the Pledge of Allegiance was led by Council Member Laborin.

C. ROLL CALL

City Council: Mayor Juan Rodriguez (participated remotely), Vice Mayor Jimmy Davis, Council Members Christine Chavira, Clorinda Erives, Adolfo Gámez (departed at 6:24 PM) and Linda Laborin.

Council Member Cruzita Mendoza was absent.

Department Directors: City Manager Reyes Medrano Jr., Deputy City Manager/Employee Resources Director Wendy Jackson, Deputy City Manager/Chief Government Affairs Officer Pilar Sinawi, Chief Financial Officer Kevin Artz, Chief Preparedness/Human Services Director Officer George Good, Chief Technical Officer Steve Holliday, City Clerk Crystal Zamora, Development Services Director Jason Earp, Fire Chief Michael Young and Utilities Director Jamie McCracken.

City Representative: City Attorney Justin Pierce



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. Proclamation declaring May 18-24, 2025 as Public Works Week in the City of Tolleson with the theme “People, Purpose, Presence” recognizing the dedicated efforts of public works professionals including engineers, managers, and employees who plan, build, operate, and maintain the infrastructure and services essential to the community’s health, safety, sustainability, and quality of life. – Jason Earp, Development Services Director

Vice Mayor Davis proclaimed May 18-24, 2025 as Public Works Week in the City of Tolleson.

2. Proclamation declaring May 18-24, 2025 as Emergency Medical Services Week in the City of Tolleson with the theme “We Care. For Everyone” recognizing the dedication of EMS teams including first responders, paramedics, emergency medical technicians, dispatchers, and other out-of-hospital medical care providers who improve survival and recovery through specialized training while providing critical lifesaving care and healthcare support to the community. – Michael Young, Fire Chief

Vice Mayor Davis proclaimed May 18-24, 2025 as Emergency Medical Services Week in the City of Tolleson.

3. Introduction of New Employees:
Development Services Department – Preston Collins, Streets Maintenance Worker

Fire Department – Matthew Weaver, Battalion Chief

Employee Recognition:

Employee Resources Department – Eboni Farmer, Employee Resources Manager:
Society for Human Resource Management Certified Professional (SHRM-CP)
Designation

Human Services Department – Gloria Washburn, Human Services Specialist: Customer
Service Recognition

4. Amazon Prime Air Drone Delivery

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

1. Public Hearing – Soliciting comments from interested parties in reference to Use Permit Application #25040001 as submitted by Michael Muniz, on behalf of the owner, Paul Mascola/Take 5 Oil Change, for the construction of a new 1,700 sq. ft., 3-bay oil change building with a total of 14 parking spaces, to be located at 425 North 99th Avenue, Tolleson, Arizona. The site, APN 102-53-354, is approximately 26,136 square feet and is zoned General Commercial (C-2). (Take 5 Oil Change)

The public hearing opened at 6:17 PM and closed at 6:29 PM.

Council Action: Approve/Deny Use Permit Application #25040001. (Development Services Department)

Mayor Rodriguez moved to approve Site Plan Application #22010001 with twelve stipulations; the motion was seconded by Council Member Chavira. The motion carried 5 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Laborin – Aye

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 April 22, 2025. (City Clerk Department)
2. Approve Claims and Bills Report for the period of April 16, 2025 to May 6, 2025. (Finance Department)

3. Approve the First Amendment to the Magistrate Agreement between the City of Tolleson and John Lamb, Presiding Magistrate, to provide cost of living adjustments and sick leave accruals consistent with those provided to all other City employees. The amendment confirms that the Presiding Magistrate will receive cost of living adjustments in alignment with City employees and modifies sick leave accrual to reflect City standards. (Employee Resources Department)
4. Approve amendments to the City of Tolleson Employee Handbook to clarify leave accruals and unpaid status within the Leaves and Absences Policy, and adopt standalone Family and Medical Leave and Military Leave policies outlining eligibility, duration, and job protections. (Employee Resources Department)
5. Adopt Resolution No. 2601 of the Mayor and Council of the City of Tolleson, Arizona, authorizing the submission of a grant proposal to the Tohono O’odham Nation relating to economic development and other priority areas established by the Nation, and authorizing the acceptance of any resulting grant. (Development Services Department)

Council Member Laborin moved to approve Consent Agenda items 1. through 5.; the motion was seconded by Council Member Erives. The motion carried 5 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Laborin – Aye

I. REGULAR AGENDA – ACTION ITEMS

1. Adopt/Deny Ordinance No. 620 N.S. of the Mayor and Council of the City of Tolleson, Arizona, amending the Code of Tolleson, Arizona, Chapter 12 Land Usage, Article 12.1 Building Regulations; Construction, international codes by repealing and replacing Section 12-1-20 Adoption; declaring the “City of Tolleson International Building Codes, May 13, 2025” a public record; adopting the “City of Tolleson International Building Codes, May 13, 2025” by reference; all related to the adoption of updated International Building Codes including the International Building Code, 2024 edition; the International Residential Code, 2024 edition; the International Existing Building Code, 2024 edition; the National Electrical Code, 2023 edition; International Mechanical Code, 2024 edition; the International Plumbing Code, 2024 edition; International Fuel Gas Code, 2024 edition; and the International Energy Conservation Code, 2024 edition; providing for severability; providing for penalties; and setting an effective date of July 1, 2025. (Development Services Department)

Council Member Laborin moved to adopt Ordinance No. 620 N.S.; the motion was seconded by Council Member Erives. The motion carried 5 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye
Council Member Chavira – Aye
Council Member Erives – Aye
Council Member Laborin – Aye

2. Adopt/Deny Resolution No. 2600 of the Mayor and Council of the City of Tolleson, Maricopa County, Arizona, adopting the tentative estimates of the amounts required for the public expense for the City of Tolleson for Fiscal Year 2026; adopting a Tentative Budget in the amount of \$233,685,526; setting forth the receipts and amount estimated collectible for the fiscal year; the various purposes; giving notice of the time for the hearing of taxpayers, for adoption of the budget and for fixing tax levies. (Finance Department)

Council Member Erives moved to adopt Resolution No. 2600; the motion was seconded by Council Member Laborin. The motion carried 5 to 0.

Mayor Rodriguez – Aye
Vice Mayor Davis – Aye
Council Member Chavira – Aye
Council Member Erives – Aye
Council Member Laborin – Aye

3. Approve/Deny funding recommendations from the Community Grant Council Subcommittee for the City of Tolleson 2025 Community Grant Program, as follows:
Cornerstone Community Development Corp. (Mercy House Community Center): \$5,000
Dress for Success Phoenix: \$5,000
Helping Families in Need: \$5,000
Homeless Youth Connection, Inc.: \$5,000
Mission of Mercy, Inc.: \$5,000
Sounds of Autism: \$5,000
Teen Lifeline: \$5,000
Valley of the Sun Young Men's Christian Association: \$5,000
The City of Tolleson Community Grant Program provides direct monetary grants to help nonprofit organizations with projects and activities that provide health and human services which improve the quality of life for Tolleson residents. (Community Grant Subcommittee)

Council Member Laborin moved to approve the funding recommendations from the Community Grant Council Subcommittee, excluding the Valley of the Sun Young Men's Christian Association; the motion was seconded by Council Member Chavira. The motion carried 5 to 0.

Mayor Rodriguez – Aye
Vice Mayor Davis – Aye
Council Member Chavira – Aye

Council Member Erives – Aye
Council Member Laborin – Aye

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

1. Discussion on Proposed Cooling and Heating Ordinance – Requested by Vice Mayor Jimmy Davis | Presented by Jason Earp, Development Services Director

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

L. ADJOURNMENT

Council Member Laborin moved to adjourn the Regular City Council Meeting; the motion was seconded by Council Member Chavira. The motion carried 5 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Laborin – Aye

The meeting was adjourned at 6:56 PM.

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.

City of Tolleson**Checks Recorded****Check Dates: April 16, 2025 to May 06, 2025****PAYMENTS OVER \$10,000**

VENDOR NAME	GROSS AMOUNT	CHECK #	CHECK/PAYMENT DATE
ALFA LAVAL INC	\$ 234,910.42	184406	4/30/2025
ADAPTIVE ARCHITECTS INC	\$ 130,590.00	184284	4/17/2025
ALFA LAVAL INC	\$ 116,087.74	184406	4/30/2025
SGC LLC	\$ 114,910.20	100536	4/29/2025
ADAPTIVE ARCHITECTS INC	\$ 90,225.00	184284	4/17/2025
KRONOS INCORPORATED	\$ 88,815.89	100532	4/29/2025
CITY OF PHOENIX	\$ 48,958.71	184295	4/17/2025
GREENBERG TRAURIG LLP	\$ 40,000.00	184449	5/1/2025
AZ PUBLIC SAFETY PERSONNEL RETIREMENT SYST	\$ 37,104.26	100510	4/25/2025
AZ PUBLIC SAFETY RETIREMENT, POLICE	\$ 36,049.57	100511	4/25/2025
FSL HOME IMPROVEMENTS	\$ 32,913.91	184304	4/17/2025
STIFEL NICOLAUS & COMPANY INC	\$ 30,000.00	100550	5/2/2025
WEST TECH LLC	\$ 29,020.23	184461	5/1/2025
LYFT, INC.	\$ 25,658.15	100501	4/18/2025
ADVANCED ENVIRO CURE LLC	\$ 24,000.00	100539	5/2/2025
FELIX CONSTRUCTION COMPANY	\$ 22,100.38	184303	4/17/2025
CITY OF PHOENIX	\$ 18,290.22	184435	5/1/2025
VAN LOON INDUSTRIES	\$ 15,561.00	184383	4/24/2025
Metropolitan Life Insurance	\$ 14,620.88	184314	4/17/2025
ARMOR PROTECTION GROUP INC	\$ 13,860.00	100553	5/6/2025
FR CAL 3 TOLLESON BUCKEYE LLC	\$ 12,626.11	184382	4/24/2025
CAPITAL PUMP & EQUIPMENT LLC	\$ 11,860.36	100546	5/2/2025
CITY OF TOLLESON-MEDICAL	\$ 10,574.71	100498	4/18/2025
HD SUPPLY, INC	\$ 10,553.34	184331	4/17/2025
VERIZON WIRELESS SERVICES LLC	\$ 10,242.36	184333	4/17/2025

Post-Production File

City of Tolleson
City Council Meeting Minutes
May 13, 2025

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Transcription is provided in order to facilitate communication accessibility and may not
be a totally verbatim record of the proceedings.

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DAVIS: Good evening, everyone. I am Vice Mayor Davis. Today is May 13th, and I would like to call the City Council meeting to order.

City attorney, will you please provide the invocation, and Council Member Laborin, will you please lead us in the Pledge of Allegiance?

PIERCE: Our father, who art in heaven, we pray at this time give thee thanks for the many blessings that we have. We're grateful to be here, to be alive, grateful for this this council and for their service to our community. Pray that thy spirit would be with them, guide them, direct them to make the decisions that will be best for the community here. We're grateful for those that work on our behalf, that protect us both. God, we pray that that would bless them, keep them safe, bring them home to their families. And we pray for these favors and blessings at this time, and do so in the name of Jesus Christ. Amen.

ALL: Amen.

LABORIN: I pledge allegiance --

ALL: -- to the flag of the United States of America and to the Republic for which it stands. One nation under God, indivisible, with liberty and justice for all.

DAVIS: Please let the record reflect that all council members are present, with the exception of Council Member Mendoza. Mayor Rodriguez is online.

Now is the final call to submit speaker requests to the City clerk. All speakers will be limited to three minutes for comments only. Action taken as a result of public comment will be limited to, one, responding to criticism, two, directing staff to review the matter, or, three, asking that a matter be put on a future agenda. Do we have any speaker requests?

ZAMORA: We do not, Vice Mayor.

Okay. Call to the public. It is now call to the public. City Clerk, do we have any submissions?

ZAMORA: We do not.

Scheduled public appearances and proclamations for discussion. Number 1, a proclamation declaring May 18th through 24th, 2025 as Public Works Week in the City

of Tolleson with the theme People, Purpose, Presence. Recognizing the dedicated efforts of public works professionals, including engineers, managers, and employees who plan, build, operate and maintain the infrastructure and services essential to the community's health, safety, sustainability and quality of life.

Development Services Director Earp, will you say a few words regarding this proclamation?

EARP: Thank you, Vice Mayor, members of the council. Just a few words. This year's theme, People, Purpose, Presence, highlights the three cornerstone ideals that motivate public works professionals to serve their communities every day. Meeting the needs of people is what gives public works a sense of purpose. Often the professionals behind this work never meet those whose lives they impact. Because when things are going right, no one notices that public works is even there. Yet with or without recognition, public works is always present, working behind the scenes to enhance the quality of life for everyone.

In 1962, President John F. Kennedy issued a proclamation recognizing public works as vitally important to our nation's health and welfare, and he praised the dedicated professionals who make it all possible. He also emphasized that it is in the public interest for the citizens and civic leaders of this country to gain knowledge of, and to maintain a progressive interest in the public works needs and programs of their respective communities. This week is an opportunity to do just that, to recognize the critical contributions of our public works teams, and to encourage continued support and understanding of their work.

Thank you, Vice Mayor.

DAVIS: You know, public works are crucially important to our city and our lives. They make us, as Jason said, they keep things going, right? We don't even notice them unless something's wrong. So you know, I just want to take a moment to thank all of our public works employees for all of their hard work and keeping our city sustainable and continuing forward.

Anyone else want to add anything? No. Okay.

ERIVES: Well said.

DAVIS: Now, therefore, I, Vice Mayor Davis, do hereby proclaim May 18th through 24th, 2025 as Public Works Week in the City of Tolleson. Be it proclaimed.

Are we going to do a picture? No? Okay.

All right. Item 2, proclamation declaring May 18th through 24th, 2025 as Emergency Medical Services Week in the City of Tolleson with the theme We Care for Everyone.

Recognizing the dedication of EMS teams including first responders, paramedics, emergency medical technicians, dispatchers, and all other out-of-hospital medical care providers who improve survival and recovery through specialized training while providing critical lifesaving care and health care support to the community.

Fire Chief Young will say a few words regarding this proclamation.

YOUNG: Good evening, Vice Mayor, members of council. Thank you for recognizing Emergency Medical Services Week. As Vice Mayor mentioned, this is the 51st anniversary of EMS week and the theme is EMS We Care for Everyone. It's a simple theme, but it's also a true statement for all Tolleson EMS workers. EMS is more than lights and sirens. It's a system built on skill, compassion, and commitment to be there when people need us the most. Every responder, EMTs, paramedics, dispatchers, firefighters, police officers, and even our fire marshal, as well as our Chief of Preparedness play a role in delivering critical care outside hospital walls. These professionals don't just show up for emergencies. They also fill health care gaps and have connected with numerous people with ongoing support through our previous health and vaccine clinics.

Behind every call for service is training, coordination, and heart. Whether it's a car crash, a cardiac arrest, or a neighbor in crisis, Tolleson EMS stands ready. Today I had the pleasure of a previous patient from a few weeks ago, he stopped by the station today to let us know that our crews had saved his life. Captain Gabe Rios, engineer Kevin Blacketer, and firefighters Mike Rose and Patrick Micula responded to a call for a chest and shoulder pain. And the gentleman had recent shoulder surgery. And I think it would have been very easy to attribute the pain that he was in and discomfort to his

shoulder surgery. But through their thorough exam and questioning, they found that he was having a cardiac event. They were able to recognize it on the heart monitor, called the cath lab enroute to the hospital, and according to the cardiologist, had he been ten minutes later to the hospital, he would have died. And so it was an awesome experience to be able to meet him today. So on behalf of all EMS providers in our city, thank you for this proclamation. We appreciate the recognition and as always, we are proud to serve.

DAVIS: Much like our public works, emergency medical responders are crucial to society in general. And keeping, you know, us healthy and going. I was thinking of -- it was the 11th anniversary of my grandma's passing on Sunday, and I kept thinking of one of the last times we called the emergency medical services for her. She kind of wasn't cooperating, but after we told her that they had called 911 and the paramedics were going to be coming, she insisted that they fix her hair and do her makeup. But thank you guys for your service and all that you do in keeping us healthy and living on to see another day.

Anything else? No. Okay. Okay. Should I proclaim it first and then -- okay. All right. Now, therefore, I, Vice Mayor Davis, do hereby proclaim May 18th through 24th, 2025 as Emergency Medical Services Week in the City of Tolleson. Be it proclaimed.

Want to come up for a picture?

GAMEZ: The guy in the middle hold it.

DAVIS: You want to hold this? Hold it open.

You're taller than --

GAMEZ: We're standing up and they're as tall as we are.

DAVIS: Thank you, gentlemen.

Item 3 is introduction of new employees. City Manager Medrano?

MEDRANO: Thank you, Vice Mayor, member of council. This is always my favorite part of the agenda.

First we have from development services, Preston Collins, Streets Maintenance Worker. I don't know if he's here, but the first time I met him he was an absolute joy. You could

tell how much he loved serving people. So that's the type of person that we look for in this organization. And he certainly fits the bill.

And the fire department. Another one that exudes love and kindness every day. And I've only met him before this one time at Roma, where I constantly reside, because I love it there. Battalion Chief Matthew Weaver, he comes to us with 25 years in the fire service, both in Colorado and Arizona, and he has a Master of Science in Emergency Service Management from Columbia Southern University. So welcome, Chief. So happy to have you here.

Next. Another one of my favorite people. I don't know if she's here -- yeah, there she is. Eboni Farmer, Employee Resources Manager, recently earned her certification in Society for Human Resource Management certified professional, SHRM-CP designation. Congratulations, Eboni.

And then for this next one, I'm going to ask Marc Simmons to introduce one of our new teammates. And then afterwards, Sir, I have an additional item I need to mention.

Go ahead, Marc.

SIMMONS: Vice Mayor, members of council, colleagues. Today we're here to recognize one of my great team members for Human Services. Gloria, your hard work and dedication have not gone unnoticed. Your commitment is one of the driving forces behind our department's accomplishments. Your hard work has a ripple effect, motivating others to give their best as well. Your exceptional results are the testament of your hard work and resilience. I value your unwavering commitment and its positive impact on our team. Thank you for your service, professionalism, and compassion. As we reflect on Gloria's achievements and our team's collective efforts, I leave you with this quote: Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has.

Thank you.

MEDRANO: Thank you, Marc. And welcome, Gloria. And I agree with Marc, it's a joy to go down and see you there every day. Even though I got locked out of Human Services for some reason. I don't know why that happened, Chief, but we'll figure it out, I'm

sure.

Finally, I just wanted to share a letter that we received recently. And I'm very proud and honored to share this information with council. With all of you, certainly, but the public in general, so that everyone within earshot understands Tolleson's commitment to education. I can't think of a better example of it than this. And this is to certify that Michael P. Young has completed all degree requirements at Anna Maria College for the Bachelor of Science Degree in the Major of Fire Science, and is entitled to all rights and privileges thereunto appertaining. Said degree was awarded on May 5th, 2025.

Congratulations, Michael. We are very proud of you.

GAMEZ: Stand up and give it to him. Yeah, Mike.

YOUNG: In school -- my colleagues were here in school as well. Deputy Chief Jack Garrison finished his bachelor's degree as well.

Captain Danny Hayes finished his associate's degree.

Next couple of months, Engineer Jeremy Payne, Firefighter Eddie Mason (ph.) will finish his their associate's degree as well.

MEDRANO: Outstanding.

YOUNG: So it's been a lot of hard work.

MEDRANO: Thank you, Chief, for mentioning that. And Tolleson is proud of all of you. Always have been. And your commitment to education sets an example for all of our teammates. All two -- what is it, Wendy? 266 full-time employees? That if you stayed the course and pursue an education at Tolleson, is the right place for you. So thank you. Congratulations to all of you. Thank you, sir.

DAVIS: Congratulations on all of those accomplishments that spectacular. And welcome to all of our new employees. Welcome to the family.

All right. Item 4 is Amazon Prime Air drone delivery. But I think, yeah, the winds are okay. It can't fly in the wind. So we're going to skip that item for today. But that is a new amazing service that is available within our city limits. Amazon drone delivery. We had the opportunity to go to their site last week. Was it last week, week before?

MEDRANO: Yes, sir.

MEDRANO: A few weeks ago.

DAVIS: But it's a really amazing operation that they have over there. And this is the first of its kind facility in the Country. So this is going to be a model for how they move forward with drone delivery service from Amazon.

MEDRANO: So I could offer a shameless plug. This is a sole source, Attorney Pierce, so I think it's appropriate. But you can order from Amazon in Tolleson via drone within a seven mile radius. And that touches four different cities. I'm trying to -- we're trying to get them to go 70 miles, but they're not ready for that.

DAVIS: I was trying to figure out --

GAMEZ: That's nice.

DAVIS: I'm still trying to figure out what items you can order. Yeah, I was trying to get one delivered the other day, and I couldn't find an item. So a notebook, I heard, a notebook. All right. Okay.

All right. G, business from the floor, public hearings and action items. Number 1, public hearing, soliciting comments for interested parties in reference to use permit application number 25040001, as submitted by Michael Muniz, on behalf of the owner, Paul Mascola/Take 5 Oil Change, for the construction of a new 700 square feet, three bay oil change building with a total of 14 parking spaces to be located at 425 North 99th Avenue, Tolleson, Arizona.

I will open this public hearing and turn this over to Development Services Director Earp and the applicants.

EARP: Thank you. Vice Mayor Davis, members of the council, just remind we haven't had a use permit in a while. So any repair, any automotive use that has repairs done to it, i.e. oil change, needs a use permit before it can move to the site plan process. So I just kind of want to give you that history of it. But this is going to be located between the Starbucks and Freddy's on 99th Avenue. With us, we have the developer that has done the whole property from Van Buren to Pierce, Randy Raskins (ph.). And then we also have representative Doug (ph.) from Take 5. They'll kind of do a quick presentation. Just to talk about Take 5 to talk about the project on 99th Avenue. And

then just so you're aware, earlier today, finally PNZ (ph.), after three years' hiatus we're able to listen to this message, and they voted to approve or recommend approval to council unanimously. So with that, I'll call up Randy Raskins.

MEDRANO: (Indiscernible). This is the legendary Randy Raskins, who is responsible for everything that you see on 99th Avenue, north of Van Buren and east of 99th. And we are eternally grateful for your patience, sir. It's been a joy to work with you.

RASKINS: You're awesome.

Vice Mayor Davis, members of council, my name is Randy Raskin, and I'm only responsible for the good stuff. That's it. Okay? If you don't like it, I don't know who did it.

At any rate, yes, I'm the developer for the horizontal improvements on 99th Avenue between Van Buren and Pierce Street. So what we're doing specifically is, for the most part, we're selling the parcels off to users that we think would be a good addition to the City. In addition to that, we are developing Lot 2. That's a project that you'll start taking advantage of in the very near future. We're turning over suites and probably about a week or two to Little Caesars, BoSa Donuts. And there's also going to be a nail salon there. But Take 5 is why we're here tonight, and we're here to discuss a use permit. So let's go to -- why don't we just hit the site plan real quick if we can. Okay. Let's keep going. Okay the parcel we're talking about is referred to as Lot 5, and you'll see the parcel to the right of it, that's Starbucks. The parcel to the left of it is a taqueria, a brand new one, a small one, but they do great work.

You'll notice that on the front of each building is a driveway that runs across the entire span, north to south, along the entire piece. And we've created that so people can move within the project. Each one of these businesses, without going out onto 99th Avenue and interfering with traffic in any way. What I'd like to do is let's go to the -- okay, here's the site plan. So you'll notice the roadway to the left, that is the driveway I just made reference to that connects all the parcels together. You'll notice the traffic, how it wraps around the building, and then goes through the bay and then again out the front after the service is complete. And then either moves to the north or the south to

enter the -- exit the property onto 99th Avenue. So this is -- again, it's a quick oil change business. It's a very fast service. There is no subgrade oil tanks at all. Everything is stored at grade, and is stored on the premises until these tanks are full and then they're pumped out. But everything's inside the building. Nothing's outside the building. So there is no, you know, weird, obnoxious smells, any noise, any light that escapes the building, and there's no negative components of this business.

So today we ask that you approve our use permit, please. And I'm here to answer questions.

DAVIS: Council. Any questions?

GAMEZ: First of all, how many employees do you plan to hire, and will they be local people?

RASKINS: I do not know the answer to that. I we would have to get in touch with Take 5 and see what plans they have for that.

GAMEZ: Talked about the oil that are in tanks and then they're -- I guess they're emptied? Where does that oil go? I've always wondered where the hell it goes, the used oil. I mean, do you sell it off to somebody, they use it somewhere? I mean, what do you do with that?

UNIDENTIFIED SPEAKER: You want me to try to answer that?

RASKIN: I would have to ask. I do not know that one.

GAMEZ: Okay.

UNIDENTIFIED SPEAKER: Honestly, I would be curious as well.

RASKIN: I don't know if they have national accounts, Councilman. I know that in some oil change businesses, a lot of times they'll use it in asphalt mix and you'll see it recycled for roadway use, parking lot use, things like that.

GAMEZ: The last question I have is, what's the cost of an oil change nowadays? You don't know that either? Okay.

RASKIN: I probably should say my person I'm here with today is part of the engineering team that works on all Take 5s nationally.

DAVIS: Anyone available from Take 5 to answer questions? No, they're not. Okay. But

he's on the engineering side, not the operations side?

RASKIN: Yes.

DAVIS: Looks like Mayor Rodriguez has a question online. Mayor Rodriguez?

MAYOR RODRIGUEZ: Yeah. Vice Mayor, a couple things. First of all, thanks for covering the meeting. I woke up with a really bad sore throat, and the last thing I want to do is get my fellow council members sick, so I figured it'd be safer to stay home. But the only thing I wanted to add is the footprint of this development seems to be very well sized for the size of the lot. And I know a lot of times, you know, you want to bring a business to town and you can't fit it because it doesn't fit the lot. I would compare this very close to Federico's next to (indiscernible) 83rd Avenue. It was a weird lot that nothing really could fit in. And Federico's was a perfect fit. And I would say that Take 5 is a good fit here, too. It's not going to add a lot of sales tax revenue. I mean, really, it's going to be the oil and the parts that go into it, your filters, wiper blades, and so on and so forth. But every penny counts when it comes to, you know, our fiduciary responsibility. We're building a future, a pot of money for future programs to serve our residents. So in that respect, I'm in support of this this development. Thank you.

DAVIS: Thank you. Mayor.

CHAVIRA: I'm also supportive of this project, Vice Mayor. I think it's a good addition to Tolleson. I think people need this service, and it's nice to have a service close to home. And not only that, you can get an oil change, and you can walk into Mesquite there or Starbucks or Freddy's and get something to eat or drink while you're waiting. So hey, pretty good. I think it's a great idea.

ERIVES: Hi, my name is Clorinda. I just have a question. Tell me a little bit more about what's Take 5. So for me, I'm thinking, like movies take five, action, you get, you know, relaxed for a bit. So tell me how that is with oil changes?

RASKIN: Do you want to try it or do you want me to? Go ahead. Am I going to fall on this sword?

MEDRANO: I'll do it, I know. I think I understand it because I went to one once. Yeah. Go ahead.

RASKIN: I think they're referencing the amount of time it takes to do an oil change.

ERIVES: Oh, okay.

RASKIN: The whole idea is that you don't have to spend a bunch of time. Take 5, get an oil change.

ERIVES: Do I schedule an appointment before or I can just walk in?

RASKIN: That I don't know.

ERIVES: Okay.

RASKIN: That I don't know. You might be able to do either one.

ERIVES: Okay. So for five minutes I can get my oil changed. And I heard windshield wiper blades and such, so it's a service. Is it like open on Sundays as well? Is it seven days a week?

RASKIN: Seven days a week.

ERIVES: Not 24-hours though, right?

RASKIN: No.

ERIVES: Okay. So some basics --

RASKIN: You can't get your oil changed in the middle of the night.

ERIVES: Is it a personal franchise? Is this like a franchise where someone owns this or is it all corporate?

RASKIN: It's my understanding, it's all corporate.

ERIVES: Okay. Okay. Oh, good. Well, I know we don't have one around. I obviously don't take my car to get oil change, but now I could, right? I could just take the five minutes to get it done.

RASKIN: It doesn't take long.

ERIVES: Right. That would be awesome. Thank you.

RASKIN: You're welcome. Thank you.

MAYOR RODRIGUEZ: I have one more thing, Vice Mayor, if council is finished. I would just encourage Take 5 to consider the first ever Take 25 in Tolleson because we want to spend more time here eating more Mesquite, more Freddy's, and drinking more coffee. But hey, just personal observation.

DAVIS: All right. So I have a couple of questions. I'm assuming they don't have any overnight vehicles? They're not -- are they doing any major repairs or just oil changes?

RASKIN: Hourly for employees with no vehicle storage overnight.

DAVIS: I liked that I heard everything is inside of the facility? All right. So that good. I did have a question about how oil and other toxic chemicals are disposed of. I would really like an answer to that question.

MEDRANO: Vice Mayor, Council, I did talk to the chief building official. He's done some of these in other cities and exactly kind of like Randy explained, it's recycled. So they have a contract with these companies that come in, recycle the oil mainly for asphalt or anything that that it uses oil. So it's all recycled.

DAVIS: I do also, you know, think that this is a good use for this parcel. So where am I at in this thing? All right. Anything else, Council?

Okay.

MEDRANO: Yes. One last thing. Vice mayor, members of council, as the PNZ recommends approval, staff is also recommending approval.

DAVIS: Okay.

MAYOR RODRIGUEZ: Hold on.

DAVIS: Mayor Rodriguez?

MAYOR RODRIGUEZ: Yeah. I was going to going to ask, is there any stipulations on this?

MEDRANO: Vice Mayor, members of council, this is not a site plan. This is just a use permit.

MAYOR RODRIGUEZ: Okay.

MEDRANO: It gives them the authority now, they'll submit their site plan and we'll go through all the engineering, building stipulations, all that will come to you guys in the next time.

MAYOR RODRIGUEZ: Understood. Then I'd like to make a motion to approve.

DAVIS: Well, it's a public hearing, so I think I need to ask the public if anyone wants to --

MAYOR RODRIGUEZ: (Indiscernible).

DAVIS: Any comments from the public? Okay. All right.

Mayor Rodriguez, do you want to do your --

MAYOR RODRIGUEZ: Yes, sir. I'd like to make a motion to approve.

DAVIS: A public hearing. Okay. Mayor Rodriguez is motioning to approve. Okay.

Councilwoman Chavira is seconding. All in favor say aye.

CHAVIRA: Aye.

ERIVES: Aye.

GAMEZ: Aye.

LABORIN: Aye.

MAYOR RODRIGUEZ: Aye.

DAVIS: Aye. All opposed? Motion carried.

CHAVIRA: Welcome.

MEDRANO: Members of council, thank you for your time.

DAVIS: All right. Next, consent agenda. I see items 1 through 5 on the consent agenda.

I will now entertain a motion.

Motion to approve from Councilwoman Laborin. Second from Councilwoman Erives. So all in favor, say aye.

ERIVES: Aye.

MAYOR RODRIGUEZ: All those opposed, say nay. Motion carried.

All right. Let's move on to regular agenda. Item 1, Adopt or deny Ordinance Number 620. Development Services Director Earp?

EARP: Thank you, Vice Mayor, members of council. This is probably one of the easiest ones on tonight's agenda. We're following the 2018 ordinances. All of them that you read there, the electrical, the residential, the mechanical, plumbing, et cetera. Every few years they come out with new ones. So the 2024 edition, we're just adopting those new codes. I talked to the chief building official just to make sure there wasn't anything major, any major changes, and there's not. So we just recommend approval.

DAVIS: Council, any questions or comments on these items?

MAYOR RODRIGUEZ: No.

DAVIS: Okay. I'll entertain a motion. All right. Councilwoman Laborin motions to

adopt.

ERIVES: Second.

DAVIS: A second from Councilwoman Erives. All in favor?

ERIVES: Aye.

DAVIS: Aye.

LABORIN: Aye.

DAVIS: All opposed? Motion carries. Number 2 adopt or deny Resolution Number 2600. Chief Financial Officer Artz?

ARTZ: Good evening, Vice Mayor, Council. Before you tonight is resolution 2600 adopting the tentative budget for fiscal year 2026. Just as a bit of a recap. We held three budget work studies during March and April. We went over the revenues, property taxes, property tax rates, and all the expenditures for all of the funds. The tentative budget is required to be completed on auditor general forms. So there's specific forms that we have to follow. Those were included in your packet tonight. The tentative budget sets the maximum spending authority for the City. So after council adopts the tentative budget, we cannot increase it at the next meeting, we can only decrease it. So this is the maximum amount that the budget will be able to be for this fiscal year.

And then we'll present the final budget to council in June. Just to recap of some of the changes that were made since the budget was presented to you. We did increase the cost-of-living adjustment for all employees to the four percent discretionary fund, increase for council of \$3,000 per account, and then the Teen Council funding increase of 35,000. So the book that was the -- or the details that was presented to you includes now these three additional items to get us to our total budget. And that total budget is -- oops, sorry. Our total budget is \$233,685,526 for all funds. And as you can see there on the far right-hand side, all of our funds have a positive or a zero ending fund balance. So we're on the right side of the ledger when we're projecting our fund balance.

So last year's budget was about 198 million. This year is 233 million. So I just wanted to

identify some of the bigger projects that were included this year. There's a lot of capital projects that were included. So we did some additional funding for the aquatic center. So we're using \$10 million of our fund balance for the aquatic center. That's in addition to \$22 million of bonds. So the aquatic center funding in total is about \$32 million in the budget. We included some additional contingency funds of \$2 million in case we have any additional needs in the aquatic center. There's a potential economic development project, and we've included \$15 million in the budget for that item. And then we've got the pedestrian bridge at 91st Avenue, Van Buren, so that's \$4 million of local funds. So you can just see there's almost \$60 million of capital projects that are included in this year's budget. Most of the ones there on the bottom are for water and wastewater. So a significant increase in funding for our capital projects this year over last year.

And then we also did a couple of items in this current year that we're spending the money this year, but it affects next year's fund balance. We purchased the building for the convention center at \$2 million, and then we purchased the land for the aquatic center. So budget for the aquatic center is \$32 million, but we purchased 5 million of land, so total of about \$37 million for the aquatic center.

So with that, staff recommends council adopt resolution 2600, setting forth the tentative budget for fiscal year 2026, in the amount of \$233,685,526. Staff is available if you have any questions.

DAVIS: Well first, I want to thank you for always coming to us with clear, easy to digest information. You know, that it makes it easy for us to -- easier for us to do our job and be the fiduciary agents of this organization. Some of the other boards that I sit on, it's not so well laid out. So thank you for what you do and presenting the information in the way that you do. So thank you for that. But I'll open up to council. Any questions?

ERIVES: I just want to echo your sentiments, Vice Mayor, when you said the difference between the two numbers, some people might just stop there. But you went a little further in and explained why. And I think those are helpful because they're like, why did it go up 35 million, right? I would be like, but now I could say, oh, let me show you some of the projects that we're working on. And I think once people see that, they're like, oh,

they are being good stewards of our money. They are making sure that -- and we can see all these projects being built. Oh, the bridge, oh, the aquatic center. Oh, oh, I can see where my tax dollars are going. But you're doing the diligence to explain it to us is very appreciated. Thank you.

CHAVIRA: I also say thank you. And having not been on this council before, this is an amazingly well run city and I'm so impressed with all of your hard work. All of you. Everyone really does care about this community, and it shows every day in your work and the money that we're spent. We are good stewards of our taxpayer money, I truly believe. And the things that we're going to do are improvements that help and affect everyone in the community in a positive way. So thank you. Thank you all, to the council and to the staff and to you, Mr. Artz, because you do a great job. I appreciate it. Thank you.

DAVIS: Give him a round of applause.

LABORIN: Yes, yes. Thank you.

DAVIS: A lot of quality of life projects coming up. Which is, I think, vital for our community.

Okay. All right. No other questions? Wow. Rigged. Rigged, I tell you. Just kidding.

All right. I'll now entertain a motion. Councilwoman Erives, first motion.

Councilwoman Laborin with a second. All in favor?

LABORIN: Aye.

MAYOR RODRIGUEZ: Aye.

DAVIS: All right. Motion carries. Thank you.

Item 3, approve, deny funding recommendations from the Community Grants Council Subcommittee for the City of Tolleson 2025 Community Grant program as follows.

Cornerstone Community Development Corp Mercy House Community Center for 5,000; Dress for Success Phoenix for 5,000; Helping Families in Need 5,000; Homeless Youth Connection, Inc. 5,000; Mission of Mercy, Inc. 5,000; Sounds of Autism 5,000; Teen Lifeline 5,000; Valley of the Sun Young Men's Christian Association 5,000. The City of Tolleson Community Grants Program provides direct monetary grants to help nonprofit

organizations with projects and activities that provide health and human services, which improve the quality of life for Tolleson residents. Community Grants Subcommittee Inc -- so the Community Grants Subcommittee consists of Council Members Chavira, Laborin, and Mendoza.

Council, does anyone have any questions, or is anybody from the committee going to say a few words maybe? Okay.

CHAVIRA: We met and we discussed all of the grants that were submitted to us. There were quite a number of them, I think 18 in total. And we each had gone through, individually, those requests. And it was actually a pretty smooth process because we each came with our top ideas of people to -- or organizations to grant the funding to. And amazingly, we all were on the same page for the top people. So there were just a couple that were able to add into. And so I think all of these organizations do a great job of serving Tolleson. And we're happy to submit this forward.

DAVIS: I guess one question that I had, so all of them have a program that is directly going to be in Tolleson?

CHAVIRA: Not all of them did. And that was part of the process, right? And so some of them did submit -- they're not particularly in Tolleson, and they may or may not serve people in Tolleson. And then there were others that specifically serve people in Tolleson. And so that was part of that process.

DAVIS: And the ones on this list are all directly doing something in Tolleson? Okay. Okay. That was my question. Yeah.

Staff, anything else? No? Mayor Rodriguez, you have your hand up? You're on mute, sir.

MAYOR RODRIGUEZ: I had to swallow. I got to swallow my food. Yeah. I was reviewing the recipients, and the only one that I had a question about was really the YMCA. You know, I asked for a copy of the application that they submitted. And it was very well written as a boilerplate response. They're a huge organization. I'm sure they apply for a lot of grants. But I've been in Tolleson just about all my life, and I've never seen a YMCA located within Tolleson or a service that directly benefits the residents of Tolleson. So I

for one, if we're going to take a vote on this, would ask that that one be removed because it doesn't fulfill the needs or the requirements of the grant, which is to directly benefit in Tolleson, the residents that live within the boundaries. And I think that's critical because we don't want to set a precedent where every nonprofit out there starts to apply, whether they provide benefits to Tolleson or not. And I think the whole premise behind giving Tolleson money to nonprofits is so that there's a return on investment, and if they're not even present in our community, I don't see how that manifests itself in a benefit to the residents that live here. Thank you.

DAVIS: Thank you. Mayor. Can we talk a little bit about that one specifically? Can we get a synopsis of what --

CHAVIRA: So what happened, Jimmy, is, like I said, each one of us individually went through the grants and had decided which ones were most important to us. And for the most part, we all agreed on that. And then we had some extra money left. And so we sort of -- the way we did it was that we had -- if two people, how many did all three of us agree on? How many did two of us agree on? And that happened to be one at the end where two people agreed on. And so that's the way that we did it. And I think everyone does provide some service to Tolleson, some more than others. Some of the grants, if you looked at them and reviewed them, some of them were not specific as to what perhaps they might do with the money, or they had a much larger project, and this was just a very small piece of the project. So there were lots of things to consider. But certainly if there's another choice or a better choice, we're open to that. I think if Linda would be open to open to that as well, if we want to change.

DAVIS: How would that process work?

MAYOR RODRIGUEZ: Jimmy?

DAVIS: Yes, Mayor?

MAYOR RODRIGUEZ: Yeah. Just to add onto that. I'm okay with the rest of the picks. I mean, we're not required to give out the entire pot. If one of them doesn't meet the requirements of the grant, and the council is okay with just taking their name off. None of these grantees, to my knowledge, have been informed that they've been selected as

a grantor. I would be okay with just removing that one. And maybe next time they apply, the burden of specifying the service to our residents is on them as the person that's applying or the organization that's applying. Maybe that can be explained to them that they need to do a better job of, within the grant application, because the two questions that were asked is very specific to the services to the residents of Tolleson, and within the Tolleson City limits that we would ask that they do a better job of communicating the benefit to the residents of Tolleson, specifically within the boundaries of Tolleson.

And I think next year if they can prove that they actually have a presence here and they're providing a service, we could reconsider. But based on the application that I read, and it's the same one that the panel read, I didn't see any proof of that. And so I just have a hard time approving fiscal commitments to organizations that aren't actually providing a benefit to the people that created the tax pot that we have to divide up for the organizations. So I would ask that that one be removed.

DAVIS: Any other discussion? So I'll need a motion.

MAYOR RODRIGUEZ: I can make a motion if you'd like me to. I would make a motion that all applicants get approved with the exception --

DAVIS: Hold on, Mayor. I think Linda is making a motion.

MAYOR RODRIGUEZ: Okay.

LABORIN: (Indiscernible)?

DAVIS: So he wants to remove the Valley of the Sun Young Men's Christian Association because --

MAYOR RODRIGUEZ: The YMCA.

DAVIS: -- the YMCA because they don't have a direct impact on the City. So he wants to remove them and so motion to remove them and approve the rest of the applicants.

LABORIN: Motion to approve and delete Valley of the Sun Young Men's Christian Association.

CHAVIRA: I second.

MAYOR RODRIGUEZ: Vice Mayor?

DAVIS: Yes, Mayor?

MAYOR RODRIGUEZ: Do we have a second?

DAVIS: Yeah. Councilwoman Chavira is going to second that motion.

MAYOR RODRIGUEZ: Okay. When it's time to make comments, please let me know.

DAVIS: Okay. Make your comment now.

MAYOR RODRIGUEZ: Okay. I would just ask staff to circle back with them. I mean, at the end of the day if there's a better way for them to apply next year and they can say, okay, well, we sponsor this early childhood education center or you know, we have a daycare that we partner with in Tolleson or whatever the connection be, that's what needs to be communicated on that application process. It may just be that they didn't understand what we were looking for as a grantee or a grantor. That's the only thing I would add. I mean, certainly they have a great mission and they're a huge organization. But at the end of the day, you know, we have to make decisions on the grant's requirements. And I think key to it as everything should be when it comes to Tolleson money, is that it services the people that we serve every single day, day in and day out. Thank you.

DAVIS: Thank you, Mayor. Okay. So we had a first and a second. All in favor, say aye.

CHAVIRA: Aye.

LABORIN: Aye.

ERIVES: Aye.

MAYOR RODRIGUEZ: Aye.

DAVIS: Aye. All opposed? All right. Motion carries.

Congratulations to all of our grant recipients.

Okay. So next is Item J, work study and presentations. A discussion on proposed cooling and heating ordinance requested by Vice Mayor Jimmy Davis.

Development Services Director Earp?

EARP: Thank you, Vice Mayor, members of the council. Vice Mayor brought this idea up to us, so we did some small research. This is just a very simple presentation just to kind of get the idea out there. And if City council approves, then we'll work with our city

attorney to get an ordinance in place and then get it approved either at the next meeting or the following.

Okay. So the purpose is to promote health, safety, and welfare of Tolleson residents, set minimum maintenance standards for residential units, prevent undue hardship for tenants. Overview is we're focusing on cooling and heating standards in rental housing and then enforcement will be civil and criminal penalties, if it goes that far. Hopefully not.

So the cooling standards in the summer if the rental house has evaporative cooling, it would need to cool down to 86 degrees or less. And the reason why it's 86 degrees, because evap coolers really can't get much lower than that. If it's an AC unit, then it would be 82 degrees or less. And of course it has to be permanently installed systems only.

DAVIS: So if they don't have a permanently installed system?

EARP: Then we could cite them. And then try to get them to --

DAVIS: Have to have one?

EARP: Correct. This is what we're proposing. And then if everyone agrees, then, we'll put it into the ordinance. And then the heating standard in the winter that it had to heat to 68 degrees or more in all living spaces. Again, permanently installed systems only.

Violations, I didn't want to get too far into it until we talk to our city attorneys and also reviewing other cities and kind of being comparable to everyone else. Which the temperature I gave you is comparable to other cities, what other cities have. Plus it's in the IBC as well, not for the heating but the cooling -- or not for the cooling but the heating. Sorry. So we'll talk about civil violations and criminal violations if it goes that far.

But pretty much that's it. That's kind of more or less just if Vice Mayor Davis wants to talk about it. But we just kind of wanted to give you the meat and potatoes of the ordinance. And then if everyone agrees, the council agrees to move forward, then I'll come back with an ordinance.

DAVIS: It was actually brought to my attention by a friend of mine. They work for the City of Phoenix and they do stuff with rentals. And one of the things that happens is because we know about all the confusion with New Tolleson. So people from Tolleson or New Tolleson will call. And so he wanted to know if we had an ordinance in place because Phoenix does. So they have a little bit more leverage in getting these slumlords to ensure that the living conditions are up to par. So when he asked me about that, I inquired, and we do not have something like that. And I think it's kind of important, especially as we deal with all of the extreme temperatures that we are dealing with and will continue to deal with in the summertime, and the longer stretch of over 110 degrees in the summer. How many days did we had over 110 last year? It was a lot. Every year we break the record. So I just think it's one way that we can help protect our residents who do happen to rent in our community.

LABORIN: Will the landlords be notified? Will they be sent this new ordinance?

EARP: Council Member Laborin, yeah, we'll put out a social media blast. We'll door to door. We'll think of any way we can to get the word out. We'll work through the Senior Center where they come in to get help for utilities, that kind of thing. Especially we want the tenants to know. We want them to know their rights. What this ordinance is. So if they do have a slumlord, then they know who to contact. And then we can go out there and figure out, see what the issue is, and then remedy the issue.

DAVIS: It would also be good, you know, just to get some of these property owners plugged in with some of the services we do offer, because in the summertime, it does sometimes take a great deal of time to get an AC repair person out. So at least maybe they can point the resident to get a temporary unit from us, meanwhile, while they're hopefully doing their due diligence to get it fixed.

LABORIN: And a lot of people from out of state that have properties here that they rent, and the person will ask for help to fix whatever, and they will just take their sweet time about sending somebody to fix the problem. That's why I was asking to see if everybody's going to be notified about the --

EARP: Yes. And Vice Mayor and Council Member Laborin, at least this will give us some

teeth with more so than not having the ordinance. So now we can -- I don't think anybody wants to be cited civilly and in this case, maybe even criminally.

CHAVIRA: Councilwoman Laborin's point, if my memory serves me, the State requires out of state owners to appoint a local agent. And so maybe that could be part of our process too, that they have -- a out of state owner has a responsibility to name the local agent so if the tenant has an issue that someone can be reached to make a repair timely. To your point that people have to wait. But they should have a local agent.

DAVIS: Anything else?

ERIVES: Just kind of like, number wise. Do we know how many complaints we receive already with regards to this issue?

EARP: Vice Mayor, Council Member Erives, I don't know if PD has received any complaints, but our department has not received any complaints. Doesn't mean that they're not out there.

ERIVES: Right, right, right, right.

EARP: So we'll definitely get the word out as much as possible so that our renters know there's something they could do about it.

MEDRANO: Vice Mayor, members of council, Council Member Erives, a lot of the heat related concerns that are raised usually go to the Chief of Social Impact Good. And that's when we engage our heat relief options from ACs to inspections, et cetera. So complaints, I don't think we get very many. It's more of just requests for assistance.

DAVIS: How many rental homes do we have in the City?

EARP: Vice Mayor Davis, so I was just about to say that. We're going to do some research and see. The only issue I see is the ones that don't, what's the word I'm looking for, not recorded but register, there you go, their rental. But we'll try to see what we have, how many we have, and make sure both know the tenants and the landowner know. Yep.

DAVIS: There are slumlords out there so we got to do what we can to protect people. Thank you.

Okay. Item K, Mayor and City Manager's Report of Current Events for Discussion.

There's nothing listed. Raised anything? No?

Okay. All right. Well this was my first -- Mayor?

MAYOR RODRIGUEZ: Was staff looking for a kind of a general feel for what council thought about the last item? Or was it just a general presentation to come before us in a future date?

MEDRANO: Got it, Sir. So we're ready to go forward.

DAVIS: Okay.

MAYOR RODRIGUEZ: Okay.

DAVIS: Sounds like they have the information that they need to move forward. Did you have any --

MAYOR RODRIGUEZ: No. I just want to add I'm in support of it. I think it's a great idea. And we are adding a lot of rental stock into our community with all the new developments coming in. So I think it would be a good time to do it now. And so that when these problems ever come up, hopefully they don't, but if they do, we'll be in a good place to be able to address them.

DAVIS: Agreed. Okay.

All right. So item K.

MAYOR RODRIGUEZ: Oh, and I also want to say thank you for running the meeting tonight I appreciate it. My throat definitely appreciates it.

DAVIS: Well thank you. Thank you. I was going to say this was my first time doing this and I was super, super nervous, but I survived.

GAMEZ: Great job.

DAVIS: Thank you.

ERIVES: Good job, Jimmy.

DAVIS: Yes, I will entertain a motion to adjourn and go home.

Councilwoman Laborin motions. Second to Councilwoman Chavira. All in favor, say aye.

CHAVIRA: Aye.

LABORIN: Aye.

ERIVES: Aye.

GAMEZ: Aye.

MAYOR RODRIGUEZ: Aye.

DAVIS: All right. Meeting adjourned.

MAYOR RODRIGUEZ: Good night, everybody.

CHAVIRA: Good night, everyone.

APPROVED:

Juan F. Rodriguez
Juan F. Rodriguez (May 29, 2025 15:15 PDT)

JUAN F. RODRIGUEZ, MAYOR

ATTEST:

Crystal Zamora
Crystal Zamora (May 29, 2025 15:23 PDT)

CRYSTAL ZAMORA, CITY CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF TOLLESON, ARIZONA, HELD ON MAY 13, 2025. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

Crystal Zamora
Crystal Zamora (May 29, 2025 15:23 PDT)

CRYSTAL ZAMORA, CITY CLERK