



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 ACTION MINUTES
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

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

B. INVOCATION/PLEDGE OF ALLEGIANCE

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

C. ROLL CALL

Department Directors: City Manager Reyes Medrano Jr., City Manager/Chief Government Affairs Officer Pilar Sinawi, Chief Technical Officer Steve Holliday, City Clerk Crystal Zamora, Development Services Director Jason Earp, Field Operations/Parks & Recreation Director Randy Babchuk, Fire Chief Michael Young, Library Director Mandy Carrico, Public Safety Director/Police Chief Rudy Mendoza and Utilities Director Jamie McCracken.

City Representative: City Attorney Aaron Arnson

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)

The public hearing opened at 6:06 PM and closed at 6:33 PM.

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

Vice Mayor Davis moved to approve Site Plan Application #25030001 with twelve stipulations; the motion was seconded by Council Member Gámez. The motion carried 6 to 1.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye
Council Member Erives – Aye
Council Member Gámez – Aye
Council Member Laborin – Aye
Council Member Mendoza – Nay

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)

Council Member Laborin moved to approve Consent Agenda items 1. through 5.; the motion was seconded by Council Member Gámez. The motion carried 7 to 0.

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

Council Member Erives – Aye
Council Member Gámez – Aye
Council Member Laborin – Aye
Council Member Mendoza – Aye

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)

Council Member Chavira moved to adopt Ordinance No. 621 N.S.; the motion was seconded by Council Member Erives. The motion carried 7 to 0.

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

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)

Council Member Gámez moved to authorize the City Manager to enter into and execute the Construction Manager at Risk (CM@R) Agreement with Chasse Building Team, Inc.; the motion was seconded by Vice Mayor Davis. The motion carried 7 to 0.

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

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.

Council Member Gámez moved to convene into executive session at 6:47 PM; the motion was seconded by Vice Mayor Davis. The motion carried 7 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

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

Council Member Gámez moved to adjourn the Regular City Council Meeting at 8:05 PM; the motion was seconded by Council Member Laborin. The motion carried 7 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

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

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

MEMORANDUM

To: Mayor and Council

CC: Reyes Medrano, City Manager

Date: April 15, 2025

From: Chris Hamilton, City Engineer

Subject: Site Plan Approval Stipulations – Echo Suites (91st Ave. & McDowell Rd)

Following are my recommended stipulations for site plan approval for this project:

1. The Developer shall provide final site improvement plans, inclusive of grading/drainage/paving, parking lot lighting, utility, perimeter screening and landscaping plans, to the satisfaction of the City Engineer, prior to the issuance of the first building permit. The Developer shall also provide a current geotechnical report to include recommendations for site preparation, for on and off site pavement design and building design parameters.
2. The Developer shall provide a final drainage report for City review and approval prior to the issuance of the first building permit. Stormwater runoff for the 100-year, 6-hour rainfall from the site and from the half-street frontage on all abutting streets shall be stored on-site. Retention basin design shall conform to City requirements. On-site storm drains may be sized for the 100-year peak runoff as long as an overland flow route is provided for the 100-year peak flow to reach the retention basin(s).
3. Sufficient drywells shall be provided to dry up the retention basin(s) within 36 hours; all drywells shall be Maxwell Plus type as manufactured by Torrent Resources Company or approved equal.
4. The Developer shall prepare and submit, for approval by the City Engineer, a maintenance plan for the long-term operation and maintenance of the underground retention facilities that are being proposed by the developer. The maintenance plan shall be consistent with the criteria provided by the City as part of the site plan review/approval process and shall

provide for annual inspections and condition assessment reports to the City's Building Department.

5. Building sprinkler systems, where required, and any on-site private fire lines shall be designed and installed to the satisfaction of the City Engineer and Fire Department; fire hydrants shall be spaced at not greater than 300-foot intervals in accordance with IFC 2018, Appendix C.
6. All on-site water lines, fire lines, and sanitary sewer lines shall be privately owned and maintained. All connections to the public water system shall be protected with backflow devices installed to City standards and details; water meters shall be located within public rights-of-way. Backflow devices shall be painted to match the building color. FDC are to be remote from the structure per Tolleson Code.
7. Perimeter screen walls shall be constructed in conformance with the City Zoning Code (chain link fencing is not allowed); all parking areas shall be screened from street view by a minimum three-foot-high berm or wall as measured from the highest finished grade of the adjoining parking area.
8. All access gates shall comply with City Fire Department requirements and existing secondary access gates shall be equipped with "Knox" locks conforming to City Fire Department requirements.
9. Landscape maintenance shall include pruning, trimming, and watering of live plant material and the removal and replacement of dead plant material within thirty (30) days of notification by the city. Trees shall conform to the American National Standards Institute (ANSI) A-300 "Standard for Tree Care Operations" and shall follow all tree care best management practices (BMPs) published by the International Society of Arboriculture, as amended.
10. Screening and signage shall be in conformance with the City Code.
11. Driveway approaches shall conform to a modified City of Avondale Standard Detail No. A1251-1 with return radii equal to 25 feet or more to the extent possible, and concrete to be Class A, 10-inch thickness with fiber mesh.
12. Developer shall obtain Flood Plain use permit from MCFCD prior to the beginning of site improvement work.

City of Tolleson**Checks Recorded****Check Dates: May 7, 2025 to May 20, 2025****PAYMENTS OVER \$10,000**

VENDOR NAME	AMOUNT	CHECK NUMBER	CHECK DATE
FELIX CONSTRUCTION COMPANY	77,769.12	184520	05/09/2025
ASR CONSTRUCTION GROUP LLC	62,810.66	184517	05/09/2025
HAYDON BUILDING CORP	62,195.75	184521	05/09/2025
ASR CONSTRUCTION GROUP LLC	60,725.09	184517	05/09/2025
ANDRUS PROPERTIES INC	57,924.83	184463	05/07/2025
FELIX CONSTRUCTION COMPANY	57,303.10	184520	05/09/2025
ALFA LAVAL INC	55,007.00	100597	05/09/2025
ADVANCED ENVIRO CURE LLC	54,000.00	100596	05/09/2025
ASR CONSTRUCTION GROUP LLC	46,529.98	184517	05/09/2025
BROWN AND CALDWELL	43,712.00	100600	05/09/2025
STRAIGHT ARROW CONTRACTING, LLC	34,771.07	184503	05/07/2025
AZ PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM	34,020.76	100575	05/08/2025
BUSBY INDUSTRIES, INC.	33,699.15	184518	05/09/2025
SOLENIS LLC	32,976.00	100606	05/09/2025
AZ PUBLIC SAFETY RETIREMENT, POLICE	32,000.09	100576	05/08/2025
STRAIGHT ARROW CONTRACTING, LLC	23,180.71	184503	05/07/2025
KIMLEY-HORN AND ASSOCIATES, INC.	20,790.00	100584	05/08/2025
STERLING COMPUTERS CORPORATION	17,927.08	100638	05/20/2025
C & I SHOW HARDWARE & SECURITY SYSTEM INC	17,093.91	184519	05/09/2025
VIASUN CORPORATION	16,689.15	184530	05/09/2025
KIMLEY-HORN AND ASSOCIATES, INC.	16,300.90	100584	05/08/2025
JACOBS ENGINEERING GROUP INC	15,915.00	100603	05/09/2025
ARIZONA STATE TREASURER	14,341.00	184535	05/15/2025
LOGICALIS INC	14,125.00	184488	05/07/2025
TOLLESON ELEMENTARY SCHOOL DIST.#17	10,612.00	184471	05/07/2025
CITY OF TOLLESON-MEDICAL	10,424.53	100628	05/20/2025
PARTNER ONE IT LLC	10,227.60	184524	05/09/2025

Post-Production File

City of Tolleson
City Council Meeting Minutes
May 27, 2025

Transcription Provided By:
eScribers, LLC

* * * * *

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

* * * * *

MAYOR RODRIGUEZ: Good evening, everyone. I am Mayor Juan F. Rodriguez. Today is May 27th, and I would like to call this City Council meeting to order. Let's get started with our invocation and our pledge of allegiance. So I'm going to ask our city attorney to please lead us in the invocation and then Councilmember Erives will do the pledge.

ARNSON: Our Father in Heaven, as this public body and as members of the public -- as concerned citizens and as thy children, we gather with appreciation for the time we have to consider the activities here tonight. Pray that this council will be able to make wise decisions, informed based on the facts before them and based on the moral directions of their hearts. We're grateful that we have public servants who desire to do good and to desire to be a light in the best way that they know how. We ask thee to bless our first responders, our police, firefighters, and their efforts to protect and help and serve with thou care for us and all of our -- all of our doings. And these things we pray in the name of thy son, Jesus Christ. Amen.

MAYOR RODRIGUEZ: Amen.

ALL: I pledge allegiance 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.

MAYOR RODRIGUEZ: (Indiscernible). City Clerk, please allow roll call to show that all council members are present. B. is final call to submit speaker request -- now is the final call to submit speaker request forms to the City Clerk. All speakers will be limited to three minutes for comments only. Actions 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.

City Clerk, do we have any requests at this time?

ZAMORA: We do not, Mayor.

MAYOR RODRIGUEZ: Now the call to the public. City Clerk, do we have any submissions?

ZAMORA: We do not.

MAYOR RODRIGUEZ: Okay. (Indiscernible). I'm going to (indiscernible) City Manager Reyes Medrano for the introduction of new employees.

MEDRANO: Thank you, sir. Perfect timing. So welcome, everybody -- even though we don't have anyone here that's on the list, but we'll welcome them anyway. We had the privilege of meeting them last week during the employee orientation. We bring them into our leadership team meeting so they can meet everybody and know which directors are responsible -- what's that? For who? (Indiscernible).

Okay. So it's my honor to welcome first of all -- another Avondale thievery -- William Kellens. We love stealing from Avondale. He's one of them right there. We have, like -- who's all from Avondale? Jason -- Kevin's not here, so just Jason tonight I think. It's a healthy competition.

Mr. Kellens will be in charge of our GIS system to map all of our infrastructure and make sure we know exactly where everything is and we no longer just say, hey, as long as Eddie Valdez (ph.) is alive, we'll know where it's at. And Eddie's -- unfortunately, we've lost Eddie. He was a great guy, but he didn't know where everything was at. So we're excited about that. He's a great guy. Next in the Library Department, Veronica Walker (ph.). She's out of California and -- Northern California, right? Yes. Very nice. Right, Mandy? Northern California? Yeah.

And then we have Brianna Beltran. She told us that she had the big city experience from San Antonio. And every time I hear San Antonio I think Spurs, so I try to have a good attitude. When I met her, she was very nice. She was very nice. And then I'm also -- I'm equally as honored to acknowledge a recent accomplishment by one of our other Avondale thievery -- is over there. She's trying to hide -- Citlaly Salas. She has recently earned her certified municipal clerk designation -- CMC -- from the International Institute of Municipal Clerks, and she just came back from St. Louis. Congratulations. As always, we welcome anyone that chooses to join our family. It blesses all of us, and we make them a promise that their happiness is our top priority. And we live that. We just don't say it. We embody that.

Thank you, sir.

MAYOR RODRIGUEZ: Well done. And of course, even though they're not here, I'm glad that we're welcoming all of our new employees -- wherever they come from -- to the

Tolleson family -- and that they contribute to the betterment of our community, just like we all do day in and day out. So welcome.

We're going to move on to item G. This is business from the floor -- public hearings and action. This is public hearing number one: soliciting comments from the interested parties in reference to Site Plan Application Number 25030001 as submitted by Erica Castro with RICK Engineering Company, on behalf of property owner, Virtual 91st LLC (ph.), for the proposed new construction of a four-story ECHO Suites Extended Stay hotel to be located at the southeast corner of 91st Avenue and McDowell Road, Tolleson, Arizona 85353. The proposed development site, APN Number 102-47-076, comprises approximately 160,280 square feet and is currently zoned Planned Area Development -- PAD. So ECHO Suites Extended Stay Hotel would be the name of it. I will now open this public hearing and turn this over to Development Services Director Jason Earp for the application.

EARP: Thank you, Mayor and members of the council. Just kind of give you a quick background. They came to you about three months ago or so -- your work session. They took a lot of your comments that were given. They changed a lot of the things about their project. And I believe -- but I'll let Mr. Rise and Mr. Gilbert explain -- but I believe even the security, which was a big issue with council at the time.

So it's on 91st Avenue and McDowell. It's an approved use for that site. And at this time, I'll just turn it over to Mr. Gilbert and Mr. Rise to go through the presentation.

GILBERT: Thank you, Jason. My name is Paul Gilbert. 701 North 44th Street in Phoenix. It's great to be here. He won't want to admit this, but Reyes raised me. [LAUGHTER] You know, nobody does introductions like Reyes. It was so good to hear him again. Good to see many of you. And congratulations on this wonderful building. It's been twenty years in the making. I've been watching this progress over the years, and my compliments. It's just terrific.

I want to preface my comments with a major remark about -- as Jason said, we're not here to talk about the zoning. It's already approved. It's just a site plan we're talking about. But I wasn't there when you had your work study session earlier -- but I've been

well briefed by Jason and Reyes -- and I'm keenly aware that you did not have a good experience with an extended stay hotel earlier. Please, please don't compare us to that other operation. It's like comparing a mouse to a hippopotamus. I mean, we are just night and day different from what they were. We also listened very carefully to the comments that you made in the work study session, and we've made some major changes -- significant changes -- to the plan as a result of your direction. I want to just briefly review a couple of these and do a little comparison with our project and the other extended day care project.

So this very briefly, and then you're going to hear from the guy that really knows what he's talking about -- my client, Carter Rise. First of all, you were concerned about having security on the premises 24 hours. I'm happy to tell you we accommodate that. We do that on all of our projects. So there will be someone there 24 hours, even though we don't need someone at the front desk all that time. But someone will be there on site managing, running the hotel, keeping track of everything. That was a concern you had. That was not existent on the other extended day care facility, is my understanding. You also had some concerns about the color. You'll see in just a moment, we responded to that. We made some changes in the color, and the design review was very receptive to this new elevation.

Also, I have it on good authority that the other extended hotel, which is now an apartment complex, charged something like \$200 a week for their tenants there. And that is not us. We are way north of that, and our patrons that will be staying at our facility will be paying a very conventional hotel rate. So you're not going to get people that are basically in just for a real cheap in and out and so on. That isn't who we attract. We attract professionals. We have nurses, first responders, and that kind of people. All professional people that will pay the freight for our very lovely hotel facility. So we've got professionals, and we're very pleased to be here.

Another thing that's very important is we reason together is that we're part of the Wyndham Hotel organization. Wyndham Hotel -- I don't need to tell you -- is a very nationally known, reputable hotel company and they're -- we're part of their system.

That's important for two very significant reasons. One, they're very choosy because their name's on that hotel, along with ours, and they want an operator that is first class, that is professional, and that does a quality product. And they're very selective on who they allow to have their brand on the hotel. They have chosen us, and not only have they chosen us, but they -- we are the -- I think -- the single chosen operator for Wyndham on this project for the whole Phoenix area. That says a lot. That tells you that this operator is first-class professional, knows what they're doing, and were carefully selected by the Wyndham Hotel organization. We're here with their full support, and we think we have a very exciting product to bring to you tonight. And to go over the site plan ramifications, I'll turn the time over to Carter Rise.

RISE: Thank you, Paul. Mayor Rodriguez, council members, thank you so much for having us today. I'll reiterate some of what Paul has just gone over, but I do want to just provide some materials and images of what a typical ECHO Suites is going to look like. You know, obviously, you'll see our new elevation with a pretty drastic color change that I personally think looks great. I'm sure that some people who design the green for Wyndham will maybe be sad to see it go, but I think this one will stand out really, really well.

How do I change this? Oh, I think I went too far. There we go. So as you'll see, this is the site plan. Not too much to look at here in terms of -- it's a pretty standard shaped hotel. We do have the second point of access, which I know was an issue that was brought up, I believe, before the last meeting. But we've discussed that in depth with planning now and feel like this is a site plan that flows very well. We think it's going to be very attractive to see from the highway.

MAYOR RODRIGUEZ: (Indiscernible).

RISE: Yes. Yeah --

MAYOR RODRIGUEZ: (Indiscernible).

RISE: -- it's --

MAYOR RODRIGUEZ: (Indiscernible) McDowell?

RISE: Yeah. McDowell would be the north top side. And then -- and then --

MAYOR RODRIGUEZ: 91st --

RISE: -- 91st would be --

MAYOR RODRIGUEZ: -- to the left.

RISE: Yeah, to the west.

MAYOR RODRIGUEZ: Well, the first two properties, are they going to be developable or is that just going to be one (indiscernible)?

RISE: It is going to be developable. So we -- the current owner of the parcel -- we are working to subdivide around the line. You'll see where our -- the top of our parking spaces, as well as -- have sort of -- I believe they will retain ownership of the access drive. But we are going to construct it given that we are hoping to start construction on this much sooner than they would likely find users for the two remaining PADs. But we have worked with them closely to ensure that they're going to be able to have some type of retail, coffee -- you know, some type of user for there. I don't think it'll be something like a full-scale Chick-fil-A or larger fast-food restaurant, but I know that -- they would be able to speak to that better. But that's something that we are interested in since I think having a restaurant or retail there is certainly a good thing for our hotel community.

MAYOR RODRIGUEZ: (Indiscernible) place that sells pancakes or waffles? We have a Waffle House (indiscernible) or something that does include a little bit of breakfast?

RISE: If they can fit it, I'm sure our guests would like that too.

MAYOR RODRIGUEZ: Can you (indiscernible)?

MEDRANO: They are working on that. We have talked to them about it.

RISE: Right.

GILBERT: If I might interrupt, I also represent the owner of the property. You might recognize the name Felipe Zubia.

ERIVES: Oh, yeah.

GILBERT: Felipe is the one that's running this company that owns the property. He's very familiar with Tolleson, as you are with him.

MAYOR RODRIGUEZ: So he's familiar that we have enough Mexican restaurants?

[LAUGHTER]

MAYOR RODRIGUEZ: (Indiscernible).

GILBERT: We will pass that on to him.

MAYOR RODRIGUEZ: Awesome. Thank you. (Indiscernible).

RISE: Oh, absolutely. Any questions on sort of the site layout -- site plan that we've presented here?

MAYOR RODRIGUEZ: (Indiscernible) there's going to -- is there going to be an entry off of 91st Avenue over McDowell?

RISE: Yeah. So on the -- oh, no, not over 91st Avenue. The second point of access would be the east side of the building. It's sort of a faded line, but it's a shared access with the retail that is immediately to our east here. So it's sort of at the right east edge of the drawing here, and there's sort of a cul-de-sac --

MAYOR RODRIGUEZ: (Indiscernible) --

RISE: -- that gets cut off.

UNIDENTIFIED SPEAKER: -- (indiscernible) --

RISE: Oh, is there?

MAYOR RODRIGUEZ: (Indiscernible) Ong Insurance --

UNIDENTIFIED SPEAKER: Yes.

MAYOR RODRIGUEZ: (Indiscernible) --

RISE: I was just clicking forward. But yeah. So it will be -- you'll be able to turn -- I believe that would be a left. I think you'd be able to turn left out of that or right. I think it would be a right in, right out at the -- up the more westward entrance. I believe that's how it's been designed.

MAYOR RODRIGUEZ: Yes, Jason?

EARP: Sorry. Mayor, if I could. Yeah. So the west ingress, egress would be right in, right out only. The one that's -- you were just speaking of with the Ong -- sharing that one -- will be a full access. The other one was just too close to the intersection to have a full access.

MAYOR RODRIGUEZ: Okay. And Mr. Gilbert, do you also represent the property in front

of the of the Ong's insurance building?

GILBERT: No, I do not.

MAYOR RODRIGUEZ: Okay.

GILBERT: But (indiscernible).

MAYOR RODRIGUEZ: Yeah. Understood.

GILBERT: There are only five apartment (indiscernible).

RISE: Mayor, Council. Yeah, so Virtual still -- they own the hard corner -- the property in and in front of the hotel -- that area there. But right in front of the Ong's property, the Ongs bought that, so they own that as well.

UNIDENTIFIED SPEAKER: (Indiscernible).

EARP: Yes.

UNIDENTIFIED SPEAKER: (Indiscernible).

RISE: Okay.

UNIDENTIFIED SPEAKER: We got that. So does (indiscernible).

RISE: Any further questions on the site plan?

MAYOR RODRIGUEZ: No.

RISE: All right. So want to just reiterate some of the strengths of the ECHO Suites brand. These are going to be a hundred percent new construction, which is -- if you're in the development world, that is something that I think carries a lot of weight. Where a lot of times you might have a brand where people are converting older, more run down hotels into something and slapping a new coat of paint on it and calling it -- you know, whatever the brand is that's the conversion brand. ECHO Suites is not going to be like that. These are a hundred percent new construction. We fought very hard to make sure that is going to stay that way in perpetuity. It's something that we believe is going to make the brand much stronger and only enforce the type of guests that we are going to have.

Wyndham is extremely invested in Echo Suites. We've worked with them tirelessly for over three years now to design this brand and make it the best extended stay type property that we can. Going into that is -- a lot of the furniture, the fixtures that we're

having, the technology packages that we're using, the amenities that we're going to be providing look excellent, I believe for, you know, what you would see in a lot of competitors. And I think that's going to be a real brand differentiator for these, and other ECHO developers agree with me on this, as evidenced by the fact that we have over 275 in the pipeline. A lot of those are ones that Sandpiper is working on.

A little bit about Wyndham. Paul alluded to this, but they are the largest hotel franchiser in the world. And I think that really emphasizes how much emphasis is going into ECHO. The CEO of Wyndham, higher-ups at Wyndham are really focused on this brand. They are talking about it. They are getting in the weeds. So this is a real big priority, and it's going to have a lot of support from a pretty large Fortune 500 company. Going into Sandpiper, we were founded in 2008. We own and operate 39 hotels, 15 of which we've built ourselves. And we're proud to announce that actually, since our previous meeting, we have opened our first ECHO Suites in Richmond, Virginia. We have three further properties under construction and more in the pipeline. But you'll see, that photo is from our grand opening of our first ECHO.

Going into our management company -- which is Sandpiper Hospitality -- this is a company that we founded in 2012, really as an effort to ensure that we have the best management we possibly can have and ensure security, cleanliness, and service to our guests, which is just something we didn't feel that we had with some of the third-party management companies. And we believe that the proof is in the pudding. We have 65 hotels under management. So you'll notice that's quite a larger number than the 39 that we own. A lot of people look to us for third-party management for a number of hotels up and down the chain scale.

So touching a little bit on our partnership with Wyndham, Wyndham actually reached out to us to help them design this brand when it was sort of in the infancy stage -- us and several other experienced developers. And that trust, I think, has hopefully been rewarded by developing something that I believe is going to be really, really successful and providing an excellent experience to the extended stay customer.

Any questions? All right. So my next couple slides mostly are just pictures of our open

hotel. This is the exterior of the ECHO Suites in Richmond. You'll notice that we have the green exterior that we've changed to brown for our existing site plan here. But we opened in January 2025, and I think we're quite happy with how performance has gone so far. Here are a few pictures of the guestroom. You'll notice the mirror in the bathroom -- a lot of the fixtures -- the furniture looks very, very clean. You have a full kitchen and full desk and pretty spacious living area. So you know, I think I've stayed a number of these, and I've been very happy with how they've gone and how they're operating.

In terms of amenities, you'll see we have a spacious lobby, a large gym with plenty of fitness equipment, and on-site laundry, as well as Canteen marketplace vending, which I think looks a lot higher end than the typical Coke machine. And then finally, just kind of going into a little bit of our guest-mix. I mean, we are not looking for people who are going to live in these hotels and hope it just operates like a cheap apartment. We're looking for corporate training, travel nursing, construction development jobs, people who are relocating permanently to a city but are not going to stay in a hotel for two months. And that's really going to be, I think, seen in the rate that we're going to charge. This is not something that can operate as sort of a lower-end motel. It wouldn't make any economic sense for us to do this based on the construction costs we're seeing for these. And we believe that we can drive a really competitive rate based on all the data that we've looked into our modeling.

So with that, I open it up to any questions.

MAYOR RODRIGUEZ: Okay. (Indiscernible) Gamez.

GAMEZ: What would be a competitive rate?

RISE: Well, I would say a competitive rate -- it's going to vary by market. I think we are going to be able to drive rate into the probably mid-90s, maybe up to 100. And obviously in February, March when the whole Phoenix market's on fire, I think we're going to go far -- we are going to far exceed that. So I think a mid-90s or above ADR is going -- sorry -- average daily rate for those not in the hotel lingo.

GAMEZ: (Indiscernible) daily.

RISE: Yes. Average daily rate should be -- I would say 95 is what we're going to shoot for. So you know, you're looking in the mid-600s for a weekly rate.

MAYOR RODRIGUEZ: (Indiscernible).

ERIVES: So can you explain a little bit what considered extended? Am I staying a week, two weeks? Can you just tell us a little bit more what's considered extended?

RISE: So extended stay I think really, in the hotel industry, is more or less defined as, it has a kitchen. We are going beyond that. Generally, a seven plus night length of stay would be considered an extended stay. So when breaking down rates, generally you would get the nightly rate for one to six and then an extended stay rate for seven plus. That is built into the mid-90s number I was quoting earlier. For a nightly rate, we are generally going to charge a little bit more than, say, the weekly rate. So in that example, maybe the weekly rate is low 90s and the nightly rates at 100 -- average out to about 95.

ERIVES: And if someone wanted to stay longer -- I'm so sorry.

UNIDENTIFIED SPEAKER: You're fine.

ERIVES: If they wanted to stay longer than the seven night stay --- or seven -- like, the week -- can they stay two months? Three months? Is there like a cut off after so much time?

RISE: It depends. I mean, generally that actually comes down, in our experience, to local regulations. What we would say is we're probably not going to kick you out if you've been a model guest for your entire stay. We are not necessarily targeting people who are going to treat it more as an apartment, and we're going to drive a competitive rate as much as we can. But you know, there certainly are 30 plus night length of stays at our -- you know, some of the properties we manage and the competitor properties.

MAYOR RODRIGUEZ: (Indiscernible).

GAMEZ: In terms of employment opportunities, do you guys have your own housekeeping staff or do you hire from local?

RISE: Yeah, we would -- we would generally hire locally. I mean, they are going to obviously be working in the hotel daily, so that is something where it doesn't necessarily make sense to ship people over -- all over the country. So generally, we would be hiring

locally for pretty much the whole staff of the hotel.

GAMEZ: Any idea the number of people you would be looking at?

RISE: I believe for this we're looking at -- I think it's 8 to 12 FTEs -- full-time employees -- but I'd have to double check. But I think that's where we've settled at. Obviously, the reason there's a little bit of ambiguity in that number is, generally in the early stages -- especially of a new brand -- but a new hotel, you're going to need more employees just to make sure that everything's getting up to shape.

GAMEZ: Oh. There's an HR person right over there somewhere. Is she here? She's not

MAYOR RODRIGUEZ: She's not here --

GAMEZ: -- here.

MAYOR RODRIGUEZ: -- no.

GAMEZ: If we can hire as many locals as possible, that'd be great for us.

RISE: I think I -- and I think that would be beneficial -- sorry to cut you off, but I think that would be beneficial to us as well. Retention would be something that would make the brand a lot stronger. People who know the hotel and know the area and are able to sort of, you know, drive business for us because they're aware of what's going on in town.

MEDRANO: Mr. Mayor, members of Council, I know Mr. Earp and his team are planning the next job fair. Right, Jason?

EARP: Yes, Mayor -- Councilmember Gamez, yeah, we're planning for October. And we'll -- if approved, then we'll make sure we invite Wyndham and ECHO Suites to that job fair. (Indiscernible) 999? Okay. All right. All right, cool. That's all.

MAYOR RODRIGUEZ: So I don't have a concern. I mean, really, at the end of the day, that hard corner has always been very prominent to me. 91st Avenue and McDowell has a lot of potentials right off the freeway. Actually, it's off of two freeways if -- we can consider the 101. So the hotel itself produces a revenue source to our community long term. We get percentages off the rent. Something apartments don't do anymore in the State of Arizona. So I'm looking to diversify the public checkbook by different developments. But now I'm really concerned about the two lots in front of it. You

know, like, what's going to come with that? Because with the PAD, are we required to do whatever it is that the applicant does or do we still have restrictions that we can tie into it?

MEDRANO: Under development zoning, simply allows Council to establish allowable and prohibited uses. So the PAD was established twenty years ago by a man named EJ Pospisil, and it was heavily weighted toward retail.

UNIDENTIFIED SPEAKER: (Indiscernible)?

MEDRANO: If it's in the PAD and it's a prohibited use in the PAD, it would never get to you.

UNIDENTIFIED SPEAKER: (Indiscernible)?

MEDRANO: It all depends on whatever the -- the PADs are unique to the development. So we negotiate -- in that case of Mr. Pospisil we negotiated -- prohibited and allowable uses. The majority, if not all of the allowable uses were retail, and the prohibited were the more hazardous, heavier uses.

UNIDENTIFIED SPEAKER: (Indiscernible)?

MEDRANO: No. We designed the -- all PADs are designed to make sure that you have the leverage you need. Yes.

UNIDENTIFIED SPEAKER: (Indiscernible).

MAYOR RODRIGUEZ: Logically, it would make sense to put restaurants up front, which would be another sales tax contributor to our community, but also an amenity that people can go there and enjoy, whether they're staying at the hotel or they're living in Tolleson -- or for that matter, (indiscernible) right across the street. So that's kind of where my mind's at. Revenue from the hotel, revenue from the hotels, options for people that live here closely and can get services and products that they can go and purchase. So that's kind of where I'm wrapping -- trying to wrap my mind around.

Jason, you have your hand --

MEDRANO: I'm sorry --

EARP: Yes.

MEDRANO: -- Mayor.

EARP: Thank you, Mayor and members of the Council. Just so you're aware, I've been working with Virtual very closely, and we're both working on certain restaurants for that area that I won't say in public right now. And hopefully to your credit -- and non-Hispanic, non-Mexican food. And hopefully that comes to fruition sometime in the near future.

MAYOR RODRIGUEZ: (Indiscernible) -- I'm okay with Hispanic food. Just enough Mexican food. Salvadoran, Honduran, Guatemalan, Argentina, Chile. I can name them all if you want. [LAUGHTER] (Indiscernible). I don't want to be a blanket no, but just something different.

UNIDENTIFIED SPEAKER 1: Yeah.

UNIDENTIFIED SPEAKER 2: Chinese would be great.

MAYOR RODRIGUEZ: Chinese would be awesome, yeah. We have Italian now. We have Roma's.

MEDRANO: (Indiscernible). Mr. Mayor, if I could -- members of the Council, I would call Council's attention to the 99th Avenue corridor. If you recall, for years we were trying to develop that with different ownership groups, but it wasn't until the housing came in behind it -- and just to the northeast of it -- that caused the explosion we're seeing today. And we're capturing the type of restaurants and uses that the community has been clamoring for years in the General Plan. When you add this hotel, along with the Marriott and then Phoenix's hotel across the street, in addition to the fact that we just learned that Tolleson last fiscal year, I believe, was the fastest growing city in Arizona because we grew by 29 percent. And that was by design because our goal has been -- has been to get to 10,000 people so we can attract our grocery store. Well, it doesn't just attract grocery stores. It attracts restaurants -- sit-down restaurants. We need people in the concentrated area. And hotels like this are the perfect mixed-use development to attract the kind of restaurant we want there. I would've loved to had hotels on 99th Avenue, but that just was too far to the south from --

UNIDENTIFIED SPEAKER: (Indiscernible) --

MEDRANO: -- yeah, I know. I want it all. I'm greedy. I'm very greedy, as Council knows

by now. But that's worked out very well, and I have no doubt this will as well.

GAMEZ: I'm sorry, Mayor, but (indiscernible) in the zip code.

MEDRANO: I got a call from a reporter -- Pilar and I did -- and he said, yeah, you guys are the fastest growing city in Arizona. And I laughed. I said, no, that's a zip code rule. I took 15 minutes to explain it to him. And he goes, well, actually -- and he broke it down. I said, actually, those numbers he gave me align with all of the new housing we've brought in. So we've -- we're now over 9,000.

MAYOR RODRIGUEZ: Talk to the -- the media that does other studies for Tolleson.

MEDRANO: And I told him about that, yeah.

(Audio interference)

MAYOR RODRIGUEZ: Well, with that I'm going to close --

RISE: Thank you.

MAYOR RODRIGUEZ: -- this public hearing. This is closed. Council, do we have any other comments at this time? Okay. I just want to reiterate that I'm hopeful for that corridor. I mean, last time I was hopeful we ended up with apartments and that to me -- you know, I wasn't publicly disappointed because it's actually a pretty nice product as far as apartments go. I think it's (indiscernible) development. It looks nice. It's going to attract a good population to our community. I'm just not an apartment person, and so the fact that we got that -- that took a big stock of land (indiscernible) future development. I think we have to do something that's going to be proactive when it comes to developing the hard corner. I like the fact that it's (indiscernible) for the Papago Freeway --

UNIDENTIFIED SPEAKER: Uh-huh.

MAYOR RODRIGUEZ: -- so it allows future development in the front and maybe trigger some development in front of the Ong building, which is kind of a weird flat. It's way in the back and you have all that vacant lot in front of it. And of course, long after I'm gone and somebody else is mayor, they'll have a strong financial base to be able to continue to move forward. And that's something that a lot of times as Council, we just say, okay, well, we're here to do what we can today. The reality is developments like

this -- future restaurants -- are contributors to the betterment of our financial side of the house. And so what happens 20 years down the road matters through decisions that we make. So I think this may be one of those catalyst developments that helps us put ourselves in a better financial position as we move forward in the city.

So with that, any other comments? No? Is your hand up?

GAMEZ: No --

MAYOR RODRIGUEZ: No? Okay.

GAMEZ: -- (indiscernible) is good.

MAYOR RODRIGUEZ: All right. So I -- so Council, we have to make a motion to approve or deny it. I know we have a motion here, but I will tell you that there are 12 recommended stipulations. I know they've already agreed to doing it, but I want to include that -- I would include that as part of the motion.

DAVIS: Motion.

GAMEZ: Second.

DAVIS: Motion to approve with the 12 recommended stipulations.

GAMEZ: I second.

MAYOR RODRIGUEZ: We have a first by Vice Mayor Jimmy Davis and a second by Councilmember Gamez. All those in favor, please signify by saying aye.

IN UNISON: Aye.

MAYOR RODRIGUEZ: All those opposed, please say nay.

MENDOZA: Nay.

MAYOR RODRIGUEZ: Hearing one nay. Motion passes six to one, right? Seven of us? Okay, yeah. Motion passes six to one. So thank you very much, and we look forward to a new development here in our town pretty soon.

Is there a construction deadline? I think we should've asked that -- or a timeline that you guys were looking at?

UNIDENTIFIED SPEAKER: (Indiscernible).

MAYOR RODRIGUEZ: Okay.

UNIDENTIFIED SPEAKER: (Indiscernible) a little longer (indiscernible).

MAYOR RODRIGUEZ: Not impulsive, no?

UNIDENTIFIED SPEAKER: (Indiscernible).

RISE: We didn't want to spend all that money on architect (indiscernible), so.

MAYOR RODRIGUEZ: Well, thanks --

GAMEZ: Thank you.

UNIDENTIFIED SPEAKER: (Indiscernible).

GAMEZ: Thank you. Nice to see you again, yes.

MAYOR RODRIGUEZ: Okay. Well, we're going to want to item H, which is consent agenda action items. I see items one through five. I will entertain a motion.

LABORIN: (Indiscernible).

MAYOR RODRIGUEZ: Linda, we have --

LABORIN: (Indiscernible).

MAYOR RODRIGUEZ: -- we have a motion to approve by Councilwoman Laborin.

GAMEZ: Second it.

MAYOR RODRIGUEZ: We have a second by Councilmember Gamez. All those in favor of approving the consent agenda, please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All those opposed? Not hearing any. Motion passes unanimously. We're going to move on to regular agenda action items. Number one, we're going to either adopt or deny Ordinance Number 621 New Series of the Mayor and the Council of the City of Tolleson, Arizona, amending the Tolleson City Code, Chapter 5, Article 5-10 (ph.) --

UNIDENTIFIED SPEAKER: (Indiscernible) are off.

MAYOR RODRIGUEZ: By amending (indiscernible) 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 repairs -- for repeal of conflicting ordinances, providing for severability, and providing for penalties.

Development Services Director Jason, you have the floor.

EARP: Thank you, Mayor, Councilmembers. So we came last time to the work session.

Went through the main points of it. Council was in agreement to that, so we had our attorneys put this ordinance together -- which it equals pretty much what every other community does in the valley. So we're just here, and hopefully you approve it tonight. This is -- by the way, Vice Mayor Davis brought this to our attention a few weeks ago, so hopefully we got everything that he wanted in there and Council wants and we're ready for approval.

UNIDENTIFIED SPEAKER: (Indiscernible).

MAYOR RODRIGUEZ: I heard that the renter has to provide cooling for the housing and it can't go below a certain temperature in the wintertime. So in a sense protects the renter from slumlords, for lack of a better way of saying it. So I don't see any questions. I will entertain a motion.

Yeah, we do have a question. Councilwoman Erives?

ERIVES: My only question is, how would a renter know about this? How can we inform the renter of this new ordinance so that, say, they do have an issue with their air conditioning and they've contacted their landlord and it's not getting -- is there a number? Is there a website? How is -- how can someone report this?

EARP: Pilar?

SINAWI: Mayor, members of the Council, (indiscernible). Well, since the renters don't necessarily get, like, a newsletter --

ERIVES: Right

SINAWI: -- what we're going to focus on is door-to-door (indiscernible) providing that information to really all residents.

ERIVES: Uh-huh.

SINAWI: There's no way of (indiscernible) knowing, you know, what properties are rentals from our register. However, there's (indiscernible) not registered rental properties. So the best way to (indiscernible) would be door-to-door communication and (indiscernible).

ERIVES: Okay.

SINAWI: And then also having that information available to our (indiscernible) office so

when people come for any kind of rental utility assistance (indiscernible).

ERIVES: Sounds great. Thank you.

MAYOR RODRIGUEZ: Yes, Mr. (indiscernible).

UNIDENTIFIED SPEAKER: But the ones that we do know that are landlords, we should tell them as well. This is an ordinance that has passed. You know, you need to be doing this, this, and this. And it's simple as that. Let them know.

MAYOR RODRIGUEZ: Which department is this going to be under?

UNIDENTIFIED SPEAKER: (Indiscernible)?

MAYOR RODRIGUEZ: Enforcement, yeah.

EARP: Mayor, members of Council, in other cities -- under code enforcement. So it'll be under Ken and it will be like most things, complaint driven.

UNIDENTIFIED SPEAKER: (Indiscernible).

EARP: Yeah. But we'll put a package together along with Ms. Sinawi and her group and we'll flood the community with information. Uh-huh.

MAYOR RODRIGUEZ: (Indiscernible).

ERIVES: Yes, that was my point. Thank you. Thank you.

MAYOR RODRIGUEZ: Awesome. Councilmember -- or Vice Mayor Davis.

DAVIS: This covers homes and apartments as well?

EARP: I'll refer to our legal team, but I don't know if apartments is part of this or not.

ARNSON: Yeah, it said, applies to residential rentals in its entirety. So yes.

SINAWI: Mayor, members of Council, yes. We'll reach out to them as well.

ERIVES: Apartments -- I'm going back to the apartment -- and communication, because they're not receiving the water bill. It's part of the -- is there any way to get notifications to those -- that's what you're saying -- door-to-door, though. That's what you're saying?

SINAWI: Well, Mayor, members of Council, Councilmember (indiscernible), that communication's a little differently. So for the apartment complexes, we do individual mailings to them for the city newsletter. So since they don't receive a water bill, we do a separate mailing only for them for the newsletters. So then we can add that

information to that already direct mailing that we have. Because it was many years ago that we identified that we were missing that part of the community, so we've been doing that separate mailing in addition to the city newsletter probably for eight, nine years now. So it's been for some time.

UNIDENTIFIED SPEAKER 1: (Indiscernible).

SINAWI: Yes. Uh-huh. Yes.

UNIDENTIFIED SPEAKER 1: (Indiscernible).

UNIDENTIFIED SPEAKER 2: (Indiscernible).

ERIVES: And I'll second it.

MAYOR RODRIGUEZ: We have a first over here --

ERIVES: And I'll second it.

MAYOR RODRIGUEZ: -- Councilwomen Chavira. And we have a second over here -- Councilwoman (indiscernible). All those in favor, please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All those opposed? Not hearing any. Councilwoman Chavira made the motion --

CHAVIRA: (Indiscernible).

MAYOR RODRIGUEZ: Oh, I thought it was you. Okay. Well, all those in favor, again, say aye.

ALL: Aye.

MAYOR RODRIGUEZ: Are we good?

ARNSON: We're good.

MAYOR RODRIGUEZ: All right. All right. Motion carried. Let's move on to item number 2, authorize the city manager to enter into an executive -- 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 Incorporated for Phase I and Phase II in the amount of \$3,225,511 for preconstruction services and procurement of long lead items related to the Tolleson Aquatic Center project. Phase I includes preconstruction 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.

Jason?

EARP: Thank you, Mayor, Vice Mayor, members of the Council. So it's about \$160,000 or so that we -- that we'll pay CHASSE to be a part of the preconstruction so we can come up with that GMP. And about -- a little over -- there's \$3,065,511 for the long lead items. So if we want to get started -- hopefully next month, start moving dirt. We want to order all these items -- that we know they know -- throughout the last X amount of years, it's been taken a long time to get. So if we order them now, hopefully they get here on time so when we're ready to use them -- and we don't slow down the project.

MAYOR RODRIGUEZ: (Indiscernible) projects (indiscernible) postpone.

EARP: So this is -- we've been doing a lot of these projects for the last --

MAYOR RODRIGUEZ: (Indiscernible).

EARP: Yeah. And if you do design build, that's fine. They're going to say -- just in our history -- in our -- what we found out is, yeah, it'll come out, let's say 28 million. Well, that's better than 35 million. And then by time you get done with it, it's 39 million because of all the change orders. We didn't see this, we didn't do that. So now it's between the City, the contractor, the architect that sit around and really hone in on all these numbers and stuff so then we don't have those changes later on. So while it might be a little higher than your design build at first -- but that's the guaranteed maximum price that it's going to cost the project.

UNIDENTIFIED SPEAKER: (Indiscernible)?

EARP: Correct.

UNIDENTIFIED SPEAKER: (Indiscernible)?

EARP: Yeah.

UNIDENTIFIED SPEAKER: (Indiscernible)?

MAYOR RODRIGUEZ: Lead items make complete sense to me. I mean, there's -- you can't get light poles right now -- six months out, so. And there's a lot of steel that comes along with this as well, so we definitely want to get those ordered now. And we want to

price-lock those items. If you wait until the construction time, those items will be a lot more expensive, and then that will increase prices. So we have a motion?

GAMEZ: I'll take a dive into this. Yeah, I'll make a motion to approve.

MAYOR RODRIGUEZ: Okay.

DAVIS: Second.

MAYOR RODRIGUEZ: We have a second. Did you wear that shirt to kind of --

DAVIS: Yes.

MAYOR RODRIGUEZ: -- work out for him? He wants to take a dive into it, and you got a Hawaiian shirt on? No? Just saying. I have my trunks on. Anyways.

GAMEZ: That's nice.

MAYOR RODRIGUEZ: Yeah, I was going to say something else, but I stopped myself.

UNIDENTIFIED SPEAKER: Thankfully.

MAYOR RODRIGUEZ: Okay. Is there any other questions or comments?

ERIVES: Nope. I'm ready for a second.

MAYOR RODRIGUEZ: We have a second.

GAMEZ: Yeah.

ERIVES: Oh.

MAYOR RODRIGUEZ: So all those in favor, please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All those opposed? Awesome.

UNIDENTIFIED SPEAKER: Yeah. (Indiscernible).

[CROSS TALK]

MAYOR RODRIGUEZ: Okay. We're going to move on to work study and presentations --

ERIVES: (Indiscernible) --

MAYOR RODRIGUEZ: -- not having any --

ERIVES: -- (indiscernible).

MAYOR RODRIGUEZ: -- Mayor and city manager report of current events. Not seeing any, we're going to go on to L, which is convene into executive session. So I will motion to go into executive session. Now is the time for Council to convene to executive

session. We're asking members of the public and those that are not involved in this executive session to please exit the meeting at this time. The only actions that will take place after the executive session will be basically to adjourn the meeting.

Do we have a motion to go into executive session?

GAMEZ: So moved.

DAVIS: So moved.

MAYOR RODRIGUEZ: Okay. I got a motion from Vice Mayor -- well, I got a motion from Councilman Gamez, and we got a second from Vice Mayor Davis. All those in favor, please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All right. All those opposed? All right. We stand in executive session.

APPROVED:

Juan F. Rodriguez

Juan F. Rodriguez (Jun 11, 2025 14:11 PDT)

JUAN F. RODRIGUEZ, MAYOR

ATTEST:

Crystal Zamora

Crystal Zamora (Jun 11, 2025 14:11 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 27, 2025. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

Crystal Zamora

Crystal Zamora (Jun 11, 2025 14:11 PDT)

CRYSTAL ZAMORA, CITY CLERK