



CITY OF TOLLESON

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

**TOLLESON CITY COUNCIL MEETING AGENDA
REMOTE PARTICIPATION ONLY
ZOOM WEBINAR ID: 840 6967 9194
THURSDAY, DECEMBER 4, 2025
4:30 PM**

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

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

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

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

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- F. SCHEDULED PUBLIC APPEARANCES AND PROCLAMATIONS – FOR DISCUSSION**

- 1. Proclamation declaring December 15, 2025 as Arbor Day in the City of Tolleson, encouraging all citizens to celebrate Arbor Day and support efforts to protect trees and woodlands, and urging all citizens to plant trees to promote the well-being of



current and future generations. – Randy Babchuk, Field Operations/Parks & Recreation Director

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

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 November 12, 2025. (City Clerk Department)
2. Approve Claims and Bills Report for the period of November 5, 2025 to December 2, 2025. (Finance Department)
3. Adopt Resolution No. 2626 of the Mayor and Council of the City of Tolleson, Arizona, authorizing the City Manager to execute a development agreement on behalf of the City with Bay State Milling Company, related to the development of certain property located in the city along 99th Avenue to the railroad tracks. The owner will contribute up to \$1,200,000 toward the roadway widening improvements, and the City of Tolleson will pay all project costs exceeding the owner's maximum contribution. (Development Services Department)
4. Approve the Job Order Master Agreement between the City of Tolleson and Talis Construction Corporation for citywide civil/site construction and engineering services as needed, and authorize the City Manager to execute and deliver said Agreement. The total Job Orders issued during a single fiscal year shall not exceed \$1,200,000. This Agreement shall remain in full force and effect until January 31, 2027. (Development Services Department)
5. Adopt Resolution No. 2627 of the Mayor and Council of the City of Tolleson, Arizona, regarding notice of application and potential conflict of interest under the City of Tolleson Housing Rehabilitation Program. The resolution provides the public notice required by federal CDBG regulations for an application submitted by a City-appointed official, Diana L. Ruiz, a Planning and Zoning Commissioner, and authorizes posting the notice for 30 days as required. (Human Services Department)
6. Approve the Third Amendment to the Cooperative Purchasing Agreement between the City of Tolleson and ASR Construction Group LLC for Job Order Contracting (JOC) Water & Wastewater Treatment and Remote Facilities Projects, and authorize the City Manager to execute and deliver said Amendment. The City desires to amend the existing Agreement to increase the annual aggregate amount from \$3,000,000 to \$6,000,000 for additional services. This Agreement shall remain in full force and effect through May 31, 2026. (Utilities Department)

I. REGULAR AGENDA – ACTION ITEMS

1. Adopt/Deny Ordinance No. 628 N.S. of the Mayor and City Council of the City of Tolleson, Arizona, amending the Tolleson City Code, Chapter 8 Health and Sanitation, by adding Article 8-7 Trees to provide for the regulation, maintenance, and protection of municipal trees; establishing administrative responsibilities, duties, and penalties; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties. (Field Operations Department)
2. Adopt/Deny Resolution No. 2628 of the Mayor and Council of the City of Tolleson, Arizona, opposing the proposed relocation of the Tolleson Union High School District administrative offices outside the City of Tolleson, and directing that the Resolution be transmitted to the Tolleson Union High School District Governing Board. (City Council)

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

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

L. ADJOURNMENT

1. Attachments: Monthly Reports

Fire Department – October

Police Department – October

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.

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Prerequisites for attending Zoom Webinars (one required):

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

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

Posted on December 3, 2025 at 4:15 PM.



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Juan F. Rodriguez, Mayor of the City of Tolleson, do hereby proclaim December 15, 2025 as **ARBOR DAY**

In the City of Tolleson, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 4th day of December, 2025

Mayor _____



CITY COUNCIL REPORT



SUBJECT: Regular City Council Meeting Minutes of November 12, 2025

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Crystal Zamora, City Clerk

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The City Clerk Department is requesting the approval of the Regular City Council Meeting Minutes of November 12, 2025.

BACKGROUND:

It is the public policy of the State of Arizona that meetings of public bodies be conducted openly and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided. Minutes serve a historical purpose, but just as important, they serve a legal purpose, documenting Council's adherence to the proper procedures, city code and state law. The approved minutes are a permanent record.

DISCUSSION:

The minutes provide an outlet for residents to connect with the City of Tolleson in order to stay informed of Mayor and Council's actions, and they are posted on the City's website and filed in the City Clerk's Office. Transcription is provided in order to facilitate communication accessibility and may not be a totally verbatim record of the proceedings.

BUDGET IMPACT:

This item has no additional budget impact.

RECOMMENDATION:

Staff recommends the City Council approve the Regular City Council Meeting Minutes of November 12, 2025.

ATTACHMENTS:

1. 11 12 25 City Council Meeting Action Minutes



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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
WEDNESDAY, NOVEMBER 12, 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.

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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 Pierce, and the Pledge of Allegiance was led by Council Member Gámez.

C. ROLL CALL

City Council: Mayor Juan Rodriguez, Vice Mayor Jimmy Davis, Council Members Christine Chavira, Clorinda Erives, Adolfo Gámez and Cruzita Mendoza.

Not Present: Council Member Linda Laborin

Department Directors: City Manager Reyes Medrano Jr., Deputy City Manager/Employee Resources Director Wendy Jackson, Chief Financial Officer Kevin Artz, Chief of Social Impact George Good, City Clerk Crystal Zamora, Development Services Director Jason Earp, Field Operations/Parks & Recreation Director Randy Babchuk, Fire Chief Michael Young and Library Director Mandy Carrico.

City Representative: City Attorney Justin Pierce

D. FINAL CALL TO SUBMIT SPEAKER REQUESTS



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

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F. SCHEDULED PUBLIC APPEARANCES AND PROCLAMATIONS – FOR DISCUSSION

1. Proclamation declaring November 2025 as Native American Heritage Month in the City of Tolleson to recognize and celebrate the rich histories, cultures, and contributions of Native Americans and to encourage all residents to honor and learn more about the heritage and traditions that continue to shape our community and nation. – Wendy Jackson, Deputy City Manager/Employee Resources Director

Mayor Rodriguez proclaimed November 2025 as Native American Heritage Month in the City of Tolleson.

2. Employee Recognition: Utilities Department

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

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 October 28, 2025. (City Clerk Department)
2. Approve Claims and Bills Report for the period of October 22, 2025 to November 4, 2025. (Finance Department)

3. Approve Arizona Department of Liquor Licenses and Control Liquor License Application No. 362402, Series 12 – Restaurant, as submitted by Mario Santoyo Guerrero for El Rey de los Mariscos y Sushi located at 189 North 99th Avenue #106, Tolleson, AZ 85353. This non-transferable, on-sale retail privileges liquor license allows the holder of a restaurant license to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least 40% of its gross revenue from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license. (City Clerk Department) Public hearing will be opened for public comment, if any.
4. Approve First Amendment to the Cooperative Purchasing Agreement between the City of Tolleson and Sea-Western, Inc., for public safety uniform gear and equipment, and authorize the City Manager to execute and deliver said Agreement. The City desires to amend the existing Agreement to increase annual aggregate compensation from \$100,000 to \$200,000 for additional gear and equipment and to extend the term through June 30, 2029. (Fire Department)

Council Member Gámez moved to approve Consent Agenda items 1. through 4.; the motion was seconded by Council Member Erives. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Mendoza – Aye

I. REGULAR AGENDA – ACTION ITEMS

1. Approve/Deny the reimbursement to Vanguard Truck Holdings LLC (Tolleson 70) pursuant to Section 3 of the PAD Development Agreement between the City of Tolleson and Vanguard Truck Holdings LLC (Tolleson 70), approved by City Council on July 11, 2023, through Resolution No. 2539. The City shall reimburse Vanguard for the actual costs incurred for the design, construction, and installation of required public infrastructure improvements, in an amount not to exceed \$1,000,000. (Development Services Department)

Council Member Gámez moved to approve the reimbursement to Vanguard Truck Holdings LLC; the motion was seconded by Council Member Chavira. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Mendoza – Aye

2. Approve/Deny a Fiscal Year 2026 budget transfer in the amount of \$100,000 from the Aquatic Center operating budget (10410130) to the Human Services budget (10111140) to fund Thanksgiving food boxes for the Tolleson community. (City Management Department)

Vice Mayor Davis moved to approve the budget transfer; the motion was seconded by Council Member Chavira. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Mendoza – Aye

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

1. FY 2025 Fourth Quarter Year-End Update and FY 2026 First Quarter Update – Kevin Artz, Chief Financial Officer

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

1. City of Tolleson Preschool Celebrations & Resource Fair – Celebrating the City’s \$400,000 Investment in Early Childhood Education
2. Community Events Update – Randy Babchuk, Field Operations/Parks & Recreation Director
3. Reminder: The City Council Meetings scheduled on Tuesday, November 25, 2025 and Tuesday, December 23, 2025 are cancelled for fall and winter recess. The City Hall holiday closure is scheduled from December 22, 2025 to December 26, 2025.

L. CONVENE INTO EXECUTIVE SESSION

1. Motion to go into executive session.

Council Member Erives moved to convene into executive session at 7:27 PM; the motion was seconded by Vice Mayor Davis. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – 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 discuss and consult with the City Attorney regarding a contract that is the subject of negotiations relating to joint use of school facilities and funding.

M. RECONVENE INTO PUBLIC MEETING

N. ACTION ITEM

1. Adopt/Deny Resolution 2625 of the Mayor and Council of the City of Tolleson, Arizona, approving the First Amendment of the Intergovernmental Agreement between the City of Tolleson and Tolleson Elementary School District No. 17 to include expenditure of funding for students with disabilities and authorizing the City Manager to execute said Agreement. (City Management Department)

Council Member Erives moved to adopt Resolution No. 2625; the motion was seconded by Council Member Chavira. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Mendoza – Aye

O. ADJOURNMENT

Council Member Mendoza moved to adjourn the Regular City Council Meeting at 8:09 PM; the motion was seconded by Council Member Gámez. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Chavira – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Mendoza – Aye

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City of Tolleson**Checks Recorded****Check Dates: October 22, 2025 to November 4, 2025****PAYMENTS OVER \$10,000**

VENDOR NAME	AMOUNT	CHECK NUMBER	CHECK DATE
CHASSE BUILDING TEAM INC	\$3,760,614.23	101506	10/28/2025
ACHEN-GARDNER CONSTRUCTION LLC	\$462,920.20	101455	10/22/2025
EMPIRE SOUTHWEST LLC	\$174,020.17	101524	10/30/2025
HAYDON BUILDING CORP	\$64,355.25	186110	10/29/2025
FSL HOME IMPROVEMENTS	\$55,298.45	186088	10/23/2025
WACO LLC	\$55,010.59	186149	10/29/2025
KIMLEY-HORN AND ASSOCIATES, INC.	\$50,835.00	101482	10/24/2025
AZ PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM	\$37,491.88	101499	10/28/2025
SEA-WESTERN INC	\$36,345.00	101490	10/24/2025
SEA-WESTERN INC	\$36,344.98	101490	10/24/2025
LYFT, INC.	\$29,550.10	101467	10/22/2025
AZ PUBLIC SAFETY RETIREMENT, POLICE	\$26,136.61	101500	10/28/2025
AMERICAN FENCE COMPANY OF AZ INC	\$18,900.00	101520	10/30/2025
AMERICAN FENCE COMPANY OF AZ INC	\$18,794.05	101520	10/30/2025
ADAPTIVE ARCHITECTS INC	\$18,240.00	186082	10/23/2025
BAKER TILLY ADVISORY GROUP PARENT	\$18,000.00	101479	10/24/2025
POWERDMS INC	\$14,338.76	186122	10/29/2025
LOGICALIS INC	\$14,065.26	101466	10/22/2025
JACOBS ENGINEERING GROUP INC	\$14,007.50	101463	10/22/2025
MARICOPA COUNTY SHERIFF'S OFFICE	\$13,535.59	186116	10/29/2025
TOLLESON ELEMENTARY SCHOOL DIST.#17	\$13,178.00	186084	10/23/2025
TOLLESON ELEMENTARY SCHOOL DIST.#17	\$11,162.00	186085	10/23/2025
HILL BROTHERS CHEMICAL CO.	\$10,787.84	186111	10/29/2025

Post-Production File

**City of Tolleson
City Council Meeting Minutes
November 12, 2025**

Transcription Provided By:
eScribers, LLC

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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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MAYOR RODRIGUEZ: Okay. Thank you, Crystal.

All right. Good evening everyone. Welcome. I am Mayor Juan F. Rodriguez. Today is November 12th, and I would like to call the city council meeting to order. To get it started, we're going to move on to our invocation and Pledge of Allegiance. So I'm going to ask our city attorney, Justin Pierce, to lead us in the invocation, and council member Gamez will lead us in the pledge. Please stand.

PIERCE: Our beloved father who art in heaven, we come before thee in prayer today to give thee thanks for the many blessings of being able to live in this free country, to be able to live in this beautiful area of the country. We're so grateful for this time of year where we have to enjoy the beautiful weather and enjoy outdoor activities and pray that thou would please continue to bless all of us here with health and with prosperity. Please bless this council to be able to make decisions that would be prudent and wise. Please give them wisdom, give them the good judgment to act in accordance with those things that would be most beneficial to the wonderful people of this great City of Tolleson.

Father, we ask for protection on those who work to protect us, and we again, thank thee and pray that we will allow the spirit of peacemaking to be in our hearts, especially during this time of year as we celebrate the Prince of Peace. And we pray for these things in his name, Jesus Christ. 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: Okay. Thank you both. And City Attorney, the invocation reminded me that today is a blessed day. I guess we should have started with this, but after 7 weeks and about 50 days of us waiting to get some representation in the US Congress, it looks like Adelita Grijalva, our District 7 U.S. House of Representative, has been officially sworn in. And the great people of District 7, which includes the awesome people of Tolleson, now have a voice in Congress. So I think we should give her a big round of applause. And by the way, the speaker gave her a 46-minute speech that took less than 20 seconds. Just so you guys know.

With that, we will do the roll call. City clerk, let the record show that all members are here with the exception of Councilwoman Laborin. It is now final call to submit speaker request forms. All speakers will be limited to three minutes for comments only.

Actions taken as a result of public comments will be limited to, number one, responding to criticism, two, directing staff to review the matter or three, asking that the matter be put on a future agenda item. City Clerk, do we have any speaker request forms at this time?

ZAMORA: We do not, Mayor.

MAYOR RODRIGUEZ: All right. Moving on to call to the public. This is for nonagenda action items. It all applies the same. City Clerk, do we have any nonagenda action items or (indiscernible).

ZAMORA: No sir.

MAYOR RODRIGUEZ: Okay. Item F, scheduled public appearances proclamations for discussion. Item number one, proclamation declaring November 2025 as Native American Heritage Month in the City of Tolleson to recognize and celebrate the rich history, culture, and contributions of Native Americans and to encourage all residents to honor and learn more about the heritage and traditions that continue to shape our community and our nation.

Deputy City Manager Wendy Jackson, I'll turn over the floor to you.

JACKSON: Yes. Good evening, Mr. Mayor.

MAYOR RODRIGUEZ: Sorry.

ZAMORA: Mayor, we did have one speaker request for Armando Morado.

MAYOR RODRIGUEZ: We have one request. I'm sorry. Mr. Morado, you have the podium. You have three minutes. And the city clerk will let you know when your time starts, and she'll let you know if you're in over three minutes, which I doubt. Okay.

ZAMORA: Mr. Morado, you have to speak in the mic because of the minutes. It's being recorded.

MAYOR RODRIGUEZ: Microphone. Turn around.

ZAMORA: Just like that. That's perfect. Thank you. Let me reset it. Okay.

MORADO: Armando Morado, president of the service committee. We service the community with a Thanksgiving dinner for the past 40 years. This would have been our 41st. It has been canceled due to a miscommunication on doctor -- excuse me, Mr. Calles' (ph.) say-so. My condition here is we're all well and we're doing beautiful. We would love to serve the community, but we're unable to because money is of the essence. He has requested \$27,400 to be donated to the high school on our behalf. Even if we had the money, we've never dealt with this situation before. So I decided not to have the dinner this year with the vote of the committee. On board, we have two members at the council level that are part of this committee, Adolfo Gamez and Linda Laborin. The rest are community area. But my situation is I want the council and I want you, the public, to understand that we're here to serve the community. We're here on a free basis. We've never charged anything. The City has always been very helpful to us. It started way back when, 40-some years ago, but when the City say something, they honor it. When the high school says something, they would honor it. This year, the honor didn't go nowhere. I'm a man of my word. I was raised by parents that honored what they said.

My situation with Calles -- I'll call him. Mr. Calles, for the record -- has gone nowhere. So my situation here is null and void. But we do want you to understand, the community of Tolleson, that we appreciate all the support you have given us. We will continue to abide for it for next year. But as of this moment, it has been canceled on our behalf. So I would be glad to answer any questions.

If not, I want to thank the council, city manager and the staff for letting me speak tonight.

Thank you, Mayor.

MAYOR RODRIGUEZ: Mr. Morado, muchas gracias. Thank you very much for your years of service and for your speech tonight.

PIERCE: Mr. Mayor -- just to be able to call to the public. Of course, I know that it's -- especially given the topic, it would -- it's very tempting to want to talk more about it. The fact that the council cannot talk more about it is a function of the open meeting

law. So they will not be able to comment further on it, but it's just a function of the law, not because -- I'm sure you have lots to say about this.

MAYOR RODRIGUEZ: I just wanted to thank them. It's actually agenda item, so when that agenda item comes up, we'll talk about it then. Muchas gracias. Thank you.

Wendy, as I was saying, it is -- we're looking to proclaim Native American Day or Native -- is that what it is? Native American Heritage --

JACKSON: Month.

MAYOR RODRIGUEZ: -- Month. There you go. Heritage month in the City of Tolleson. I was going to turn it over to you for some words.

JACKSON: Thank you, Mr. Mayor and members of council. We are honoring the first peoples of this land whose history, traditions, and strength continue to shape our nation and our community. We are especially mindful of the rich heritage of the Salt River Pima-Maricopa Indian Community, the Gila River Indian Community, the Tohono O'odham Nation and Ak-Chin Indian Community, and the many other tribal nations whose presence and contributions remain a vital part of our region's history.

This recognition reminds us to celebrate the deep cultural roots, enduring resilience, and lasting partnerships that strengthen our shared community. And while this proclamation is a meaningful gesture, it represents more than just words on paper. It reflects our respect for the relationships we've built with the local native communities and our continued commitment to listening, learning, and honoring their legacy every day. So thank you so much for this proclamation.

MAYOR RODRIGUEZ: I will say that over the years, the City of Tolleson and its residents have been recipients of many grants from the tribes here in the nation. The one that comes to mind is Tohono O'odham. They've been a partner for probably the better part of over a decade. They've always been really nice to us. They are -- I don't want to say legally obligated, but they have chosen to give a percentage of their of their winnings back to Arizona cities, and we have been benefited for many years now. And we're very thankful for their contributions. And we're very, very blessed to have a very strong partnership with them.

So with that being said, I, Mayor Juan Rodriguez do hereby proclaim November 2025 as Native American Heritage Month in the City of Tolleson. Be it proclaimed.

All right. We're going to move on to item number two. This is a flashback. We got some information about some employees that did tremendous work in a fellow city that was in high need. And so we asked that -- we wanted more information and to properly recognize those employees. And so therefore Utility Assistance Director Jim Boehnlein. Did I get it right? That one. Present the item tonight.

UNIDENTIFIED SPEAKER 2: Mr. Mayor, could I say his name correctly? Because I practice a lot. He asked.

MAYOR RODRIGUEZ: Say it in Spanish.

UNIDENTIFIED SPEAKER 2: ['Byoon-lein]. Oh no, it's Boehnlein. But we call him Jim ['Bane-lien].

BOEHNLEIN: Good evening, Mayor, Vice Mayor and Council. Tonight, I have the honor of recognizing the Tolleson Utilities Department team members going above and beyond, serving our community and neighboring communities. I would like to start by sharing this email from a resident about how Don (ph.) and Raul (ph.) saved the day. So I'm going to read you this real quick. One of our residents wrote in.

"Good evening. I want to commend your utilities department, specifically Don and his crew that helped me to retrieve my son's phone earlier today. Let me paint a picture for you. I was dropping my son off at school at 96th and Pierce, and as soon as his door opens, his brand-new phone I had just bought drops down in the sewer."

Actually, it was the gutter, so it was a storm gutter. It wasn't the sewer, but thank goodness.

UNIDENTIFIED SPEAKER: Big difference.

BOEHNLEIN: "We were both frantic and didn't know what to do. There's no way we can retrieve it without any tools and he has to go to school, so I promised him that I'm going to try my best to get ahold of somebody at Tolleson to help us out. To be honest with you, I was not expecting much help. I know that there are other, more important matters to get to, and I was not expecting any type of special help."

"That was not the case. As soon as I called you guys, your administrative assistant gets my information and my phone number and promises to get back in touch with me. Within the hour, I get a call from Don letting me know that he's headed out around the area, and with a bit of instruction, he's able to go find where my son dropped his phone, and thankfully, we were able to retrieve it with his crew. He even went above and beyond and dropped it off at my son's high school, being that I work all the way up on Bell Road and was not able to pick up the phone right away.

"I also happened to work for a utilities department, EPCOR, and know how busy you guys' department can be. The fact that your team was able to get out, go out of their way, and help my son out is not lost on me. I don't know if there's any type of recognition programs that your department runs, but if you do, I highly recommend that Don and his crew are nominated for it. Thank you for your time reading this, Leah (ph.)."

So I'd like to recognize Don and Raul.

If you could -- please, Don.

Please stand up. Raul.

And next, I'd like to introduce Kevin Larson, who is our wastewater manager. And he's helped with disaster relief in Gila Bend; Jackson, Mississippi; and now also with Globe.

LARSON: You guys hear me? Okay. Good evening, Mayor, Vice Mayor, members of council. Sorry. I'm always nervous when I stand up here. I hate public speaking, so try to get through this little bit.

So we have a vendor that helps us out here in Tolleson, and this vendor sells specialty equipment for cleaning sewer lines. And they came out to provide us training one day and explained to us that they were going to have to cut the training short, and alluded to the fact that they had to go out and train Globe on the equipment that they had just purchased. So the crew kind of threw me under the bus and gave him my information. And so that's kind of what spawned this this little Globe adventure.

So I had reached out to that individual and just told him when he goes out, kind of gets a pulse on what's going on out there, if they had any questions to feel free to give me a

call. So I did subsequently receive that call. And based off of that, we had a bunch of awesome team members go out there and give Globe a hand. So I'm just going to -- here, let me back that one up a little bit, because that kind of gives the picture of what's going on.

So as most everybody knows, back in the end of September, Globe had some devastating flooding that came through. And after the waters recede, there's lots of other things that have to happen. Things that people just take for granted and you don't really think about every single day. So the team that's sitting behind me, I'm going to throw them under the bus right now because I want them to stand and be recognized.

So we're going to start with Mr. -- we'll start with Mr. Clark (ph.), because you made me stand up earlier.

So we're actually missing three individuals tonight. So Michael Cunningham (ph.), Victor Trevino (ph.) and Robert Shirey (ph.), they had prior engagements and couldn't make it tonight. So anyways, as I started to get a little bit of information, talked with the Globe team, see what's going on, what their needs are, it became very apparent that their resources were stretched very thin. As storms come through, there's also other communities that are affected by them. They may not get the flooding, but they also get the infiltration into the sewer system, so that means your resources, such as contractors, they're spread thin and they can't always come and help. So in situations like this, utilities generally lean on each other, and Tolleson was in in the right position. And Tolleson was granted authorization to go out and assist, and for that, we're thankful. We appreciate the executive management team that gave us the latitude to go out and help this situation out.

So the next slide is just going to demonstrate what goes on during a flood. So the top slide is actually a tandem axle trailer that was shoved underneath one of the road crossings over the main drag that runs right through Globe. I mean, you can see it sitting just beneath a ductile iron water main. So a little bit higher and they probably would have had a little bit more insult to injury.

But the slide below that, the debris that you see sitting out in the middle of the wash, that's actually a manhole frame and cover attached to a reducer, so you call that a manhole cone. So that assembly probably weighs about 1,500 pounds with the concrete and slag and everything that's around it. So all of their sewer trunk lines actually run through the Pinal Creek, and that creek is what actually surged and started moving infrastructure around. And so as that infrastructure gets moved around, you see what happens in the picture. And that's the subsequent sanitary sewer overflow that happened as a result of that, the destructive nature of the flood.

So what you're actually seeing in this picture right here -- so we get out there, we don't know anything about their system. We've never met any of their employees, but you get out there and you just kind of come together and figure out what resources that you actually have. So the team that's sitting back here did a really, really, really good job with coordinating with Globe's team, which was spread very thin and really hard to get ahold of. You've got to establish communications. Who are you? Where are you getting water to fill the truck up? Where are you getting fuel? Do you have any other needs that we're not seeing yet? Right?

So the team did a really good job in getting out there, assessing what's going on, and we got partnered up with an underground contractor that does a lot of work for Globe. So they didn't have the specialized equipment to clean the sewer lines, but we also needed a partnership to be able to get down in the wash. So where you see that truck sitting at, that little road actually had to be built just to get the truck into position where it's at. And what the team is actually doing is having a safety briefing before they get everything going. Just what hazards are you going to encounter? What do you need to do? What's the focus? What do you need to do right now? That's what they're down there figuring out.

So the next slide right here, this is generally when you come up to a sanitary sewer overflow, you want to go downstream so that you can try to pop that blockage. And when a flood comes through and reshapes the landscape, you don't necessarily know where downstream is. I mean, we must have wandered through that wash the first day.

Couple of us were there with the team just to see what resources they had and what we needed to provide for them. So we must walk past this location 100 times, not knowing that the rest of that manhole was buried below all of that cobble.

So this was probably a couple days in, and they can correct me if I'm wrong, but this is a couple days in and just searching around, looking for the needle in the haystack and not necessarily knowing where it is. But then once you actually uncover it, it's a whole different ball game trying to get it cleaned out. That truck that we took down there, that's not removing any of that. It'll get you started, but it's called good old-fashioned manual labor that actually gets the job done.

So this picture right here, I've got a little caption on there of not your everyday task. So as you have all that flooding that came through, you also have all the mountains that are above you and you have all the groundwater infiltration. So as you're trying to work on a sanitary sewer overflow, you're also trying to manage the water that's also going to infiltrate that collection system.

So the picture on the left here just illustrates -- if you can see the there's two green lines on there, and one of them is outside that manhole barrel? That's actually trying to mitigate groundwater that would otherwise be flooding out their excavation. And then on top of that, you also have to bypass your environmental hazard.

And then the slide to the right is just the good old-fashioned manual labor. That's the team doing their thing; recognizing what's going on, what are their capabilities, what's your equipment's capability, right? So all of this debris was actually removed by hand. Some of it was removed with machines. In other situations, they started stripping off the manhole rings and actually took the gradient down so that they could use equipment to remove it. But all of this was done by hand until they actually get to the collection line. And this is just what you can see. You've also got, in some cases, up to 800-foot runs of -- 14 or 12 sewer mains? 14? Yeah, so the actual sewer trunk line is a 14-inch pipeline that they now have to get all of this stuff out of that you can't see, either.

So as all that stuff was going on and the crew was out there doing their thing, assessing,

you know, what's the plan of action, where are we going to next, they're actually rebuilding as they go. So the underground contractor that they were partnered up with, they collaborated with them very, very well. I think there might be some lasting friendships out of this deal, as well. But they were able to collaborate with everybody that was out there and get a plan of attack going on and ultimately help to rebuild their collection system.

But then, about just shy of three weeks later, floods out there happen again. And so when it happened again, of course, it's the same situation. This time, it -- I actually think that it moved more water, but it moved a lot more of the larger rocks the first time. So the second time you had a bunch of sand that infiltrated the sewer system. So back to Globe we went to assist one more time.

So I think total, all in all, between both events, the team was out there for a total of eight days. So that included deployment, travel time, and actual time out there working. And just because they deployed one morning doesn't mean they didn't work until it was dark or after dark the same night. So the crew that went out there -- the team functioned as a team, they were able to seamlessly integrate with those that were out there that they were assisting, and they did an absolutely fantastic job.

So we got one more thing that city management helped us put together. Kind of the buzz that we kept hearing out there was just a little bit of resources. Everybody's working really, really hard. We also have a partner here in Tolleson that was able to get a nice little donation going on. So Robert and Ron actually went and picked up that donation, delivered it directly to the Red Cross, and I forget who the other organization -- was it the Salvation Army? So they were set up out at the fairgrounds, accepting these donations, and this donation was intended for disbursement to frontline workers first and then the general population of Globe next.

So with that, that's all I got. In case anybody has some questions.

MAYOR RODRIGUEZ: I don't know if you guys have questions at this time. I got some comments.

Yeah. One question. Council member?

GAMEZ: Was there any other cities that participated?

LARSON: So the best that we've been able to find out is there was no other cities that went out and assisted Globe. There was a -- there was a couple tribal nations that went out there. The San Carlos Indian Reservation went out and they were assisting. There was some wildland firefighters that were out there, also. But the best that we can tell, there were no other cities that answered that call and helped them out. You're welcome.

GAMEZ: Proud of you guys. Thank you.

MAYOR RODRIGUEZ: Other comments or questions at this time?

ERIVES: Not questions, just more comments. Just, thank you.

As a teacher, that storm that I remember, we had a four-hour lockdown situation. They told all the classrooms just to stay inside, stay inside -- that there was so much thunder and lightning and just the storm was just very dangerous, for us to stay shelter in place inside the classroom. Buckets were needed because not all classrooms have bathrooms or buildings have bathrooms.

And that one small event was kind of traumatizing. The students were -- what's happening, Miss? What's happening? What's going? Is it really that bad now? It can't be that bad. All the cell phones go off as far as beep, beep, beep. There's a, you know, weather alert, weather alert. Oh, it must be real.

Then we go home, right? And then we hear about other cities, other communities. We were inside a building, safe, dry. But how other people, they were eating their dinner and how this water just comes in, and the devastation. And we're like, we're in a desert. It doesn't rain this much. Like, how can this be so horrible and terrible? But to see that people were missing. Like, the waters just took people and their homes and their businesses and their lives just in an instant with this water. No prior notice to even be ready for. They just -- it was just devastation.

And of course, we always want to say, well, how can we help? How can we help?

Before I could even ask, how can we help -- ma'am, we're already on it. The cities are working together. We have a department -- utility is going to go out and help out

because this community is in need. It's the same as our community, right? The same people that live in Globe could be my uncle, my cousin, my brother. It's our families, right? And so to know that you all just sprung into action. Didn't need to. Should we? should we not? You know, would be good? You just jump in and help. Maybe there are no other communities who were able to help, but to know that our Tolleson truck was there right in front of that picture that says Globe, this community that needed help. I can just imagine being a first responder, but my house was destroyed, too. My restaurant was destroyed too. And yet here I'm trying to move the dirt away or the -- this rubble or even find my family member who might be missing. Like, all of those feelings go in, but it warms my heart to see that picture and says Tolleson's truck is there. Tolleson -- those -- your expertise? Because I could go and do nothing, other than -- but you all knew exactly what to do, and you seamlessly worked with the officials in Globe to figure out and work together and solve the problem because they need to drink water. They need to go back to their normalcy and grieve, because their community was just wrecked by this storm.

I can't say more than just thank you. Thank you. How honored I am to you for going out, leaving your families to go help other families. Leaving Tolleson to go help other community. Thank you, thank you, thank you. And then it happens again, right? You said take two. You're still there. And I'm sure if something -- you know, hopefully it doesn't happen a third time. We're there to help one another. And if we need it, I know another community will come and help us. But thank you, thank you, thank you.

LARSON: I'd like to say one more thing, also. So the work that this team did out there, that excellence that they practice every single day, they bring that to this community every single day. I'm humbled every day that I get to work with this team, just the greatness that they have around them.

ERIVES: So thank you. Thank you again.

DAVIS: A while back, we declared it, like, utilities -- National Utility Worker Day or something like that at one of the council meetings. And I remember saying that, you know, the utility workers and just city workers in general are not something we really

talk about very often unless there's a problem. And so we don't have to talk about you guys very often because there's not very many problems, so thank you for that.

And just thank you for your willingness to serve and go help this community that was in complete just disarray and destruction. I happen to be pretty good friends with a council member from the City of Globe, and they were in a bad way. He's a business owner there. His business is -- he has two businesses there and just in shambles. So the fact that Tolleson was able to, you know, deploy and take action quickly, I think speaks volumes of who we are as a community and what we represent. It speaks to the true spirit of Tolleson. We are a family, right? We're a family and we love each other. And we spread that love throughout the community and the region.

So again, thank you guys very much for your service and making that sacrifice. And like our former vice mayor, Councilwoman Erives said, thank you for the sacrifice and leaving your families to go and help this community. Because, you know, there might be a day when we need it and hopefully, you know, some of these communities will answer the call. So thank you guys.

ERIVES: Thank you.

CHAVIRA: What I love most about this town is that we have heart. And you guys really showed that, because you did. You had to leave your families and your homes, and it's not just a job. It was going and helping other people in need, and that's pretty awesome. So thank you. Tolleson does have heart. Awesome.

MAYOR RODRIGUEZ: One of the things that I noticed is people were asking, you know, a lot of times, city employees, especially when you get into the line departments, your water department, public works -- you know, we work in isolation a lot of times in small teams and projects that are usually off the beaten path. And so credit is hard to come by. And people, other departments were asking me, were we really in Globe? Was it -- was that our guys out there busting, it? Like, yeah.

And then I go home and, you know, my mom sees the news. (Speaking Spanish). So I can tell you guys it's not just the city council that's extremely grateful and proud of what you guys have done, but it's also all the employees in the organization, all the residents who

have come up to us and told us, I can't believe that our people were out there doing such good work.

So I think on behalf of the Council, we can all say that we are beyond proud of you guys' contributions, you guys' efforts, and just want to say excellent work. I mean, the word excellence is really the highlight of this meeting, this segment right here. That's exactly what you guys delivered. Excellent work for people that were in need in a remote place of the state where, as people said, a lot of cities didn't respond. Yet we did, and you guys were the spear that hit. You guys' efforts made a huge difference. Muchas gracias.

City Manager.

JACKSON: Hi. Good evening. There is also something else I would like to say. It's an honor working with all of the employees. We do demonstrate caring every day, every department. But in the utilities department under Jamie's leadership, he's very inspirational. I just wanted to make sure that we recognize the assistant director, Jim Boehnlein. Sorry for the pronunciation. He earned his four-by-four certification today. He just passed that test, and we may have more four-by-fours than any other city per employee capita, but -- I don't know, I have to look at the statistics, but this is a great honor to have so many four-by-fours working in one small department.

So it's a testament to the leadership of the division, all of the managers that are there, and I'm really proud to say that I work for Tolleson and knowing that I'm around all of these great employees who definitely take your core values and put them into action every day.

DAVIS: I have to say one more thing. I'm extra proud because one of the ones who was deployed was my godfather, Gus Clark (ph.). So I got to give him a shout out while I'm up here. He made everyone stand already so --

LARSON: Thank you.

MAYOR RODRIGUEZ: On one last round of applause for Gus and the rest of the team. Great job guys.

Okay. We're going to rock and roll here. Moving on to Item G, business from the floor. We don't have any.

Item H, consent agenda action items. I see items 1 through 4.

How say you?

GAMEZ: Move, Mr. Mayor.

MAYOR RODRIGUEZ: Got a motion from Council Member Gamez. Got a second?

ERIVES: Yes.

MAYOR RODRIGUEZ: Question?

ERIVES: Yes.

MAYOR RODRIGUEZ: Okay. We have a question.

ERIVES: Is there any way we could get a photo before everyone starts heading out, with the department?

MAYOR RODRIGUEZ: Can we get a picture? All right.

Come on up. You guys all have matching shirts. You might as well.

ERIVES: Well. Yeah. I mean, we don't get this every day, right? This is awesome.

[CROSS TALK]

MAYOR RODRIGUEZ: Thanks again, guys.

All right. So as I was saying, I have a first by Council Member Gamez, I have a question.

We have a --

ERIVES: Second. It was quick.

MAYOR RODRIGUEZ: Council Member.

ERIVES: Davis. Uh-huh.

MAYOR RODRIGUEZ: All those in -- where did I leave off?

DAVIS: Consent agenda?

MAYOR RODRIGUEZ: Yeah. No, I think I might have -- yes. So all those in favor of approving the consent action items please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: Those opposed.

Motion passes unanimously. Thank you very much. We're going to move on to regular action agenda items. This is to approve -- item number 1 is to approve or deny the reimbursement to Vanguard Truck Holdings, LLC. Tolleson 70, pursuant to Section 3

PAD of the development agreement between the City of Tolleson and Vanguard Truck Holding, LLC, also known as Tolleson 70, approved by the City of Tolleson on July 11th, 2023, through resolution Number 2539, the City shall reimburse Vanguard for the actual cost of -- incurred for the design, construction, and installation of required public infrastructure improvements in the amount not to exceed \$1 million.

Chief Financial Officer Artz, you have the floor, sir.

ARTZ: Thank you, Mayor. Good evening, Mayor and Council. As the mayor just stated, what's before you tonight is just -- we're asking for approval of a reimbursement for a development agreement. The development agreement provided that we would reimburse the developer up to \$1 million for public infrastructure improvements. We've gotten their cost. The city engineer has gone through that, determined that there was more than \$1 million of cost for the public infrastructure. The development agreement limited it to \$1 million, so we're asking for Council's approval to reimburse them \$1 million.

Now, that'll occur over time. It's a sales tax rebate, and so we're rebating 49 percent of future sales tax that we'll get from the developer. And so it will take four or five -- I think the development agreement is five years that it caps it at. So this will be the approval for the reimbursement, and as those sales tax revenues come in, we'll reimburse them on a quarterly basis.

So with that, staff's available if you have any other questions.

MAYOR RODRIGUEZ: Any questions from Council at this time?

GAMEZ: Yeah, I have a question.

MAYOR RODRIGUEZ: Council Member Gamez.

GAMEZ: The maker of the motion, should we include the time? Five years.

MAYOR RODRIGUEZ: In the contract?

ARTZ: That's in the development agreement so --

PIERCE: So good question, though. Thank you.

MAYOR RODRIGUEZ: Okay. We have a motion to approve. We have a second by Councilwoman Chavira. Again, this will be a reimbursement, so all sales tax revenue

coming from that development will first reimburse them. So it's not going to hit our general fund on the front end. It'll hit it on the back end.

MAYOR RODRIGUEZ: City Manager Medrano?

MEDRANO: I'd like to make a brief comment. Mayor, you may remember this, but when we did the -- what we call the Rados Development Agreement on 803910, you were asking us questions about it and once we explained it -- because that was the first large sales tax reimbursement development agreement we ever did. And once we explained, you put it so succinctly and I never forgot it. You said, oh, so it's new money. We don't rely on it for our operation. I said, nope, that's exactly it. So we don't rely on this yet.

And then the faster they pay -- we pay it off, the sooner we get all 100 percent of their revenue. And typically our experience has been -- which, you know, makes no guarantee, trucking firms, usually, once they get ramped up, we reimburse them quickly. So we've done, I guess, this is our third or fourth.

DAVIS: Do we have any idea what, like, their estimated revenue is going to be from that? I don't know how that would work.

ARTZ: Mayor, Vice Mayor, we did have some estimates. I don't recall exactly what they were, but when we structured the deal, basically felt like they would be able to be paid off in that five-year time frame. So their revenues should -- they're getting rebated 49 percent, so we should get \$2 million over the next five years. A million of that would be going back to them.

MAYOR RODRIGUEZ: (Indiscernible).

ERIVES: His numbers.

MAYOR RODRIGUEZ: Okay, having said that, any other questions at this time?

No? Okay. I will entertain a motion to approve.

Did you make a motion?

We have a motion.

ZAMORA: We have two motions. We just need all in favor.

MAYOR RODRIGUEZ: Well in that case, all in favor signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All those opposed?

Not hearing any. Motion passes unanimously. Thank you very much.

All right. We're going to move on to item number two. This is a good one, guys.

Approve or deny a fiscal year 2026 budget transfer in the amount of \$100,000 from the Aquatic Center operating budget to the Human Services budget to fund Thanksgiving food boxes for Tolleson community. So I'm going to call up Randy to talk about this.

And do you want Randy (ph.) to go or? That's fine.

PIERCE: I can introduce it. I'll turn it over to Randy really fast because he pulled it off. But I want -- our team is too humble, so I want to acknowledge Pilar, Randy, Wendy, George, Jason, everybody else involved in -- Kevin, and us just getting together to come up with this solution. And thank our -- Randy will thank our corporate partners, but I just wanted to tell Council that our team had this together within a day. By the next day, we had our corporate partners on board. And I'm very proud, like, we talked about our utilities division, who has served well beyond Tolleson's boundaries since 1968. I'm very proud of our team for getting this plan together so quickly.

MAYOR RODRIGUEZ: Randy, before I turn it over to you, I got some talking points. I'll just run over it really quick and then I'll switch it over to Randy.

So to return back to some earlier comments that were made today, Tolleson has a very big problem with taking no for an answer. So I can tell you that under no circumstances will we take no. This is a long-standing tradition. I, as a child, used to dance in this specific Thanksgiving dinner -- Dr. Landis Thanksgiving dinner as a ballet folklorico kid. And so our roots go back to our youth, and there's no way that we're just going to allow any person, not one, not a board, not anybody to get in the way of our ability to deliver good service to our community.

So with that being said, the City of Tolleson is proud to provide free Thanksgiving meal boxes to local families this holiday season. We're stepping in to ensure families receive a Thanksgiving meal since Dr. Landis' Thanksgiving dinner will not take place this year. This effort continues Tolleson's long standing tradition of caring for one another and

supporting families in need. Each meal box will include a ready-to-enjoy Thanksgiving meal provided with care by the City of Tolleson. A total of 800 meals will be given out to our community. Residents are eligible -- eligibility and registration will be determined by those that qualify for SNAP food stamps and/or WIC benefits. Registration will open Monday, November 10th, which is already open. Sign up at the Tolleson webpage. Distribution day will be Tuesday, November 25th, here at City Hall. Pick up time and locations will be provided to confirmed registrants.

If all 800 boxes are not claimed, a second round of signups will open up -- will be opened up to the entire Tolleson community, ensuring that every box goes to a family that can use it. This program is important because, according to the 2023 census ACS data, 20.5% of Tolleson households receive SNAP benefits. That's 539 out of 2,630 households. Nearly half, 48.6% of those households include at least one person aged 60 or older. About two thirds, 65 percent, of SNAP recipients' households are children under the age of 18. Many households have both senior citizens and young kids living in the same house.

Locally, our schools reflect this need as well. Arizona Desert Elementary School, right next door to us, has 350 students on SNAP. Porforio H. Gonzalez Elementary School, where a lot of us went to proudly as Yellow Jackets, of course, have 285 students on SNAP. These figures highlight the ongoing need to support families. I'm not going to even get into what's happening at the federal government. It doesn't matter. We take care of home first. These figures highlight the ongoing need to support families, especially seniors and children. Note, some households include both, as I mentioned, seniors and children, so these categories sometimes overlap.

Closing messages are simple. This initiative is about spreading holiday cheer and ensuring that no family in Tolleson goes without a good Thanksgiving meal. It represents the heart of our city, our neighborhoods supporting neighborhoods, and a community that takes care of its own.

Thank you to the Tolleson staff, volunteers, and community partners for making this effort possible.

I also want to thank the Tolleson Community Service Committee. Mr. Morado here today who for decades has contributed time, energy, blood, sweat, and tears, his entire family amongst many other volunteers, Council Member Gamez, Councilwoman Laborin, who was not able to make it here, and all the other volunteers and community members. Community member? Gracias. Thank you very much. So the entire board of years of contribution to making this event a success, let's consider this a minor hiccup. One that I hope goes away really, really quick.

So hiccup or not, every Tolleson family will be served, and we're going to make sure that 800 full course meals, and Randy will go into details of how that's going to happen, but it brings me a lot of pride knowing that it doesn't matter who tries to get in our way. We're simply not going to give up. No is not a possibility. It doesn't -- it's not in our vocabulary. They need to go to another city and try those games over there. As far as we're concerned, we're going to take care of our community. So with that, together, we're ensuring that every Tolleson family can gather around a table this Thanksgiving with the warmest gratitude and good food all around.

So Randy?

BABCHUK: Thank you. Mayor, Vice Mayor, members of the Council, exactly what you said. When we found out the government shutdown and SNAP benefits were being withheld and then the Landis dinner wasn't going to happen, we just felt that things started to compound and we wanted to end it at our level. We didn't want the community to hear that they weren't getting anything for holidays. So like Reyes explained, he set a team up so we can get some ideas going, and within a day we had a plan. That same day, we went out and met with Sam's Club, who was able to secure 800 boxes -- Thanksgiving boxes that will feed 8 to 10 individuals per box. So we made sure that the families were going to get fed and it was going to be done right.

So each meal -- they're precooked so you can either stick it in a microwave or an oven and it'll be ready to eat. So if there's anyone that didn't have an oven or a place to cook, they'd still be able to have that food because it was already cooked. We will be renting a box truck to keep it refrigerated when we pass it out on November 25th, two days

before Thanksgiving. So Sam's Club is graciously boxing everything for us. They're going to have all the sides and desserts and rolls in one box and keep the protein separate, and we'll hand them out as they come in once they register for the 25th.

So thank you to Sam's Club. They've been a huge support. They've given us a huge discount on the boxes. When we were doing our research, the boxes were going to cost us over \$120 with tax. So they were gracious enough to bring it down to about 90. So we were --

UNIDENTIFIED SPEAKER: (Indiscernible.)

BABCHUK: Eight and 10 people. Yep. So we definitely, you know, saw the need and brought it, you know, through to fruition with Pilar and Reyes and just the whole team. Everyone jumped into action. No one, you know, sat around. We wanted to make sure that we were able to solidify the 800 meals as much as we could. So we were happy to just be a part of it. So thank you guys for letting us do that.

MAYOR RODRIGUEZ: Hard work. You know, today is not an accident. You know, many people have worked hard. Our staff have done an amazing job of making something put together so quick and turning something that we would have lamented had we not done something about to something very positive. And it's going to impact a lot of families, 800 to be exact. So if you multiply that by 10 people, that's a lot of folks, so it's an amazing victory. And it's not done yet. We still got to work out the logistics to make it happen.

So go ahead, Randy.

BABCHUK: We also got a call -- Reyes received a call from Richard from Revolution Ministry, and they wanted to find out and find ways to help our community, as well. As you know, they're a church near the I-10 and 91st Avenue, and they were willing to help in any way they could. So what they're doing for our community is the first 100 that sign up online -- we have the link. We'll have it up on our website by the end of this week. They're giving the first 100 registrants a gift card to Fry's for food. So you'll have to be present at their third Sunday. Doesn't matter if you're a member of their church, you just have to show up to that church on that third Sunday, and they'll give you that

that gift card. So we'll have that link up for them, but they've absolutely been amazing to work with, as well.

MAYOR RODRIGUEZ: Council members?

GAMEZ: That's great. I think it's fantastic. And I'm really impressed that Mr. Trevino approached us in terms of Revolution wanted to -- Revolution Church -- get involved. They want to be partners, strong partners with the City. And this is just the first step.

PIERCE: So we appreciate you letting us know, Council Member, when Mr. Trevino called you. Thank you.

GAMEZ: I wanted to make sure that they were involved. So this is just the first step of many to come, I'm sure.

BABCHUK: They've also contacted the elementary school, and they're going to be sending some volunteers for Stella's Market to help with volunteering just to run the logistics over there, just because they don't have enough staff and volunteers to help run that. They want to do another Saturday during the month, so a total of three versus the one that they're doing now. So they're -- Revolution is going to step in and help them with volunteers.

MAYOR RODRIGUEZ: That staff has posted a form. I know a lot of Council Members have shown up in the past to help out the day of. And so if you're interested in volunteering, a form has been posted, so all council members are welcome to show up and get a little sweat equity in and help out with the with the cause. Other council members?

Yes, Christine?

CHAVIRA: I want to take the time to thank the Morados and their community council for the many years of service that you've given to Tolleson and to the people of Tolleson, and the many meals, thousands of meals that have been served to families at Thanksgiving. And grateful to the staff and to the rest of the City Council that the need will be met. It might look a little different this year, but there still will be Thanksgiving on the table. But thank you for all of your years of service.

DAVIS: I also want to thank you guys for all the work that you do for this community,

just in general. It's really unfortunate what happened this year, but I think, like Mayor said, we don't take no for an answer in Tolleson, and we don't let that kind of stuff slide. So I think they are trying to do stuff in another city. I think it's Glendale, right? Isn't that where they're trying to move to?

But I think, you know, we continue to stand strong and we continue to serve our community in the ways that we can. And this is just a beautiful testament again of the service and the spirit of Tolleson, and the love that we share for our community. This really warms my heart that we're going to be able to serve Thanksgiving dinner to a lot of families. It's so chaotic with the SNAP benefits and just all of the political things that are happening all around us, so if we can give a family just a sense of normalcy, just even for one day, I think that that, you know, is a blessing.

MAYOR RODRIGUEZ: That's a very strong statement, because when you subtract all the BS going on -- let's just put it like that and focus on the people that we serve. This is exactly what this is designed to do. The people of Tolleson are not going to go hungry on Thanksgiving Day.

DAVIS: I will say one more thing is that I'd pay some pretty good money to see you dance folklorico at Thanksgiving time.

MAYOR RODRIGUEZ: That's a long time ago. I'm not quite the same dancer I used to be. Council Member Erives?

ERIVES: I just want to -- when you hear about Globe and how they had their catastrophe. For me, seeing that Dr. Landis' dinner was going to be canceled kind of felt like that same thing as far as, like, what? How can this be possible? There's no way. It has been so many years. Like you had mentioned, dancing in there, students volunteering, the making turkeys and cooking, and the entire Tolleson service committee chopping, and it wasn't an event for all those that need it. It was for a community to eat a meal together. Adjoining of a time, whether I sat next to a someone I didn't know or a neighbor that I knew intimately, like it was just a wonderful ambiance to enjoy Thanksgiving dinner together. And to hear that it was canceled, you know, \$27,400 and all the other issues. Just like in Globe -- what are we going to do? How are

we going to fix this? How are we going to -- what? What are we going to do?

And to know that staff was on it instantly, didn't need to -- well, what should I don't know, maybe we could maybe think of -- no, you spring into action. Why? Because the need was there. And yes, it's going to look different. And yes, it's going to be different. But in essence, the table's still going to be set, the meal is still going to be on the table, and food is still going to be shared with loved ones. And that's what Thanksgiving is about.

Thank you, staff. Thank you, Randy. Thank you everyone who's worked together service community, Sam's Club, partners to come together again because something dramatic happens. But some beautiful stories come out of this, I hope maybe with the boxes you could say, take pictures of your family enjoying this meal together so that it could be like a virtual Thanksgiving event, right? So that we can see where people -- how they -- send them to the City so we can see.

PIERCE: Oh, great idea

ERIVES: Show that again the no turns into -- well, not yet, but now we're going to do this differently and how that's going to look. And still the spirit is not lost. So thank you, thank you. But if we could --

DAVIS: Hashtag Tolleson Thanksgiving.

ERIVES: Thank you. Yes. Thanksgiving something so that we can -- and social media can figure out that one. But yes, right? So we can see what this looks like. So then, you know, \$27,400 looks like this. Looks like this. Looks like this.

MAYOR RODRIGUEZ: Every year when the roses used to die off, my nana make me come and cut all the roses off. And I'd be like, let them fall on their own. But then and then I would ask her, why are you making me cut the flowers off? I mean, you've been growing them in this whole year, and the following year they would come back bigger.

ERIVES: Bigger.

MAYOR RODRIGUEZ: More beautiful and more -- more -- better stems. I mean, they were just -- that was a way to make things better. And sometimes you got to cut the bad roses off to get more beautiful ones down the road. Councilmember.

ERIVES: We can do this. Thank you, thank you.

GAMEZ: Just a question. Where do we meet to help with the distribution?

PIERCE: Randy, we have ready for that yet or are we still putting that together?

BABCHUK: Yeah, we're ready for that. So the day of the 25th, we have it marked as when we're going to be passing out the boxes at Veterans Park. We didn't want to inundate downtown with traffic and people coming -- trying to come in and out and grab their boxes and waiting in line. So where we had the COVID check in and out, that's where we're going to be passing out those boxes. So you guys are more than welcome.

Council Members, we'd love to have you guys out there, help passing out boxes. And I'd be remiss again, without community leaders like the Morados leading it and you know, making sure that we are doing our civic duties. I mean, it's been amazing just working with them for the Landis dinners all these years that I've been here, and I've been here for 15 years, and I've worked with them for that long.

GAMEZ: So what time are we meeting?

BABCHUK: We have it slated from 12:00 p.m. to 6:00 p.m. on the 25th. That Tuesday. Yep. Tuesday before.

GAMEZ: One more comment. It's the Landis Diaz Thanksgiving dinner. Okay? Because Landis was a tough man. Honest man. Great man. But Mrs. Diaz was a little dynamite. (Spanish spoken). She would always make sure you took care of business, and I think she deserves that recognition, as well, so because her daughters are here, I want to make sure she gets it. Thank you.

MAYOR RODRIGUEZ: I'm going to miss one thing, you know. Well, actually, I have a question, and I'll tell you what I'm going to miss. The question is every year the veterans will load up their trucks and go out and deliver meals to people that weren't physically able to come to city -- to the high school. So what are we doing for people that are homebound?

BABCHUK: Mayor, Members of the council, we do have on the questionnaire to make sure if they can pick it up, there's a little check box if they can. If they can't, we'll deliver

them. So we will be able to deliver. And we want to make sure that those homebound community members get their meal, as well.

ERIVES: Nice.

MAYOR RODRIGUEZ: Let's make sure we get the right address, too. There's been times where we dropped and drove around the block a couple times trying to find a house, but -- no, that's great, because a lot of those folks were either disabled or got in an accident or just, for whatever reason, weren't able to come down, and so we got to -- we got to remember even those that, that are not physically able to come.

But every time that I would go to the Thanksgiving dinner, you know, you could smell the turkey, you could smell the potatoes, you could smell all the ingredients, you know, and then you see the plate. And I'm not going to lie, man. By the time I got home, I was starving. And I'm not even a turkey guy. But that scent would make me want a plate of turkey.

So I'm going to miss that a little bit. But I think it's going to be temporary. We'll be back at it soon enough. But in that time, Tolleson (Spanish spoken).. So in the interim, we're going to keep partying. We're still going to keep doing good work and we're going to get the job done. So again, thank you all for everything that you've done.

Reyes, do you have anything else you want to add?

Okay. Other Council Members before we -- okay.

Well ,this is an action item. So all that great talk was great. Let's hope it passes.

DAVIS: So motion to approve.

MAYOR RODRIGUEZ: We have a motion by vice mayor. We have a second by Councilwoman Christina Chavira. All those in favor of approving, please signify by saying aye.

ALL: Aye.

MAYOR RODRIGUEZ: All those opposed, say nay.

Not hearing any nays. This is a great day today, guys. Great work. And this motion has officially passed unanimously. I think that deserves a round of applause.

Okay work, study, and presentation for discussion. Fiscal year 2025 fourth quarter year,

year-end update and Fiscal year 2026 first quarter update.

Chief Financial Officer Artz, you're back up.

ARTZ: Mayor and Council.

ERIVES: Good evening.

ARTZ: Happy to be here tonight to go over two things, basically. To do a year-end review for last year that ended June of 2025. And then also look at the first quarter of 2026.

So looking at the general fund revenues, everything for last year that ended June 30th, 2025, everything is looking very positive. Our total revenue and our general fund came in at \$61 million. We had budgeted \$44 million. So we're at 136 percent of our budget for that. So revenues continue to come in strong. The largest revenue source being the sales tax, and that coming in at 128 percent. The only one that's a little bit -- that didn't hit budget is our license and permits, and that's something that we'll look at in future years and start adjusting that down. As we're getting closer to build out, we're not seeing as many permits being issued, and so we'll have to start adjusting that one going down. But on the revenue side, it looks very positive for us.

Looking at all funds -- so again, general funds at 136 percent. HURF, which is our streets fund, came in at 114 percent. Public safety, that's the half-cent dedicated sales tax that goes to public safety, came in at 102 percent. Water, sanitation coming in right above budget and right at budget.

Wastewater is a little bit different. That's at 53 percent, but that's -- we get revenue for our capital projects that we do at the wastewater treatment plant. So if we don't complete construction or if we don't construct something then, we don't get all of the revenue that we had budgeted. But when we get to the next slide, you can see there that the actual revenue's \$12 million. When we go to the next slide, you can see for wastewater we're at \$11 million of expenditures. So we're still coming in above our expenditure amount with our revenues.

All of the other funds are coming in below 100 percent of the budget. So 70 percent in the general fund, 77 HURF, 94 percent in public safety. So you know, everything is -- or

came in below budget for last year. So we're projecting that there will be about a \$24 million surplus for last fiscal year. So when you look at the revenues in the general fund minus the expenditures, we're projecting that we're going to add \$24 million to our fund balance. And so then we'll be able to take some of that money in the next budget year and use that on some one-time projects.

The past year or the current year that we're in, we allocated some of that to the construction for the Aquatic Center. And so as we go through the budget next year, we'll be able to take some of that fund balance and determine what some of the one-time needs are in the community and allocate that in the budget for next year.

So for this quarter -- first quarter of fiscal year '26, again, things are looking very good. Sales tax is coming in at about 19 percent. You know, so we're 25 percent of the way through the year, but sales taxes, that's only two months of collections. And so we're actually right where we should be on our sales tax collections.

Everything else, again, is coming in right where it should be. 19 percent, almost 20 percent on the total revenue coming in, but as we get that next month of sales tax collections in, we'll be right at the 25 percent or above. So again, this year, the first quarter we're looking very strong and revenues are coming in right where we had projected.

Looking at all the different funds, again, public safety tax, that's only two months of collections on the -- the public safety tax. HURF, all of those, are coming in right where we had projected for the year.

One graph that we like to keep an eye on and really take a look at is our sales tax collections by month, and we compare that year over year. And so you can see the maroon column on the right in each of those years, we're collecting more than what we had collected in the same month the prior year. So we're still seeing the trend of revenues increasing and growing. We like to keep an eye on this graph, because if we start seeing that collections are going down, then we would, as we do these updates, inform council; and then we'd have to make some adjustments in the future year budgets. But everything that we're seeing right now is continued growth in our sales

tax, which is our largest revenue source.

Next several slides are just expenditures through the first quarter. I won't go through every one of them, but I can tell you that everyone's basically right on track. There's some right at 25, 27 percent, but we're comfortable that everyone's on track on their expenditure side of the budget. So this information's in -- available if you want to look at it in more detail, but these are all the different departments and orgs that we have. So total, through the first quarter spent about \$7.5 million, which is about 10 percent of our budget through the first quarter. When we look at other funds, they're all in a good situation also. All the other funds are (indiscernible).

So the key takeaways, general fund revenues exceeded budget by about \$16 million. Expenditures were below budget by 15. We're projecting that the fund balance will increase by \$24 million. And then the '26 revenues are tracking above budget. '26-six expenditures are below budget. I think it's very positive information, very positive news. We're not seeing anything that we're alarmed by, and everything looks good in the budget.

DAVIS: Finance department was the only one that was, like, at about 30 percent or something. Was there, like --

ARTZ: In the finance department, we pay for the insurance premium for the risk pool. It's about a half a million a year. And so we have to pay for six months of it at a time. So by the end of the year, we'll get back to where we need to be. But in the first quarter, we're -- we are always --

DAVIS: I mean, your department's probably on track, but just the (indiscernible).

[LAUGHTER]

ARTZ: Yeah, it's great that finance is the only one that looks like it's a little over budget.

[LAUGHTER]

MAYOR RODRIGUEZ: I think, in general, we're looking awesome. Revenues are up, expenditures are down. You know, and compared to year to year, month to month in previous years, we're on track to get more than what we have in the past. So we're doing the fiscally responsible thing of making sure that we're financially soluble moving

forward, and that's critical because you can't offer all these services and not have the money to do it with. It doesn't work that way. Your heart can be in the right place, but if your money's not, you're going to run into problems.

So thank you for your great report. Thank you for all the work that the departments do bringing in this revenue, soliciting economic development opportunities, Mr. Earp over there and his team, and everybody else involved. Great work all around.

Anything else from council?

Thank you, Mr. Artz.. Appreciate it.

All right. We're going to do -- okay. I guess we're going to do mayor and city manager's report of current events for discussion. Are we doing that or are we going into executive session?

UNIDENTIFIED SPEAKER: Current events.

UNIDENTIFIED SPEAKER: Celebrating the --

MAYOR RODRIGUEZ: All right. These are the current events. City of Tolleson Preschool Celebration Resource Fair celebrating the City of Tolleson's \$400,000 investment in early childhood education. This was put on here just to see if any council members had any feedback. I know a number of folks were there.

I had two easy takeaways, and they both have to do with the same thing, and that's a matter of telling our story. I mean, we showed -- when I showed up -- when we showed up, two things were apparent. The parents were apparent, and two were all of our staff and all the resources that we offer.

Anybody that attended those events, there should be no question that the City of Tolleson is a full-service city. If you have needs that are library based, we've got resources. If you have needs that are human resources based or human services based, we have resource. If it's parks and rec, we have that. If it's library, we have that. Senior programs, we have that. We're a full-service city, and I think that came across very, very clear. So if you were there, you realize that. And everybody got an opportunity to get visited and get some nice little giveaways so that people understand that we're here to serve, and that this is the full gamut of what we have to offer.

And number two, you know, along the same vein, is telling our story. You know, I saw Facebook, I saw social media. They clearly were out there talking to people about what we're doing to support Head Start -- not Head Start --

UNIDENTIFIED SPEAKER: Preschool.

MAYOR RODRIGUEZ: Preschool, there you go. And the reality is, not every city does that. I think at a certain point, we kind of take it for granted, but we got to stop and realize the reality. Had the City of Tolleson not taken the time to invest into our preschool programs in Tolleson, there probably wouldn't be a preschool program for our youngest Tolleson residents.

DAVIS: (Indiscernible).

MAYOR RODRIGUEZ: Yeah. And that's not something that is acceptable. Just like it's not acceptable for us not to give people in need a good Thanksgiving meal, our youngest kids should have a great start when it comes to education so that someday they can be successful when it comes to their academic goals, whatever it is that they happen to want to be in the future. They had a good start and even stronger finish.

So those were my two takeaways. We're telling our story. We're doing it on site and in different social medias. I just wish some of the West Valley newspapers would pick up those stories because they're worthwhile. They're worthwhile sharing with the community.

And I would ask people in the audience, see how many West Valley cities fund early hood child (sic) education in their cities from their general budget, and you're going to be hard pressed to find too many. We do it here. We're very proud of that as a community.

So other council members that were there that would like to share? Okay.

CHAVIRA: How great is it to see all those little faces and the kids, you know? And they created a program for us. And so one had an art fair, and one sang a song for us. I mean, that's so wonderful.

And we're so fortunate that we have the city staff that -- you know, Mr. Artz does a great job with our budget. And Mr. Earp, you know, you go out and you take care of

these businesses that are in our community. And we're so fortunate to have great partners in our business community, because at the end of the day, their revenue is what feeds us and our budget, and we can't do anything without that. And there's been planning for decades, long before I came along, that got us to this point. So I'm grateful for that, the families, the kids, the teachers. What a great thing. And there's nothing better than to invest your money in the future, and that's in our kids. So awesome. Great.

ERIVES: I didn't get a chance to attend. I was in my own classroom, so I didn't get to go. But I did want to say, when we're talking about children and learning and all that, it's fantastic. But I echo your sentence when it goes to we need to tell this story more. When I was -- yesterday at dinner, the confusion of the high school, and the elementary, and then the city, right? Like, oh, you're from the city. You're superintendent. No different entities, right? No. Oh, then you're from this -- you did the -- I believe that by telling our story, we can clarify a little bit that this is the city. These are what we do, and we're partnering with the elementary so that we can invest in our youth, right? Like, that story needs to be told.

Because sometimes it gets confused, and people are just hearing the word Tolleson, Tolleson, Tolleson, and they're not able to identify -- especially because you don't live in Tolleson, right? Oh, that was -- so we need to be able to tell that story. It's a great story to share. I'm sorry the West Valley View's not there, but let's us be the ones who are telling the story. Let us be the ones who are mentioning all the wonderful things that are happening, so that that story doesn't get just pushed away, right? Like, that story is there.

And then the confusion. Here's another great one. The high school, right, with the Thanksgiving dinner, but the city is now doing this, right? We need to tell these types of stories. So that was the only thing I wanted to add.

MAYOR RODRIGUEZ: That's a great thing. I think one thing that -- that we need -- we need to recognize is that partnerships are extremely important, and wherever we can find them, whether it's with a community nonprofit or whether it's the elementary

school district, we can build a bridge that ultimately benefits the people that we serve. Whether you're in a nonprofit or you run a government agency -- a public agency, our missions are very much entwined.

And we can get into the minutia that well, our mission kind of takes us this -- at the end of the day, we all serve the public, you know? And guess what? We're all paid through taxpayers' money. And so when we're able to partner up and do great things, why wouldn't we? I would argue that our community not only demands it, but absolutely deserves us to do that. And I think that's why they put us here, to find these partnerships, to make great work on their behalf.

And so it was a great event. I was very, very honored to be a part of it. And so I look forward to continued partnerships. We have an agreement now in place and we look to expand. I know it includes some of their facility spaces for some of our programs. Our after-school programs are now on their campus. Another great win.

And we've been down the line. The City of Tolleson is doing great things with their partners, and we're going to continue to do so. Some of them not so much willing to partner right now, but you know what? This, too, shall pass, and another day will come around, and more prosperity will come in our direction, as well.

Anything else? Jimmy?

DAVIS: Yeah. I just want to state, you know, early childhood education is vital to the success in creating successful adults and the next generation of the workforce. So you know, I think it's, again, a testament to who we are as a city and our values, and you know, we always put our youth and our seniors as top priorities in everything that we do. And so you know, I'm proud to be a part of this council that continues to push those initiatives forward.

And you know, at the end of the day, our children are our future, and we have to invest in them. And you know, I think you were right when you said, you know, this is our next workforce. Our future mayor could be there. Our future doctor or lawyer, whatever it might be, or a future utility worker, or a future police officer, or -- you know, we need electricians and plumbers and all of those things. But we're setting these kids up to be

successful adults, and I think that is just so important.

And it is very important to build relationships between particularly the government entities in our city. And I am glad that we have been able to build a bridge with the elementary school, and I hope in the future we can do the same with the high school district.

MAYOR RODRIGUEZ: Yeah.

DAVIS: Some big changes are coming, so hopefully we see that.

MAYOR RODRIGUEZ: Yeah. To that end about telling our tale, I wonder if maybe we can meet with some of the media folks in the West Valley, in particular, because I see the -- I see the news release -- the press release that we send out. That's emailed to us, so we know what's going out to the public. And then I -- you know, I get on the web page, and I look, and it's not mentioned. So I wonder what -- what that block is. And maybe it's a simple conversation.

I wouldn't be opposed to creating a Tolleson Tale corner or something. An article where we actually populate the information. And we'll pay for it to circulate in the newspaper, but that Tolleson Tales corner becomes where we tell our story to Tolleson residents, to anybody who wants to read it across the entire West Valley. But I think the conversation needs to be had.

And there's only about two or three news outlets that continually publish about the West Valley, so I don't think it'd be that hard of an effort, but it's -- there's something there. Tell us what it is. Maybe we can fix it. And if there's not, well, how can we partner with you guys to help us tell our story? I think that's critical.

DAVIS: That tells a lot of the story of the media itself, and their sensationalism, and their want for clicks rather than feel-good stories. So they're going to always favor the off-the-wall things that are happening, you know, at our neighbor's house instead of, you know, the good things that are happening in the community, unfortunately. But I agree that even if it's something that we pay for in the West Valley View, let's say, or one or the other publications that specifically tells our story and the things that we are doing and the positive things about our community. Because everything in the news

that you see about Tolleson is negative. And half the time it doesn't even happen in actual Tolleson, it happens in New Tolleson, which that's a whole other story, so--

MAYOR RODRIGUEZ: Yeah. I think we can all agree that today, at least, just in this council meeting, we've heard of three amazing things that our staff have done for our community. Three huge things just in today's meeting. We have a story to tell. We got to find a way to do it better. And I think we're doing the best that we can, but it -- we need to ask the question, how can we do it better? And you, media outlet, can help us answer that question?

So with that being said, thank you all for coming out. It was a great partnership. And you know, thanks to the school district for partnering with us and for allowing us that opportunity. I should add, it wasn't just us. It was co-presented. The school district presented along with us. And they also had their own press releases, and good media outlet stuff, too. So it was great.

Community events updates. Mr. Babchuk, Director, what's going on?

BABCHUK: Mayor, Vice Mayor, members of the council, thank you. This past Tuesday was Veterans Day. We celebrated Veterans Day at Tolleson Veterans Park from 10:00 to 1:00. It was a good turnout. I don't think we realized how many people don't get off for Veterans Day, and how many veterans from our Post 6310 are spread thin. And they're doing 15 to 16 different other events that day. Plus, they had another event today with a local elementary school, and other things like that. But we gave out a few awards with the VFW.

In talking with Commander Ruben Quezada, we'd like to look at changing the date for next year for Veterans Day to celebrate them more with a more built-in audience. And we had a great suggestion in moving it to our third Friday event next year, where we can recognize them on a grander stage with more people and just do it right for them. So they get to be there with their families on a Friday night and celebrate with them instead of for them, so --

MAYOR RODRIGUEZ: (Indiscernible).

BABCHUK: She was really good.

DAVIS: For the record, she had an amazing voice teacher. I don't know (indiscernible).

[LAUGHTER]

DAVIS: I taught her from second grade all the way through high school. She's a college student at GCC now and fronts a band.

MAYOR RODRIGUEZ: Would you give her 80 percent of credit?

DAVIS: 100 percent.

MAYOR RODRIGUEZ: So she gets 100 percent credit. You get a secondary backup plan. Great teacher got her to where she's at today, but she's amazing. She's amazing. I think the event was well populated. It was a lot more people than we had last year, I would say.

BABCHUK: Yeah.

MAYOR RODRIGUEZ: (Indiscernible).

BABCHUK: Yeah, that sun is just beating down on you guys when you're up there, speaking. But we definitely would like more of an audience in showing to support our veterans. And we have a -- they do an amazing job, 63 -- our Post 6310, for us. They're out there volunteering whenever we need them. And we definitely show our appreciation, but it's hard when they're not there. So when you look out in the crowd, you saw maybe about six or seven of them, and they have a 300 plus member group that they have. So we definitely want to try and make it bigger and better for them. And maybe theme our third Fridays as a veterans celebration next year for third Friday, and you know --

DAVIS: That brings up a good point because, you know, not all veterans are retired, right? Some of them are back in everyday society working. And it would be great if we could honor them at a time that's more convenient for more of them.

BABCHUK: Absolutely.

DAVIS: (Indiscernible) families, yeah.

BABCHUK: So Commander Quezada was open to the idea of moving the event just so it gives them a time to kind of do what they need to do for Veterans Day, because they love going out to the reservation, and they do their Veterans Day out there, and they're

just spread thin right now. So they definitely like the idea of changing it to a third Friday, so --

MAYOR RODRIGUEZ: I want to add one thing because I always have a request. So I got a call from Adelita. And she says, hey, can we come out to your 4th of July event? I says (sic), I don't know. Call Pilar. So I gave her Pilar's number, and I guess she reached out to Pilar.

But the request I made from her is don't just drive by, stop and go. If any of you guys know politicians -- and I'm not counting you guys because we're local politicians. But the higher you go, you know, when it comes to federal government, state government, you know, folks like to show up for the photo op. Shake hands and kiss babies and get going. I said, don't do Tolleson like that. We like to be seen in the eye. We like to feel the grip of your hand, and a good old-fashioned conversation.

She was there for how many hours, you guys think?

DAVIS: She was there almost the whole time.

BABCHUK: Almost the whole -- yeah.

MAYOR RODRIGUEZ: Anybody that wanted her attention got it. She walked by. She did take pictures when they requested it. She shook hands and she had, I thought, very good conversations. And you know, she reminded me a lot of her dad. His (sic) dad was a very, very humble, great man who served our country, as well, on the U.S. Congress. But I'd ask the same from Ruben; I'd ask the same for Mark -- Mark Kelly, our senators. And I said, if you're going to come to Tolleson and you're just going to do a drive by, don't even show up. I'll see you on TV, don't worry. But if you're going to come here, take your time. The people here, they're good people. They deserve your time, a good handshake, and a good look in the eye. And she just did -- did just that. So I wanted to make sure that I -- kind of how I started the meeting -- thank her for coming out and sharing that time with her, because we know that she was catching a flight to go back as soon as possible to get sworn in today. So talk about a busy schedule.

But anything else, Randy?

BABCHUK: No, absolutely. Just shout out to the team. Field ops. Team counsel did an

amazing job out there. Without them, you know, we wouldn't had a whole lot of setup, so --

MAYOR RODRIGUEZ: Do you know what they put in the hot dogs? I don't want to know, because it'll probably gross me out. But man, they're pretty good.

BABCHUK: They were made with love.

MAYOR RODRIGUEZ: We have a senior citizen -- I shouldn't say this because everybody's going to rush her next year. But we have a senior citizen who every year brings out a jar, and that jar is filled with nice warm chili; and a bag of chopped onions, and a bag of cheese. So you get your hot dog, you go over there. Oh man, it's amazing. It is a meal, without a doubt.

CHAVIRA: (Indiscernible) share that info with us.

MAYOR RODRIGUEZ: I just did. I just did. I'm not going to say her name.

CHAVIRA: Not while we we're eating our hot dogs.

BABCHUK: A day late.

MAYOR RODRIGUEZ: We got Sonic's. No, I'm just kidding. Great event, Randy. Really great event.

BABCHUK: Thank you. Yeah. Thank you. Francis has done an amazing job just putting those together. And you know, you guys will be happy with our Luces de Navidad. We have some -- some good things happening for that. And then with our third Friday's next Friday, we have a theme of our Tohono O'odham Nation dancing out there. Our Native American themed with Grupo -- I'm going to butcher this name, but Grupo Generacion will be out there --

MAYOR RODRIGUEZ: (Indiscernible).

BABCHUK: Generacion. So they'll be out there. They're from Guadalupe.

MAYOR RODRIGUEZ: Messing with you.

BABCHUK: Oh, man. I was going to say, how many times are you going to make me say this?

MAYOR RODRIGUEZ: You should've asked (indiscernible) to say it.

UNIDENTIFIED SPEAKER: Generacion.

ERIVES: Oh, look at that.

MAYOR RODRIGUEZ: He's been practicing.

BABCHUK: So we'll have some big events coming up, and some new ideas with them. So we definitely want to invite everyone -- the community out to enjoy this holiday --

MAYOR RODRIGUEZ: (Indiscernible)

BABCHUK: Yep. That'll be December 8th, I want to say.

UNIDENTIFIED SPEAKER: Mayor, that wasn't fair to Randy. He's our Hawaiian brother.

MAYOR RODRIGUEZ: He is. He is. Next time -- well --

BABCHUK: I'm from Michoacan.

UNIDENTIFIED SPEAKER: Yeah. No, he's from --

BABCHUK: That's what Mayor tells -- tells everyone.

MAYOR RODRIGUEZ: I will say this much. Generacion's a good group, considering the fact that they're from Guadalupe. And it's another -- the Yaqui tribe is another Native American tribe that we like to partner with, and some of them, I believe, are members, if not all of them

BABCHUK: Yep.

MAYOR RODRIGUEZ: That's two tribes. Tohono O'odhams and also the Yaqui. So it's a great thing, and they play great music.

BABCHUK: Absolutely.

ERIVES: Very good.

MAYOR RODRIGUEZ: (Indiscernible) council so -- that's always a joy. So with that being said, Randy, you have anything else to add?

BABCHUK: I do not. Thank you, Mayor.

MAYOR RODRIGUEZ: Okay. As a reminder, city council meeting (sic) scheduled on Tuesday, November 25th, 2025 and Tuesday, December 23rd, 2025, are canceled for fall and winter recess. The City Hall holiday closure is scheduled from December 22nd through December 26th. So just want to make that public announcement so everybody's aware of it. Again, it'll go on social media to make sure everybody's aware of it. And if there's any questions or emergencies, obviously, public safety officers will

still be around to handle that kind of stuff, and our water department will have an emergency on-call team ready to go if something does arise.

So with that comes the -- the sad part of the meeting. I have to take the council and convene into an executive session. So now is the time for the council to convene into executive session. We are asking members of the public -- that's why it's sad -- and those that are not involved in this executive session to please exit the meeting at this time since executive sessions are closed sessions.

Do we have a motion to go into executive session?

DAVIS: So moved.

MAYOR RODRIGUEZ: Okay. I heard over here.

ERIVES: Sorry. Yes.

MAYOR RODRIGUEZ: Okay. Councilwoman Erives made a motion.

DAVIS: Second.

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

CHAVIRA: Aye.

MAYOR RODRIGUEZ: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: All those opposed?

Okay. Ladies and gentlemen, we are now in executive session.

[Pause]

MAYOR RODRIGUEZ: All those in favor of going home and having dinner, you signify by saying aye.

CHAVIRA: Aye.

DAVIS: Aye.

ERIVES: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye. All right. All those opposed that want to stay here another two hours?

DAVIS: No.

MAYOR RODRIGUEZ: Not seeing any. Motion passes unanimously. Folks, we are officially adjourned.

APPROVED:

JUAN F. RODRIGUEZ, MAYOR

ATTEST:

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 NOVEMBER 12, 2025. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

CRYSTAL ZAMORA, CITY CLERK

CITY COUNCIL REPORT



SUBJECT: Claims and Bills Report for the period of November 5, 2025 to December 2, 2025

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Kevin Artz, Chief Financial Officer

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Finance Department is requesting the approval of Claims and Bills Report for the period of November 5, 2025 to December 2, 2025.

BACKGROUND:

Each Council Meeting, the Finance Department shall prepare a list of all claims paid by the City. The list shall be reviewed and approved when required by the Council, and a copy of it shall be included in the minutes.

DISCUSSION:

The Claims and Bills Report includes vendor payments of \$10,000 or more for the period noted above.

BUDGET IMPACT:

This item has no additional budget impact.

RECOMMENDATION:

Staff recommends the City Council approve the Claims and Bills Report.

ATTACHMENTS:

1. 11 05 25 to 12 02 25 Claims and Bills Report

City of Tolleson**Checks Recorded****Check Dates: November 5, 2025 to December 2, 2025****PAYMENTS OVER \$10,000**

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
101661	12/2/2025	CHASSE BUILDING TEAM INC	\$1,879,797.75
101628	11/20/2025	SUNLAND ASPHALT & CONSTRUCTION LLC	\$545,727.17
186161	11/5/2025	CITY OF PHOENIX	\$270,631.80
101543	11/7/2025	ACHEN-GARDNER CONSTRUCTION LLC	\$148,837.96
186182	11/5/2025	SAN TAN AUTO PARTNERS LLC	\$78,013.14
186316	11/20/2025	SAM'S CLUB	\$75,500.00
101645	11/26/2025	KIMLEY-HORN AND ASSOCIATES, INC.	\$72,922.71
186181	11/5/2025	SAN TAN AUTO PARTNERS LLC	\$37,428.22
101588	11/14/2025	LYFT, INC.	\$37,092.14
101600	11/20/2025	AZ PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM	\$36,939.54
101608	11/20/2025	FORD W HALL COMPANY INC	\$33,840.00
101626	11/20/2025	SOLENIIS LLC	\$33,470.64
186261	11/19/2025	CITY OF AVONDALE	\$31,969.48
101548	11/7/2025	AZ PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM	\$31,883.57
186284	11/19/2025	PIPELINE SERVICES INC	\$27,825.00
101549	11/7/2025	AZ PUBLIC SAFETY RETIREMENT, POLICE	\$26,833.95
101601	11/20/2025	AZ PUBLIC SAFETY RETIREMENT, POLICE	\$26,336.75
186343	11/26/2025	GPM ENVIRONMENTAL SOLUTIONS LLC	\$23,632.71
186226	11/13/2025	LEA-ARCHITECTS LLC	\$20,576.88
186191	11/5/2025	WASTE CONNECTIONS OF ARIZONA	\$20,067.44
186262	11/19/2025	CITY OF PHOENIX	\$18,596.88
186219	11/13/2025	FELIX CONSTRUCTION COMPANY	\$17,122.26
186156	11/5/2025	ASR CONSTRUCTION GROUP LLC	\$14,888.25
186209	11/13/2025	TOLLESON ELEMENTARY SCHOOL DIST.#17	\$14,518.00
101573	11/7/2025	WATER WORKS ENGINEERS LLC	\$13,298.75
186226	11/13/2025	LEA-ARCHITECTS LLC	\$13,094.38
101612	11/20/2025	HEARTFIT FOR DUTY LLC	\$12,245.67
101580	11/14/2025	CENTER FOR INTERNET SECURITY INC	\$11,160.00
186219	11/13/2025	FELIX CONSTRUCTION COMPANY	\$10,814.36
186272	11/19/2025	GENERAL PACIFIC INC	\$10,568.72
101655	11/28/2025	CITY OF TOLLESON-MEDICAL	\$10,480.08
186280	11/19/2025	MARICOPA COUNTY ANIMAL CARE CONTROL	\$10,057.95

CITY COUNCIL REPORT



SUBJECT: Resolution No. 2626 - Development Agreement with Bay State Milling Company:
Roadway Widening Improvements along 99th Avenue

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Development Services Department requests that the City Council adopt Resolution No. 2626 authorizing the City Manager to execute a Development Agreement on behalf of the City with Bay State Milling Company related to the development of certain property located along 99th Avenue to the railroad tracks.

BACKGROUND:

Bay State Milling Company is the legal owner of the property located at 421 South 99th Avenue in Tolleson. In preparation for its planned development activity, roadway and associated improvements are required pursuant to City Code. Coordination between the City and the property owner has identified the opportunity for the City to construct the required improvements along 99th Avenue. These improvements include roadway widening along the property frontage as well as the installation of curbs, sidewalks, gutters, and a traffic signal. The arrangement benefits both the City and the property owner by aligning infrastructure needs with planned development and construction timelines.

DISCUSSION:

Under the Development Agreement, the City will install the necessary improvements described in the agreement. Bay State Milling Company will contribute a maximum of \$1,200,000 toward the cost of the improvements, consisting of an initial payment of \$900,000 followed by up to \$300,000 for documented improvement overruns. The company's financial obligation cannot exceed \$1,200,000. The City of Tolleson will be responsible for all project costs that exceed the owner's maximum contribution. The current estimated cost to complete the improvements is \$894,366.87. The cost proposal was obtained from Talis Construction and is attached to the agreement. Adoption of Resolution No. 2626 will authorize execution of the Development Agreement and allow the City to proceed with construction and administration of the project. The City Clerk will also be required to record the agreement with the Maricopa County Recorder within ten days of execution.

BUDGET IMPACT:

Bay State Milling Company will contribute up to \$1,200,000 toward the improvements. The City will be responsible for all additional costs beyond this amount. Any remaining City-funded improvements will be supported through applicable capital improvement or transportation program budgets.

RECOMMENDATION:

Staff recommends approval of Resolution No. 2626 authorizing the City Manager to execute the Development Agreement with Bay State Milling Company for roadway widening improvements along 99th Avenue to the railroad tracks.

ATTACHMENTS:

1. Res 2626 Bay State Milling Co. Development Agreement - 99th Ave. and Railroad Tracks - Roadway Widening 12 04 25

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

RESOLUTION NO. 2626

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY WITH BAY STATE MILLING COMPANY, RELATED TO THE DEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE CITY ALONG 99TH AVENUE TO THE RAILROAD TRACKS; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS.

WHEREAS, A.R.S. § 9-500.05 authorizes the City of Tolleson to enter into development agreements related to the development of property in the City; and

WHEREAS, all the property subject to the Development Agreement attached as Exhibit A is located within the City of Tolleson; and

WHEREAS, the City Council finds that widening of the roadway along the frontage of Bay State Milling Company's property located at 421 South 99th Avenue in Tolleson, and will also include curbs, sidewalks, gutters and a traffic signal; and

WHEREAS, the City Council of the City of Tolleson finds that entering into said Development Agreement is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

Section 1. The recitals above are hereby adopted and incorporated as if fully set forth herein.

Section 2. The Development Agreement between the City of Tolleson and Bay State Milling Company, a Minnesota company, is hereby approved in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

Section 3. The Mayor, City Manager, City Clerk and City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

Section 4. The City Clerk is hereby authorized and directed to record a copy of the Development Agreement with the Maricopa County Recorder not later than ten (10) days from the date of the Agreement.

Section 5. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 4th day of December, 2025.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

CERTIFICATION

I hereby certify that the foregoing Resolution No. 2626 was duly passed and adopted by the Mayor and Council of the City of Tolleson, Arizona, at the Regular City Council Meeting held on December 4, 2025, that the vote thereon was ___ ayes, ___ nays, and that the Mayor and ___ Council Members were present thereat.

Crystal Zamora, City Clerk
City of Tolleson, Arizona

EXHIBIT A

TO

RESOLUTION NO. 2626

[Development Agreement]

See following pages.

When Recorded Return to:

City Clerk
City of Tolleson
9055 W. Van Buren Street
Tolleson, AZ 85353

DEVELOPMENT AGREEMENT

THIS AGREEMENT is between the City of Tolleson, Arizona, (“City”) and Bay State Milling Company, a Minnesota corporation, (“Owner”), the legal owner of record for the real property located at 421 South 99th Avenue in Tolleson, Arizona, more particularly described in **Exhibit 1** (“Property”).

RECITALS:

- A. Owner, its assigns, and/or successors, intend to develop the Property. Owner acknowledges that pursuant to City Code requirements certain roadway and associated improvements are required to be constructed by Owner.
- B. City is working with Owner to widen 99th Avenue to the railroad tracks prior to Owner’s development of its property located at 421 South 99th Avenue, Tolleson, Arizona. The Improvements shall include the widening of 99th Avenue along the frontage of Owner’s property, curbs, sidewalks, gutters and a traffic signal (the “Improvements”).
- C. The parties accordingly agree it is in the best interests of both for the City to construct the Improvements as part of its project which will be developed in the near future and for Owner to reimburse the City for costs beyond its proportionate share in accordance with the terms of this Agreement.

NOW THEREFORE in consideration of the mutual promises and agreements made herein, the Parties agree as follows:

1. City shall install the Improvements as described in paragraph B above. The parties agree to act in good faith and cooperate related to this Improvements Project described herein and may make any adjustments to the plans as may be necessary in the field in compliance with law.
2. The City’s current estimate to complete the Improvements is Eight Hundred Ninety Four Thousand Three Hundred and Sixty Six Dollars and Eighty-Seven Cents (\$894,366.87).
3. Based on the estimate to complete the Improvements, Owner will pay to the City up to the amount of One Million Two Hundred Thousand Dollars (\$1,200,000.00) as follows:
 - a. Owner will pay the City Nine Hundred Thousand Dollars (\$900,000.00) within thirty (30) days of date of this Agreement (the “Initial Payment”).

- b. Upon payment of the Initial Payment, the bond associated with the Improvements will be released.
- c. Upon the City providing documentation evidencing additional costs in excess of the Initial Payment for the completion of the Improvements (“Improvement Overruns”), Owner will pay the City for up to Three Hundred Thousand Dollars (\$300,000.00) for Improvement Overruns up to a total contribution of One Million Two Hundred Thousand Dollars (\$1,200,000.00).
- d. After the City provides Owner with documentation evidencing Improvement Overruns, and subject to the payment limitation set forth in Section 3(b) above, Owner will pay the City for Improvement Overruns within thirty (30) days of receipt of documentation evidencing any Improvement Overruns.
- e. Owner’s obligation to pay for Improvement Overruns will expire two (2) years from the date of this Agreement, after which Owner will have no obligation to pay for any further Improvement Overruns.
- f. In no event and under no circumstances will Owner be required to pay the City more than One Million Two Hundred Thousand Dollars (\$1,200,000.00) for any Improvements or Improvement Overruns.

4. The City will provide Owner with spending registers quarterly if and until the Initial Payment is fully applied to the costs of the Improvements. If there are Improvement Overruns in excess of the Initial Payment, the City will provide Owner with spending registers monthly thereafter.

5. It is expressly agreed and acknowledged between the City and Owner and its successors or assigns that after payment of the amount set forth in Section 2 of this Agreement, City will record a Full Satisfaction and Release of this Agreement within five (5) business days thereafter.

6. Time is of the essence for the performance of this Agreement. The parties and their assigns or successors agree to execute any and all documents necessary to effectuate the terms of this Agreement.

7. Should collection proceedings or litigation be necessary in order to enforce this Agreement, the prevailing party shall be awarded its reasonable attorney’s fees and costs and collection costs incurred.

8. It is the intention of the parties that this Agreement be recorded to provide notice to all purchasers of the real property identified herein or identified hereafter of the obligations set forth herein that pertain to such real property. This Agreement shall be binding upon the successors and assigns of Owner.

9. All notices, approvals and other communications provided for herein or given in connection herewith shall be validly given, made, delivered or served, if in writing, and delivered personally, sent by postage prepaid United States Mail, or sent by nationally recognized overnight courier (e.g., Federal Express, Airborne, UPS), and addressed to the recipient as follows:

Tolleson: City of Tolleson
9055 West Van Buren Street
Tolleson, Arizona 85353
Attention: City Clerk

Owner: Bay State Milling Company
3800 North Central Avenue, Suite 460
Phoenix, Arizona 85012

or to such other addresses as a party may from time to time designate in writing and deliver in a like manner. Notices, approvals and other communications provided for herein shall be deemed delivered upon personal delivery or 24 hours following deposit with a nationally recognized overnight courier, as herein above provided, prepaid and addressed as set forth above.

10. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.

This Agreement shall be effective on the last signature date set forth below.

CITY
CITY OF TOLLESON, ARIZONA,
a municipal corporation

OWNER
BAY STATE MILLING COMPANY,
a Minnesota company

By: _____
Reyes Medrano, Jr., City Manager

By: _____

Name: _____

Dated: _____

Title: _____

Dated: _____

ATTEST:

Crystal Zamora, City Clerk

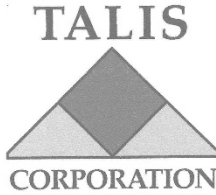
APPROVED AS TO FORM:

Justin Pierce City Attorney

Exhibit 1

COST PROPOSAL

[See following pages.]




Date: 8/26/2025

City of Tolleson
 9055 W. Van Buren Street
 Tolleson, AZ 85353
 Attn: Chris Hamilton

PROJECT: Bay State Milling Co. - Offsite Roadway Improvements

COST PROPOSAL

Item No.	Description	Unit	Qty	Unit Price	Bid Total
Roadway/ Concrete					
01.00000	Remove Asphalt Concrete Pavement	SY	612	\$18.38	\$ 11,248.56
02.00000	Remove Existing Curb & Gutter	LF	105	\$10.00	\$ 1,050.00
03.00000	2" Mill & Overlay	SY	1512	\$30.46	\$ 46,055.52
04.00000	Install Asphalt Pavement Section 5" AC Pavement Over 12" ABC	SY	1224	\$104.75	\$ 128,214.00
05.00000	Concrete Sidewalk	SF	1476	\$11.50	\$ 16,974.00
06.00000	Curb Ramp MAG 237-1	SF	1100	\$17.75	\$ 19,525.00
07.00000	Concrete Driveway (Modified 10" Thick with Fiber Mesh)	SF	1820	\$17.89	\$ 32,559.80
08.00000	Concrete Scupper, MAG Det. 206, S/W = 5' Curb Opening = 4'	EA	1	\$5,000.00	\$ 5,000.00
09.00000	Concrete Scupper Spillway, MAG Det. 206, Curb Opening = 4'	LF	13	\$250.00	\$ 3,250.00
10.00000	Striping	LS	1	\$12,400.00	\$ 12,400.00
11.00000	Parkway Grading	LS	1	\$12,000.00	\$ 12,000.00
				Subtotal:	\$ 288,276.88
Traffic Signal / Lighting					
01.00000	Service Foundation	EA	1	\$4,000.00	\$ 4,000.00
02.00000	Controller Cabinet Foundation	EA	1	\$4,500.00	\$ 4,500.00
03.00000	Battery Backup System Foundation	EA	1	\$3,750.00	\$ 3,750.00
04.00000	Q Pole Foundation	EA	1	\$8,500.00	\$ 8,500.00
05.00000	R Pole Foundation	EA	1	\$8,500.00	\$ 8,500.00
06.00000	Streetlight Foundation	EA	1	\$4,500.00	\$ 4,500.00
07.00000	Service Pedestal (Provide & Install)	EA	1	\$21,500.00	\$ 21,500.00
08.00000	Controller Cabinet (Provide & Install)	EA	1	\$32,700.00	\$ 32,700.00
09.00000	Battery Backup System (Provide & Install)	EA	1	\$12,050.00	\$ 12,050.00
10.00000	R Pole w/ 55' MA & 20' LMA (Provide & Install)	EA	1	\$33,150.00	\$ 33,150.00
11.00000	Street Light Pole (Provide & Install)	EA	1	\$7,635.00	\$ 7,635.00
12.00000	Luminaire	EA	1	\$1,002.65	\$ 1,002.65
13.00000	F Head w/ Type II Mount	EA	2	\$908.49	\$ 1,816.98
14.00000	F Head w/ Type V Mount	EA	1	\$1,283.85	\$ 1,283.85
15.00000	Q Head w/ Type II Mount	EA	1	\$1,283.85	\$ 1,283.85
16.00000	Ped Signals w/ Type VII Mount	EA	2	\$1,483.62	\$ 2,967.24
17.00000	Pushbutton w/ Sign	EA	2	\$437.71	\$ 875.42
18.00000	#7 Pull Box	EA	2	\$1,650.00	\$ 3,300.00
19.00000	Sch. 40 PVC Electrical Conduit, 2 EA 3" w/ 1/4" Nylon Pull Rope and #8 Bare Copper Wire - Horizontal Drill	LF	100	\$95.00	\$ 9,500.00
20.00000	Sch. 40 PVC Electrical Conduit, 2 EA 3" w/ 1/4" Nylon Pull Rope and #8 Bare Copper Wire - Trench	LF	150	\$65.00	\$ 9,750.00
21.00000	Relocate Existing Q Pole w/ all Existing Equipment on New Foundation	LS	1	\$4,500.00	\$ 4,500.00
22.00000	Change Over	LS	1	\$37,750.00	\$ 37,750.00
23.00000	Power Run Contingency	ALW	1	\$10,000.00	\$ 10,000.00
24.00000	Remove Existing Foundations	LS	1	\$8,500.00	\$ 8,500.00
				Subtotal:	\$ 233,314.99
Water					
01.00000	Remove Existing Fire Hydrant	EA	1	\$3,650.00	\$ 3,650.00
02.00000	Install New Fire Hydrant	EA	1	\$16,300.00	\$ 16,300.00
03.00000	Relocate 8" Pressure Priciple Backflow Assembly	EA	1	\$18,800.00	\$ 18,800.00
04.00000	Relocate 2" Water Service	EA	1	\$6,000.00	\$ 6,000.00
05.00000	Relocate Double Check Valve Backflow Assembly	EA	1	\$4,400.00	\$ 4,400.00
06.00000	Relocate/ Replace Existing Bollards for Backflow	EA	8	\$1,250.00	\$ 10,000.00


 1167 WEST JAVELINA AVENUE ▲ MESA, ARIZONA 85210 ▲ OFFICE (480) 557-6100 ▲ FAX (480) 557-6200
 GENERAL CONTRACTING ▲ ROC099126A ▲ ROC179332 K-37 ▲ CONSTRUCTION MANAGEMENT

					Subtotal:	\$ 59,150.00
General						
01.00000	Mobilization / Demobilization	LS	1	\$20,000.00	\$	20,000.00
02.00000	Survey	LS	1	\$25,300.00	\$	25,300.00
03.00000	Material Testing	LS	1	\$25,600.00	\$	25,600.00
04.00000	Traffic Control	LS	1	\$75,000.00	\$	75,000.00
05.00000	Police Officer Allowance	ALW	1	\$25,000.00	\$	25,000.00
06.00000	AZPDES (SWPPP) & BMP Setup	ALW	1	\$12,500.00	\$	12,500.00
07.00000	Owners Contingency	ALW	1	\$90,000.00	\$	90,000.00
08.00000	Construction Water	LS	1	\$5,000.00	\$	5,000.00
09.00000	Landscaping & Irrigation	LS	1	\$35,225.00	\$	35,225.00
					Subtotal:	\$ 313,625.00

Total Price: \$894,366.87

Price Includes: Tax, bond, All labor, equipment, and materials for complete installation. All work to be completed in a workman like manner according to standard practices. Price is based on one move in only complete access to all areas for installation. Additional move in costs will be \$1,500.00/each.

Price excludes: Permits, Rock digging, utility relocation, utility conflicts, and Public Notification. Also excluded are any items not specifically quoted in our proposal. All work is warranted for one year from date of completion. TALIS is not responsible for any damage to completed work from other contractors. This proposal shall become an attachment to any contractual agreement reached.

Assumptions: (1.) Owners contingency to be utilized for UPRR construction permit coordination and certified flaggers if needed.

Sincerely,

Timothy Boyer

Digitally signed by Timothy Boyer
DN: cn=Timothy Boyer, o=TALIS Construction Corporation, email=timothy.boyer@taliscorp.com, c=US

Timothy Boyer
JOC Manager
TALIS Construction Corporation

▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲

1167 WEST JAVELINA AVENUE ▲ MESA, ARIZONA 85210 ▲ OFFICE (480) 557-6100 ▲ FAX (480) 557-6200

GENERAL CONTRACTING ▲ ROC099126 A ▲ ROC179332 K-37 ▲ CONSTRUCTION MANAGEMENT

CITY COUNCIL REPORT



SUBJECT: Talis Construction Corporation Job Order Master Agreement

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Development Services Department is requesting approval of the Job Order Master Agreement between the City of Tolleson and Talis Construction Corporation for citywide civil/site construction and engineering services as needed, and authorization for the City Manager to execute and deliver said Agreement. The total Job Orders issued during a single fiscal year shall not exceed \$1,200,000, and the Agreement shall remain in effect until January 31, 2027.

BACKGROUND:

The City of Tolleson may utilize cooperative purchasing opportunities to streamline and expedite procurement processes when an existing competitively bid contract meets the City's needs. The City of Peoria previously entered into Contract No. ACON02422C with Talis Construction Corporation for job order contracting associated with citywide civil and site work, including roadway and drainage construction services. The Contract permits cooperative use by other public entities, including the City of Tolleson.

Through this Job Order Master Agreement, Talis Construction Corporation will provide civil/site construction and engineering services on an as-needed basis, consistent with the terms of the original cooperative contract. The Agreement does not guarantee any minimum level of work and each project will be authorized through individual job orders issued by the City. The Agreement will remain in effect until January 31, 2027.

DISCUSSION:

Development Services has identified a need for ongoing citywide civil/site improvements, including support for roadway, drainage, and related infrastructure projects. Utilizing this Job Order Master Agreement will allow the City to issue job orders for services when needed, ensuring efficiency and timely delivery of critical construction and engineering tasks.

Under the terms of the Agreement, Talis Construction Corporation will complete work as directed by the City through issued job orders, each with a firm fixed price established per project. The Agreement limits the total dollar amount of job orders issued during any single fiscal year to no more than \$1,200,000.

Staff determined that leveraging the existing competitively bid cooperative contract with the City of Peoria is in the City's best interest, as it provides qualified and vetted construction services while reducing administrative burden and procurement timeframes.

BUDGET IMPACT:

Funds for job orders issued under this Agreement will be budgeted within the Development Services Department and other applicable City departments as needed. The total value of all job orders issued in a single fiscal year shall not exceed \$1,200,000. No additional budget appropriation is required at this time.

RECOMMENDATION:

Staff recommends that the Mayor and City Council approve the Job Order Master Agreement between the City of Tolleson and Talis Construction Corporation for citywide civil/site construction and engineering services as needed.

ATTACHMENTS:

1. 12 04 25 DS - Job Order Master Agreement - Talis Construction Corporation - End Date 01 31 27

**JOB ORDER MASTER AGREEMENT
BETWEEN
THE CITY OF TOLLESON
AND
TALIS CONSTRUCTION CORPORATION**

THIS JOB ORDER MASTER AGREEMENT (this “Agreement”) between the City of Tolleson, an Arizona municipal corporation, (the “City”), and Talis Construction Corporation, an Arizona corporation, (the “Contractor”), (collectively, the “parties”), is hereby entered into and shall be effective on the last signature date set forth below.

RECITALS

A. After a competitive procurement process, the City of Peoria, an Arizona municipal corporation, and Contractor entered into a Job Order Contract, Contract No. ACON02422C, (the “Job Order Contract”), for JOC citywide civil/site work to assist the City with general construction and engineering services related to roadway and drainage construction projects (“Services”). A copy of the Job Order Contract is on file with the City Clerk’s office and is incorporated herein by reference.

B. The City is permitted, pursuant to Section 3-5-7 of the City Code, to make purchases under the Job Order Contract, at its discretion and with the agreement of the awarded Contractor, and the Job Order Contract permits its cooperative use by other public entities, including the City.

C. The City and the Contractor desire to enter into this Agreement for the purpose of (i) acknowledging their cooperative contractual relationship under the Job Order Contract and this Agreement, (ii) establishing the terms and conditions by which the Contractor may provide the City with the required Services, and (iii) setting the maximum aggregate amount to be expended pursuant to this Contract related to the Services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Contractor hereby agree as follows:

1. Term of Agreement. This Agreement shall be effective on the last signature date set forth below and shall remain in full force and effect until January 31, 2027 (the “Term”), unless terminated as otherwise provided in this Agreement or the Job Order Contract.

2. Scope of Work. This is an indefinite quantity and indefinite delivery, i.e., as needed as determined by the City, Agreement for Services under the terms and conditions of the Job

Order Contract. The City does not guarantee that any minimum or maximum number of purchases will be made pursuant to this Agreement. Purchases will only be made when the City identifies a need and proper authorization, and documentation has been approved. For purchase(s) determined by the City to be appropriate for this Agreement, the Contractor shall provide the Services to the City in such quantities and configurations agreed upon between the parties, in a written invoice, quote, Purchase Order or other form of written agreement describing the work to be completed (each, a "Purchase Order"). Each Purchase Order approved and accepted by the parties pursuant to this Agreement shall (i) contain a reference to this Agreement and the Job Order Contract and (ii) be attached hereto as Exhibit A and incorporated herein by reference. Purchase Orders submitted without referencing this Agreement and the Job Order Contract will be subject to rejection.

2.1 Inspection; Acceptance. All Services are subject to final inspection and acceptance by the City. Services failing to conform to the requirements of this Agreement and/or the Job Order Contract will be held at Contractor's risk and may be returned to the Contractor. If so returned, all costs are the responsibility of the Contractor. Upon discovery of non-conforming Services, the City may elect to do any or all of the following by written notice to the Contractor: (i) waive the non-conformance; (ii) stop the work immediately; or (iii) bring the Services into compliance and withhold the cost of same from any payments due to the Contractor.

2.2 Cancellation. The City reserves the right to cancel Purchase Orders within a reasonable period of time after issuance. Should a Purchase Order be canceled, the City agrees to reimburse the Contractor, but only for actual and documentable costs incurred by the Contractor due to and after issuance of the Purchase Order. The City will not reimburse the Contractor for any costs incurred after receipt of City notice of cancellation, or for lost profits, shipment of product prior to issuance of Purchase Order or for anything not expressly permitted pursuant to this Agreement.

3. Compensation. The amount to be paid by the City for the Project under each Job Order is the Contract Price for that Job Order. The Job Order price will include a total amount for each Job Order priced for the Work described for that Job Order. The Contract Price for any Job Order will be established as a Firm Fixed Price. Most projects will be completed within the same fiscal year they are initiated in or within three hundred sixty-five (365) days from the Notice to Proceed. The total Job Orders issued during a single fiscal year will not exceed \$1,200,000.00.

4. Payments. The City shall pay the Contractor based upon acceptance and delivery of Services performed and completed to date, and upon submission and approval of invoices. Each invoice shall (i) contain a reference to this Agreement and the Job Order Contract and (ii) document and itemize all work completed to date. The invoice statement shall include a record of materials delivered, time expended, and work performed in sufficient detail to justify payment. Additionally, invoices submitted without referencing this Agreement and the Job Order Contract will be subject to rejection and may be returned.

5. Records and Audit Rights. To ensure that the Contractor and its subcontractors are complying with the warranty under Section 6 below, Contractor's and its subcontractors' books, records, correspondence, accounting procedures and practices, and any other supporting evidence relating to this Agreement, including the papers of any Contractor and its subcontractors' employees who perform any work or services pursuant to this Agreement (all of the foregoing hereinafter referred to as "Records"), shall be open to inspection and subject to audit and/or reproduction during normal working hours by the City, to the extent necessary to adequately permit evaluation of the Contractor's and its subcontractors' compliance with the Arizona employer sanctions laws referenced in Section 6 below. To the extent necessary for the City to audit Records as set forth in this Section, Contractor and its subcontractors hereby waive any rights to keep such Records confidential. For the purpose of evaluating or verifying such actual or claimed costs or units expended, the City shall have access to said Records, even if located at its subcontractors' facilities, from the effective date of this Agreement for the duration of the work and until three years after the date of final payment by the City to Contractor pursuant to this Agreement. Contractor and its subcontractors shall provide the City with adequate and appropriate workspace so that the City can conduct audits in compliance with the provisions of this Section. The City shall give Contractor or its subcontractors reasonable advance notice of intended audits. Contractor shall require its subcontractors to comply with the provisions of this Section by insertion of the requirements hereof in any subcontract pursuant to this Agreement.

6. E-verify Requirements. To the extent applicable under A.R.S. § 41-4401, the Contractor and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under A.R.S. § 23-214(A). Contractor's or its subcontractors' failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the City.

7. Conflict of Interest. This Agreement may be canceled by the City pursuant to A.R.S. § 38-511.

8. Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Arizona and a suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona.

9. Agreement Subject to Appropriation. This Agreement is subject to the provisions of ARIZ. CONST. ART. IX, § 5 and ARIZ. REV. STAT. § 42-17106. The provisions of this Agreement for payment of funds by the City shall be effective when funds are appropriated for purposes of this Agreement and are actually available for payment. The City shall be the sole judge and authority in determining the availability of funds under this Agreement and the City shall keep the Contractor fully informed as to the availability of funds for this Agreement. The obligation of the City to make any payment pursuant to this Agreement is a current expense of the City, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of the City. If the City Council fails to appropriate money sufficient to pay the

amounts as set forth in this Agreement during any immediately succeeding fiscal year, this Agreement shall terminate at the end of then-current fiscal year and the City and the Contractor shall be relieved of any subsequent obligation under this Agreement.

10. Conflicting Terms. In the event of any inconsistency, conflict, or ambiguity among the terms of this Agreement, any City-approved Purchase Orders, the Job Order Contract, and invoices, the documents shall govern in the order listed herein. Notwithstanding the foregoing, and in conformity with Section 2 above, unauthorized exceptions, conditions, limitations, or provisions in conflict with the terms of this Agreement or the Job Order Contract (collectively, the “Unauthorized Conditions”), other than the City’s project-specific requirements, are expressly declared void and shall be of no force and effect. Acceptance by the City of any Purchase Order or invoice containing any such Unauthorized Conditions or failure to demand full compliance with the terms and conditions set forth in this Agreement or under the Job Order Contract shall not alter such terms and conditions or relieve Contractor from, nor be construed or deemed a waiver of, its requirements and obligations in the performance of this Agreement.

11. Rights and Privileges. To the extent provided under the Job Order Contract, the City shall be afforded all of the rights and privileges afforded to City of Peoria, Arizona, and shall be “City of Peoria” or “City” (as defined in the Job Order Contract) for the purposes of the portions of the Job Order Contract that are incorporated herein by reference.

12. Indemnification; Insurance. In addition to and in no way limiting the provisions set forth in Section 11 above, the City shall be afforded all of the insurance coverage and indemnifications afforded to the Lead Public Agency to the extent provided under the Job Order Contract, and such insurance coverage and indemnifications shall inure and apply with equal effect to the City under this Agreement including, but not limited to, the Contractor’s obligation to provide the indemnification and insurance. In any event, the Contractor shall indemnify, defend and hold harmless the City and each council member, officer, employee or agent thereof (the City and any such person being herein called an “Indemnified Party”), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys’ fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever (“Claims”), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, intentional misconduct, errors, mistakes or omissions, in connection with the work or services of the Contractor, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement.

13. E-verify Requirements. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the Contractor and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). Contractor’s or its subcontractor’s failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the City.

governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

17. Non-Exclusive Contract. This Agreement is entered into with the understanding and agreement that it is for the sole convenience of the City. The City reserves the right to obtain like goods and services from another source when necessary.

18. Cooperative Purchasing. Specific eligible political subdivisions and nonprofit educational or public health institutions (“Eligible Procurement Unit(s)”) are permitted to utilize procurement agreements developed by the City, at their discretion and with the agreement of the awarded Contractor. Contractor may, at its sole discretion, accept orders from Eligible Procurement Unit(s) for the purchase of the Materials and/or Services at the prices and under the terms and conditions of this Agreement, in such quantities and configurations as may be agreed upon between the parties. All cooperative procurements under this Agreement shall be transacted solely between the requesting Eligible Procurement Unit and Contractor. Payment for such purchases will be the sole responsibility of the Eligible Procurement Unit. The exercise of any rights, responsibilities or remedies by the Eligible Procurement Unit shall be the exclusive obligation of such unit. The City assumes no responsibility for payment, performance or any liability or obligation associated with any cooperative procurement under this Agreement. The City shall not be responsible for any disputes arising out of transactions made by others.

[SIGNATURES ON THE FOLLOWING PAGE(S).]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year last set forth below.

“City”

CITY OF TOLLESON,
an Arizona municipal corporation

Reyes Medrano, Jr., City Manager

Date

ATTEST:

Crystal Zamora, City Clerk

APPROVED AS TO FORM:

Justin S. Pierce
Pierce Coleman PLLC
City Attorney

“Contractor”

TALIS CONSTRUCTION CORPORATION,
an Arizona corporation

By: Timothy Boyer
Name: Timothy Boyer
Its: Director of Preconstruction

Digitally signed by Timothy Boyer
DN: C=US, E="timb@talis.us", O="TALIS
Construction Corporation", OU="JOC
Manager", CN="Timothy Boyer"
Reason: I am approving this document
Date: 2025.11.25 10:08:44-07'00"

11/25/2025

Date

EXHIBIT A
TO
JOB ORDER MASTER AGREEMENT
BETWEEN
THE CITY OF TOLLESON
AND
TALIS CONSTRUCTION CORPORATION
[Purchase Orders]

See following pages (to be added subsequent to execution).

CITY COUNCIL REPORT



SUBJECT: Resolution No. 2627 - Notice of Application and Potential Conflict of Interest – City of Tolleson Housing Rehabilitation Program

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: George Good , Chief of Social Impact

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Human Services Department requests that the City Council adopt Resolution No. 2627 regarding notice of an application and potential conflict of interest under the City of Tolleson Housing Rehabilitation Program.

BACKGROUND:

The City of Tolleson participates in the U.S. Department of Housing and Urban Development’s Community Development Block Grant Program, which funds the City’s Housing Rehabilitation Program. The program is administered in partnership with the City of Tolleson by AllThrive365 (FSL Home Improvements). The City has received an application for Housing Rehabilitation Program assistance from Diana L. Ruiz, who currently serves as a City of Tolleson Planning and Zoning Commissioner. Because Ms. Ruiz is a City-appointed official, her application triggers conflict of interest requirements under HUD’s Community Development Block Grant regulations.

DISCUSSION:

To request an exception to a conflict of interest restriction, HUD requires the City to provide disclosure of the potential conflict, demonstrate that there has been public disclosure of the conflict, and obtain a written legal opinion stating whether granting the exception would violate State or local law. Adoption of Resolution No. 2627 will allow the City to begin this required process. Following adoption, the City Clerk will post the public notice online and in at least three conspicuous locations in City buildings for a period of 30 days. When the public comment period closes, the City will request a written legal opinion from its legal counsel. The attorney’s opinion, along with documentation of the public disclosure process, will then be submitted to HUD for review. HUD’s determination will decide whether the City may proceed with providing Housing Rehabilitation Program assistance to Ms. Ruiz.

BUDGET IMPACT:

There is no negative budget impact associated with adopting Resolution No. 2627. All required follow-up actions are routine administrative functions.

RECOMMENDATION:

Staff recommends approval of Resolution No. 2627 regarding notice of an application and potential conflict of interest under the City of Tolleson Housing Rehabilitation Program.

ATTACHMENTS:

1. Res 2627 CDBG Program Housing Rehab Conflict of Interest - Diana Ruiz - Planning and Zoning
Commissioner 12 04 25

RESOLUTION NO. 2627

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON REGARDING NOTICE OF APPLICATION AND POTENTIAL CONFLICT OF INTEREST UNDER THE CITY OF TOLLESON HOUSING REHABILITATION PROGRAM.

WHEREAS, the City of Tolleson is a participating jurisdiction in the United States Department of Housing and Urban Development Community Development Block Grant (“CDBG”) Program, which provides funding for the City of Tolleson Housing Rehabilitation Program; and

WHEREAS, the Housing Rehabilitation Program has received an application for services from an individual who is a City of Tolleson appointed official; and

WHEREAS, the federal regulations governing the CDBG Program require that in order for the applicant to be eligible for any benefit from the Housing Rehabilitation Program, the City of Tolleson, as the participating jurisdiction, must provide disclosure of the potential conflicts associated with this application; and

WHEREAS, the Mayor and Council deem it appropriate to provide the notice required by the CDBG regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. Pursuant to the United States Government CDBG Program Conflict of Interest Regulations (24 C.F.R. § 570.611), the City of Tolleson, as a participating jurisdiction in the CDBG Program, hereby provides public notice of the potential conflict of interest raised by an application by an individual to the Tolleson CDBG Program, in the form attached hereto as Exhibit A.

Section 3. Said notice shall be posted by the City Clerk in a minimum of three conspicuous locations in the City of Tolleson for 30 days following the adoption of this Resolution.

Section 4. The Mayor, City Manager, City Clerk and City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 4th day of December, 2025.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

CERTIFICATION

I hereby certify that the foregoing Resolution No. 2627 was duly passed and adopted by the Mayor and Council of the City of Tolleson, Arizona, at the Regular City Council Meeting held on December 4, 2025, that the vote thereon was ___ ayes, ___ nays, and that the Mayor and ___ Council Members were present thereat.

Crystal Zamora, City Clerk
City of Tolleson, Arizona

EXHIBIT A
TO
RESOLUTION NO. 2627

[Public Notice]

CITY OF TOLLESON

**NOTICE REGARDING POTENTIAL CONFLICT OF INTEREST RELATED TO THE CITY OF TOLLESON
HOUSING REHABILITATION PROGRAM**

Pursuant to the United States Government Community Development Block Grant (“CDBG”) Program Conflict of Interest Regulations (24 C.F.R. § 570.611), the City of Tolleson, as a participating jurisdiction in the CDBG Program, hereby provides public notice of the potential conflict of interest raised by an application by an individual to the Tolleson Housing Rehabilitation Program.

The following individual has applied for assistance/aid under the City of Tolleson Housing Rehabilitation Program, administered in partnership with the City of Tolleson by FSL Home Improvements:

Diana L. Ruiz

The conflict of interest provisions of the regulations are triggered by the application of this individual, as she is a City of Tolleson appointed official. Ms. Ruiz is a City of Tolleson Planning and Zoning Commissioner.

The application of this individual for CDBG Program assistance falls under the Conflict of Interest provisions of the CDBG Program regulations. The City of Tolleson provides this Notice pursuant to those applicable regulations for purposes of requesting a permitted exception from the United States Department of Housing and Urban Development to the conflict of interest restrictions, to allow this applicant to receive the requested assistance from the City’s CDBG-funded Program.

If any member of the public has any questions or concerns with regard to this Notice or the City of Tolleson Housing Rehabilitation Program, please contact Noël Schaus at (623) 936-7111 or noel.schaus@tolleson.az.gov.

Posted December 10, 2025 to January 10, 2026

CITY COUNCIL REPORT



SUBJECT: Third Amendment to ASR Construction Group Cooperative Purchasing Agreement

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Jamie McCracken, Utilities Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Utilities Department is requesting approval of the Third Amendment to the Cooperative Purchasing Agreement between the City of Tolleson and ASR Construction Group LLC for Job Order Contracting (JOC) Water & Wastewater Treatment and Remote Facilities Projects.

BACKGROUND:

The City of Tolleson and ASR Construction Group LLC entered into a Cooperative Purchasing Agreement on October 23, 2024, based on the City of Peoria JOC No. ACON15023 for Water & Wastewater Treatment and Remote Facilities Projects. The Agreement allows the Contractor to perform job order contracting services for various Utilities Department projects.

The original Agreement established a maximum annual aggregate amount of \$3,000,000 per fiscal year. As documented in the Third Amendment, the City desires to increase this amount to \$6,000,000 per fiscal year to support ongoing and additional Utilities infrastructure and operational needs. The Agreement remains effective through May 31, 2026.

DISCUSSION:

The Third Amendment modifies Paragraph 3 – Compensation to increase the annual compensation limit from \$3,000,000 to \$6,000,000 per fiscal year. The Utilities Department notes that this increase is necessary to move forward efficiently with upcoming priority projects, including the rehabilitation of Lift Station 20, which serves major industrial customers such as Gatorade and Kroger. Final design drawings for the rehabilitation of Lift Station 20 were recently completed, and utilizing ASR under the existing JOC contract will allow the City to complete the required work significantly faster than preparing, issuing, and evaluating a new set of bid documents.

ASR is familiar with the site, with the City's standards, and with the design engineer, Waterworks Engineering. This existing coordination will support an efficient and timely project delivery process. The Lift Station 20 rehabilitation will include concrete restoration inside the wet well, replacement of electrical and mechanical systems, installation of new piping, and the addition of new pumps and associated equipment, all of which are necessary to ensure safe and reliable operation of this critical facility.

All other terms of the Agreement remain unchanged and in full force and effect.

BUDGET IMPACT:

Funding for services under this Agreement is budgeted in the Utilities Department's approved fiscal year expenditures. No additional budget allocation is required beyond the authorized annual limit.

RECOMMENDATION:

Staff recommends approval of the Third Amendment to the Cooperative Purchasing Agreement between the City of Tolleson and ASR Construction Group LLC.

ATTACHMENTS:

1. 12 04 25 UT - Third Amendment to CPA - ASR Construction Group LLC - End Date 05 31 26

**AMENDMENT NO. 3 TO THE COOPERATIVE PURCHASING AGREEMENT
BETWEEN
THE CITY OF TOLLESON
AND
ASR CONSTRUCTION GROUP LLC**

THIS AMENDMENT NO. 3 TO THE COOPERATIVE PURCHASING AGREEMENT (this “Third Amendment”) between the CITY OF TOLLESON, an Arizona municipal corporation (the “City”) and ASR CONSTRUCTION GROUP LLC, an Arizona limited liability company, (the “Contractor”), (collectively, “the parties”), is hereby entered into and shall be effective on the last signature date set forth below.

Note: Amendment changes are noted with additions in **bold** font and deletions in ~~strikeout~~ font.

RECITALS

A. The City and the Contractor entered into a Cooperative Purchasing Agreement dated October 23, 2024, based upon the City of Peoria JOC No. ACON15023, as amended (collectively, the “Cooperative Contract”), for JOC Water & Wastewater Treatment and Remote Facilities Projects (the “Services”). A copy of the Cooperative Contract is on file with the City Clerk’s office and is incorporated herein by reference.

B. The City and the Contractor desire to amend the Agreement to increase the compensation paid to the Contractor.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Contractor hereby agree as follows:

1. The parties agree to amend Paragraph 3 Compensation of the Agreement, as follows:

3. Compensation. The City’s payments to the Contractor (if any) shall not exceed an aggregate amount of ~~\$3,000,000.00~~ **\$6,000,000.00** for each fiscal year, July 1st through June 30th, for the Services at payment rates that shall be agreed upon by the parties. If an entire fiscal year does not fall within the Term of this Agreement, the aggregate compensation limit for that partial year shall be reduced to an amount equal to the compensation limit multiplied by a factor having as its numerator the number of days in the partial fiscal year and as its denominator the number three hundred sixty-five (365).

2. Effect of Amendment. In all other respects, the Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. Non-Default. By executing this Third Amendment, the Contractor affirmatively asserts that (i) the City is not currently in default, nor has it been in default at any time prior to this Third Amendment, under any of the terms or conditions of the Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this Second Amendment are forever waived.

4. Conflict of Interest. This Third Amendment and the Agreement may be canceled by the City pursuant to A.R.S. § 38-511.

[SIGNATURES APPEAR ON FOLLOWING PAGES.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year last set forth below.

"City"

CITY OF TOLLESON,
an Arizona municipal corporation

Reyes Medrano, Jr., City Manager

DATE

ATTEST:

Crystal Zamora, City Clerk

APPROVED AS TO FORM:

Justin S. Pierce, City Attorney

"Contractor"

ASR CONSTRUCTION GROUP LLC,
an Arizona limited liability company

By: Daniel Andersen
Name: Daniel Andersen
Its: managing member

11-24-2025
DATE

CITY COUNCIL REPORT



SUBJECT: Ordinance No. 628 N.S. Regulation of Municipal Trees

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Randy Babchuk, Field Operations/Parks & Recreation Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Field Operations Department is requesting approval of Ordinance No. 628 N.S., which amends the Tolleson City Code, Chapter 8, Health and Sanitation, by adding Article 8-7 relating to trees. The purpose of this ordinance is to establish standards and regulations for the planting, maintenance, protection, and care of municipal trees located on City-owned or City-maintained property.

BACKGROUND:

Arizona Revised Statutes Section 9-240(B)(9) authorizes municipalities to adopt regulations governing the planting, protection, and maintenance of trees within public grounds and rights-of-way. Ordinance No. 628 N.S. recognizes the importance of trees as a valuable component of community infrastructure. Municipal trees provide shade, reduce erosion, moderate temperatures, mitigate stormwater runoff, improve air quality, and enhance the visual appeal and economic vitality of the community. The ordinance also notes the existence of established industry standards for the maintenance and care of urban trees, which help improve overall tree health and reduce liability.

A significant purpose of this ordinance is to support the City's effort to achieve and maintain the designation of "Tree City USA" by the National Arbor Day Foundation. This designation increases opportunities for obtaining grant funding related to the establishment, promotion, and management of the community forest. Ordinance No. 628 N.S. adds Article 8-7 to the City Code to provide a regulatory framework for municipal tree management.

DISCUSSION:

Ordinance No. 628 N.S. establishes definitions relating to municipal trees and specifies that the ordinance applies to all trees located on City-owned or City-maintained property, including public rights-of-way, parks, retention basins, and other municipal facilities. The ordinance assigns administrative responsibilities to the Parks and Recreation Department and Field Operations Division, including the development and administration of a long-term plan for the care, preservation, planting, replanting, removal, and management of municipal trees.

The ordinance authorizes designated City personnel, including Police and Fire personnel, the Building Official, Code Enforcement staff, building inspectors, and the City Arborist, to issue notices to comply and citations for violations. It establishes regulations governing public tree care, including the City's right to plant, prune, maintain, and remove trees as necessary for public safety or to protect public improvements. It also prohibits

intentional damage, harmful substances, attachments, or any actions that may injure municipal trees. The ordinance includes provisions for the repeal of conflicting ordinances, severability, and penalties for violations as provided in the Tolleson City Code.

BUDGET IMPACT:

There is no immediate budget impact associated with the adoption of this ordinance. Existing departmental resources will be used to support implementation. If adopted, the ordinance may enhance the City's eligibility for grant funding related to urban forestry.

RECOMMENDATION:

Staff recommends approval of Ordinance No. 628 N.S., which amends the Tolleson City Code by adding Article 8-7 to establish regulations for the planting, protection, and maintenance of municipal trees.

ATTACHMENTS:

1. Ord 628 N.S. Regulation of Municipal Trees 12 04 25

ORDINANCE NO. 628 N.S.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AMENDING THE TOLLESON CITY CODE, CHAPTER 8 HEALTH AND SANITATION, BY ADDING ARTICLE 8-7 TREES, TO PROVIDE FOR THE REGULATION OF MUNICIPAL TREES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, Arizona Revised Statutes (A.R.S.) § 9-240(B)(9) authorizes the City of Tolleson (the “City”) to adopt and maintain regulations governing the planting, protection and maintenance of trees within the City’s public grounds and rights-of-way; and,

WHEREAS, the City recognizes that trees are a valuable part of the community infrastructure and that well-maintained trees enhance the comfort of the community by providing shade, preventing erosion, moderating temperatures, reducing storm water runoff, absorbing air pollution and dust, and reducing energy needs; and,

WHEREAS, the City recognizes that well-maintained trees increase property values, enhance the economic vitality of business areas, beautify the community wherever they are planted, and are a source of joy and spiritual renewal; and,

WHEREAS, the City recognizes that accepted industry standards exist for the maintenance and care of urban trees, and that promoting these standards significantly increases overall tree health and reduces liability and risk, ensuring that the community forest will increase in value and benefits provided; and,

WHEREAS, the City recognizes that this Code amendment is critical to earn recognition as a “Tree City, USA,” as bestowed by the National Arbor Day Foundation, a designation that will increase the opportunity for the City to pursue and successfully obtain grant funding specific to the establishment, promotion, and management of the community forest; and,

WHEREAS, the City desires to amend the City Code to provide for the regulation of City trees.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON ARIZONA, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Tolleson City Code Chapter 8, Health and Sanitation, is hereby amended by adding a new Article 8-7: Trees, to read as follows:

CHAPTER 8: - HEALTH AND SANITATION

ARTICLE 8-7: - TREES

§ 8-7-1 - Purpose.

(A) This Article is enacted to further the following public purposes:

- (1) To promote efficient and cost-effective management of the City's urban forest;
- (2) To foster community support for the City's urban forestry programs and encourage good tree management on privately-owned properties by conducting an ongoing program of public outreach and education in order to promote public understanding of the City's urban forest;
- (3) To obtain and maintain status as a "Tree City, USA", by the National Arbor Day Foundation, a designation that will increase opportunities for the City to pursue and successfully obtain grant funding specific to the establishment, promotion, and management of our urban forest.

§ 8-7-2 - Definitions.

- (A) "Street Trees" are herein defined as trees, shrubs, bushes, and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.
- (B) "Park Trees" are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park.
- (C) "Removal" shall mean any intentional or negligent moving, carrying away, elimination or taking away of part or all of a tree.

§ 8-7-3 - Applicability and Administration.

- (A) This ordinance is applicable to all municipal trees on property owned or maintained by the City of Tolleson, including public rights-of-way, parks, retention basins, and other facilities.
- (B) The City of Tolleson Field Operations shall be responsible for routine administrative duties related to this Article and for the care and management of municipal trees.

- (C) All officers and investigators of the city Police and Fire Departments, the city building official, code enforcement officers, building inspectors, code enforcement specialists, and the city arborist are authorized to issue notices to comply and citations for violations of this code within City jurisdiction.

§ 8-7-4 - Duties and Responsibilities.

- (A) It shall be the responsibility of the City of Tolleson Field Operations to study, investigate, counsel and develop and/or update every ten (10) years, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas.
- (B) The City of Tolleson Field Operations shall make all reasonable and necessary efforts to facilitate the City of Tolleson achieving and maintaining "Tree City USA" status through the Arbor Day Foundation, and when requested by the City Council, shall consider, investigate, make finding, report and recommend upon any special matter or question coming within the scope of its work.

§ 8-7-5 - Public Tree Care.

- (A) The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest.
- (B) With the exception of required maintenance, no person shall damage, cut, carve, attach any rope, wire, nails, advertising posters, or other contrivance to any municipal tree; allow any gaseous, liquid, chemical, or solid substance that is harmful to municipal trees to come in contact with them; or set fire or permit fire to burn when such fire or the heat will injure any portion of any municipal tree.

§ 8-7-7 - Penalty.

- (A) Unless otherwise specifically provided for in this Article, any person or corporation who shall violate any provision of this Article shall be deemed guilty of a class 1 misdemeanor, and shall be punished as provided in § 1-1-8 of this Code.

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section 4. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. Providing for Penalties.

A violation of this Ordinance is subject to the following penalties:

- (A) Unless otherwise specifically provided for in this ordinance, any person or corporation who shall violate any provision of this ordinance shall be deemed guilty of a class 3 misdemeanor, and shall be punished as provided in § 10-99 of this Code.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 4th day of December, 2025.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

I, CRYSTAL ZAMORA, CITY CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF ORDINANCE NO. 628 N.S. ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TOLLESON ON THE 4TH DAY OF DECEMBER, 2025, WAS POSTED IN CITY CIVIC CENTER AND ON THE CITY'S WEBSITE, ON THE ____ DAY OF DECEMBER, 2025.

City Clerk

CITY COUNCIL REPORT



SUBJECT: Resolution No. 2628 - City of Tolleson's Opposition to Relocating the TUHSD District Offices Outside Tolleson

MEETING DATE: December 4, 2025

TO: Mayor and Council

FROM: Reyes Medrano, Jr., City Manager

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Administration is requesting approval of Resolution No. 2628, which formalizes the City of Tolleson's opposition to the proposed relocation of the Tolleson Union High School District administrative offices outside the City of Tolleson and directs that the Resolution be transmitted to the Tolleson Union High School District Governing Board.

BACKGROUND:

The Tolleson Union High School District has been historically, culturally, and operationally rooted within the City of Tolleson since its establishment. For generations, the District Office located alongside Tolleson Union High School has served as both the administrative center and symbolic home of the District. The City recently learned of a proposal to relocate the District Office outside the Tolleson city limits. This proposal raises concern due to the historical significance of the District's presence in Tolleson, the accessibility relied upon by local families, and the potential disruption to longstanding collaborative efforts. The District's identity and its early agricultural and civil rights history are intertwined with the City, including Tolleson's landmark 1951 role in securing a federal injunction integrating the local elementary school, demonstrating the community's long-standing commitment to justice and inclusion.

DISCUSSION:

The Resolution expresses the City's opposition to the relocation of the District Office by outlining the importance of preserving the District's long-standing presence in Tolleson. It emphasizes the historical and cultural roots of the District, the significance of the District Office's location, and the City's ongoing commitment to collaboration with TUHSD on shared-use facilities and long-term planning. The Resolution also addresses concerns regarding the absence of educational, operational, or financial justification for the proposed move, the possibility of increased costs, reduced accessibility for families, and the negative perception that such a relocation may be driven by political conflict rather than student-focused decision-making. By adopting the Resolution, the City affirms its desire to maintain the District Office within the community where the District originated and continues to be supported.

BUDGET IMPACT:

There is no direct budget impact associated with the adoption of this Resolution.

RECOMMENDATION:

Staff recommends approval of Resolution No. 2628.

ATTACHMENTS:

1. Res 2628 City of Tolleson's Opposition to Relocating the TUHSD District Offices Outside Tolleson 12 04 25
2. Res 2628 Exhibit - City of Tolleson's Opposition to Relocating the TUHSD District Offices Outside Tolleson Letter

RESOLUTION NO. 2628

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, OPPOSING THE PROPOSED RELOCATION OF THE TOLLESON UNION HIGH SCHOOL DISTRICT ADMINISTRATIVE OFFICES OUTSIDE THE CITY OF TOLLESON, AND DIRECTING THAT THIS RESOLUTION BE TRANSMITTED TO THE TOLLESON UNION HIGH SCHOOL DISTRICT GOVERNING BOARD.

WHEREAS, since its establishment, the Tolleson Union High School District ("TUHSD") has been physically, culturally, and historically rooted in the City of Tolleson; and

WHEREAS, Tolleson Union High School was the first school within the District, and the District Office located beside it has long served as both the operational center and symbolic home of the District; and

WHEREAS, the proposal to relocate the TUHSD District Office outside the City of Tolleson would not constitute a mere administrative shift, but rather the end of a historical era and the severing of ties foundational to generations of families who built and sustained this community; and

WHEREAS, the City of Tolleson's identity is deeply tied to the agricultural heritage of the West Valley, and its early settlers, shaped by the irrigation works beginning in the late 1860s, built the community around the belief that education must be at the heart of growth; and

WHEREAS, Tolleson became a critical agricultural hub, famously known as the "Vegetable Center of the World," and the District grew alongside the City in mutual partnership, from farmland to family to future; and

WHEREAS, Tolleson is home to one of Arizona's most significant civil rights milestones. In 1951, concerned Tolleson residents successfully secured a federal injunction ordering the integration of Tolleson Elementary School, three years before Brown v. Board of Education, demonstrating Tolleson's longstanding commitment to justice, inclusion, and protection of its students; and

WHEREAS, the City is deeply concerned that the proposed relocation is not motivated by educational need, operational necessity, or economic prudence, but instead by political friction among individual members of the Governing Board and the City of Tolleson; and

WHEREAS, the District already possesses sufficient land at its existing Tolleson campus to expand administrative operations, and the City of Tolleson has repeatedly expressed its willingness to collaborate on shared improvements, including the joint development of playing fields and a public park adjacent to Tolleson Union High School; and

WHEREAS, relocating the District Office outside Tolleson would unnecessarily increase costs, diminish accessibility for families who rely on proximity, undermine local partnerships, and convey to the public that political disputes, not student success, drive governance decisions; and

WHEREAS, the TUHSD Governing Board has both a fiduciary and moral obligation to safeguard the interests of taxpayers, families, and students, and must ensure that decisions are made in alignment with community history, fiscal responsibility, and student well-being; and

WHEREAS, the City of Tolleson remains committed to partnership with the District and urges reconsideration of an action that threatens over a century of shared identity, collaboration, and community progress.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Mayor, City Manager, City Clerk, and City Attorney are hereby authorized and directed to take all steps necessary to transmit this Resolution to the Tolleson Union High School District Governing Board and to advocate on behalf of the City's position opposing the proposed relocation.

Section 3. The Mayor and Council of the City of Tolleson formally and unequivocally oppose the relocation of the Tolleson Union High School District administrative offices outside the City of Tolleson and urge the Governing Board to maintain the District Office within the community where the District was founded, built, and historically rooted.

Section 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 4th day of December, 2025.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney



CITY OF TOLLESON

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

City of Tolleson
9055 West Van Buren Street
Tolleson, Arizona 85353

December 4, 2025

Tolleson Union High School District Governing Board
9801 West Van Buren Street
Tolleson, Arizona 85353

RE: City of Tolleson’s Opposition to Relocating the TUHSD District Offices Outside Tolleson

Dear Members of the Tolleson Union High School District Governing Board,

On behalf of the City of Tolleson, its residents, and generations of families who built and sustained this community, I write to express our strong and unequivocal opposition to the proposal to relocate the Tolleson Union High School District administrative offices outside the City of Tolleson.

A District Born in Tolleson—A Community That Built Its Schools

Since its establishment, the Tolleson Union High School District has been rooted—physically, culturally, and historically—in the City of Tolleson. Tolleson High School was the District’s first school, and the District Office situated beside it has long served as the operational and symbolic center of the District.

To remove the District Office from Tolleson would not be an administrative shift—it would be the end of a historical era without justification grounded in community benefit, educational need, or economic prudence.

A History of Shared Growth and Agricultural Roots

The City of Tolleson’s identity is deeply connected to the agricultural heritage of the West Valley. As the early settlers of the Salt River Valley, guided by the irrigation developments that began with pioneers like Jack Swilling in the late 1860s, communities flourished around water, land, and farming. Tolleson became a vital hub—“the Vegetable Center of the World”—because its people knew that schools must come first to sustain a thriving community.



The District grew from that founding belief. The City and District have always been intertwined, building opportunity together—from farmland to family to future.

Leaders Who Stood for Justice—Tolleson’s Legacy of Inclusion

Tolleson is also home to one of Arizona’s most important civil rights milestones. In March 1951, concerned Tolleson citizens took a stand and successfully secured a federal injunction ordering integration of Tolleson Elementary School—three years before *Brown v. Board of Education*.

This historic precedent reinforces what our community has always believed: Tolleson protects its students. Tolleson protects its families. Tolleson protects its schools.

A Move Motivated by Politics, Not Necessity

The City is deeply concerned that this proposed relocation is not driven by educational strategy or logistical need, but instead by political friction between individual governing board members and the City of Tolleson.

This kind of decision should never be made because someone is upset, nor should the community, taxpayers, or students bear the cost of political disagreement.

The District already possesses sufficient land on its existing Tolleson campus to expand administrative operations. Moreover, the City has repeatedly expressed its willingness to collaborate on shared improvements—including joint development of playing fields and a public park behind Tolleson High School.

This relocation not only discards viable and mutually beneficial solutions but creates unnecessary financial burden without providing measurable benefit.

The Board’s Obligation to the Community

The Governing Board has a fiduciary and moral responsibility to safeguard the interests of its taxpayers, families, and students. Moving the District Office outside Tolleson would erase over a century of shared history, disrupt accessibility for families who rely on proximity, increase costs without providing measurable benefit, undermine local partnerships already in progress, and convey to the public that political strife—rather than student success—drives District governance.

The City urges the Board to reconsider this divisive and unnecessary action.

A Call for Partnership, Not Separation

Tolleson remains ready to work in collaboration with the Governing Board to support growth, modernization, and long-term success of the District. We ask only for decisions rooted in history, community, fiscal responsibility, and student well-being—not political retaliation.

The City of Tolleson stands committed to preserving the legacy of education that began here, was fought for here, and belongs here.

Respectfully,

Juan F. Rodriguez
Mayor, City of Tolleson



Tolleson Fire Department

MONTHLY REPORT

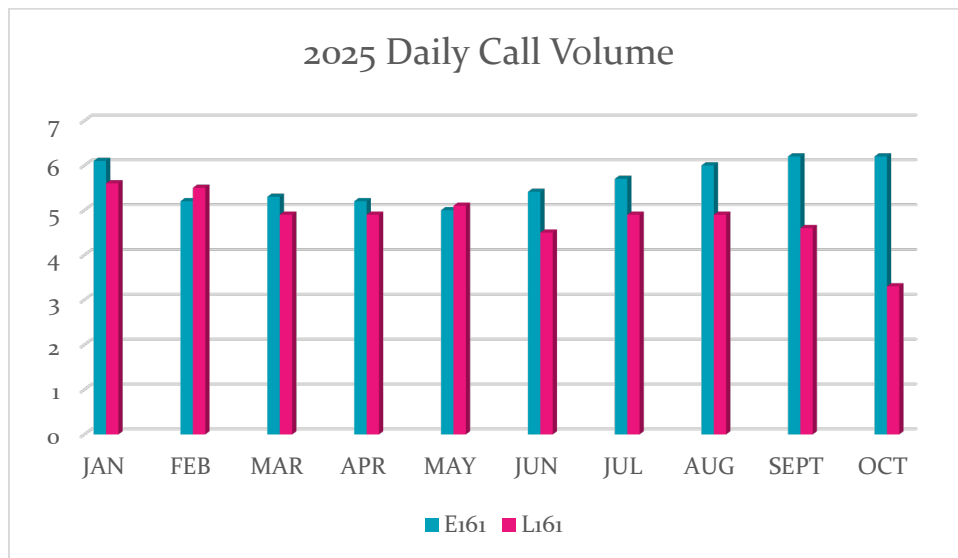
OCTOBER 2025



Operations

October Call Volume

For October, Engine 161 responded to 192 calls, averaging 6.2 calls per day. Ladder/LT161 responded to a combined total of 101 calls, averaging 3.3 calls per day. The reduced call volume for the Ladder/LT161 is due to staffing shortages and the inability to consistently meet the four-person minimum staffing requirement necessary to keep the ladder truck in service. On days when adequate staffing could not be secured, a 2-3-person Low Acuity (LA) Unit was placed into service. The LA Unit is designed to manage lower-acuity incidents within the City of Tolleson, ensuring Engine 161 remains available for higher-priority emergencies when full ladder staffing is not achievable. The LA Unit was in service 16 days during October.



Personnel (as of 12/01/2025)

- FTEs
 - Firefighters - 14 / 1 vacant
 - 8 Firefighters in the field, 6 recruits graduate 12/17/2025
 - 1 applicant in pre-hire, expected to start academy Jan 2026
 - Expected to hire another 2-3 for the May 2026 academy due to resignations and January retirement

- Engineers – 7 / 0 vacant
- Captains – 6 / 0 vacant
- Battalion Chiefs – 2 / 1 vacant
 - 1 applicant in pre-hire, expected to start Jan 2026
- Quarterly Ladder Training – October 3, 2025
 - Personnel completed quarterly ladder operations training focused on aerial ladder deployment, rescue procedures, and equipment proficiency. This training ensures operational readiness and compliance with NFPA and regional standards.
- Res-Q-Jack Vehicle Stabilization Demonstration – October 27
 - The department hosted a Res-Q-Jack demonstration for all fire personnel, providing exposure to advanced vehicle stabilization systems and enhancing technical rescue capabilities.
- Key Hose & Elkhart Brass Demonstrations – October 22
 - Crews participated in hands-on demonstrations from Key Hose and Elkhart Brass, evaluating modern hose, stream, and nozzle technologies to support future purchasing decisions and operational effectiveness.

Fire Prevention

Inspections 14

Fire and Special Hazard Investigations

- 2 drones down with fire, United Rental and California Closets (investigated)
- Natural gas leak 104 S. 92nd Dr (stove)
- Fire alarm activation 1200 S. 94th Ave (code violation storage fell)
- Water flow alarm JBS Packing plant (system in test Firewatch)
- Fire alarm activation 105 and 104 S 84th Ave (investigation to why no alarms activated to warn employees)
- Co2 alarm 1215 N. 91st Ave (active leak) lockout tagout until fixed
- Fire Alarm Activation P.H. Gonzales Elem (system being worked on)

Plans reviews, new builds & Hydrant Flow Tests

- Villas on Van Buren

Records request 6

Special Hazards

- 500 N 99th Ave (Kroger Ammonia Project)
- Taylor Farms' Ammonia delivered to site for new system
- TUHS Fireworks use

Training and Drills

- Utilities/TFD/TPD Emergency Drill at Wastewater Treatment Plant
- Tyler Training
- Drone training and Fed test
- Assessment of EV charging systems
- Mesa Fire Prevention 6th Annual Training
- Ammonia PHA training for Taylor Farms
- Koffee with Ken
- Youth Fire setting Prevention and Intervention Program

Special Project

- ADOSH Fire Department Inspection
- (GIS) special hazards preplan project.
- Safety messages

Community Programs and Events

❖ Community Pride Day Support

Crews provided standby medical coverage for Community Pride Day, as well as distributed water to volunteers.

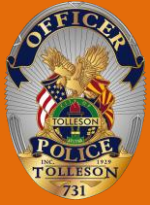
❖ Boy Scout Education & Station Tours – October 5 & 12

The department hosted two Boy Scout groups for educational sessions and station tours, serving approximately 50 children and adults. Each group received a tailored curriculum that met badge requirements.

❖ Fire Evacuation Drill – Martinic Engineering

Fire personnel conducted a full-scale fire evacuation drill for Martinic Engineering involving approximately 80 employees. The drill reinforced emergency response protocols, improved employee readiness, and provided valuable feedback to strengthen workplace emergency plans.

- ❖ **Fire Evacuation Drill – MiTek**
The department conducted a fire evacuation drill for MiTek, providing post-drill recommendations to enhance evacuation efficiency and employee accountability.
- ❖ **City Hall Job Fair Participation**
Fire personnel attended the City Hall Job Fair to promote department hiring opportunities, distribute hiring requirement information, and recruit candidates for the Tolleson Fire Cadet Program.
- ❖ **Trunk-or-Treat Community Event**
The department participated in the annual Trunk-or-Treat event, with personnel in costume hosting a booth and distributing candy.
- ❖ **Fire Day Luncheon & Fire Extinguisher Training for City Employees**
The department hosted Fire Day at the station, welcoming approximately 80 city employees for a luncheon, guided station tours, and fire extinguisher training. Nineteen participants completed hands-on extinguisher training.
- ❖ **Tolleson Talks**
Fire personnel participated in Tolleson Talks with approximately 50 community members.
- ❖ **CPR/First Aid Skills Training – Gatorade Facility**
Personnel conducted CPR and First Aid skills sessions for 42 Gatorade employees.
- ❖ **Ahuevo Café Ribbon Cutting**
Fire personnel attended the Ahuevo Café Ribbon Cutting ceremony.
- ❖ **Car Seat Safety Checks: 4**
- ❖ **Volunteer Hours: 12**



Tolleson Police Department

Monthly Report | October 2025



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Mission, Values, and Staffing

Mission of the Tolleson Police Department

The Mission of the Tolleson Police Department is to build strong community relationships and take the criminal element off the streets of Tolleson. These two things are not mutually exclusive; it's not one or the other.

**We will achieve our mission through a
commitment to these values:**

Be Nice

Dedicated to Service

Committed to Teamwork

Pride in Everything We Do

Uncompromising Integrity

Fair & Equitable Practices

The Tolleson Police Department is committed to treating everyone fairly and equitably. Continuing these practices, along with the community policing model, will continue to enhance our trust and partnership with the Tolleson community.

Total Staffing Summary Current		
Total Authorized Sworn		39
Current Operating Sworn		31
Officers in FTO Training		2
Police Recruits		5
Vacancies		1
Total Authorized Non-Sworn		27
Current Operating Non-Sworn		26
Total Authorized PD Positions		66
Sworn Staffing by Assignment		
Assignment	Assigned	Vacant
Police Chief	1	0
Assistant Police Chief	1	0
Lieutenant	2	0
Sergeant	4	0
Investigations Sergeant	1	0
Police Officer	16	2
Investigations Detective	3	1
Community Action Team	1	1
Traffic Enforcement Officer	2	0
School Resource Officer	1	0
Civic Center Officer	1	0
Police Recruit	5	N/A
Total	38	4
Non-Sworn Staffing		
Assignment	Assigned	Vacant
Support Services Manager	1	0
Administrative Assistant	1	0
Communications Manager	1	0
Communications Supervisor	2	0
Communications Operator	15	1
Police Records Clerk	2	0
Property / Evidence Tech.	2	0
Police Assistant	2	0
Total	26	1



Persons, Property, and Society Crime Data

Persons Crimes					
Type	October		YTD		
	2024	2025	2024	2025	% Change
Homicide Incidents	0	0	0	0	0
Robbery Incidents	3	2	6	9	+50.00%
Sex Offense Incidents	1	3	18	14	-22.22%
Aggravated Assault Incidents	9	2	41	25	-39.02%
Simple Assault Incidents	14	7	135	111	-17.78%

Property Crimes					
Type	October		YTD		
	2024	2025	2024	2025	% Change
Burglary/Breaking & Entering Incidents	2	1	34	30	-11.76%
Vehicle Trespass & TFMV Incidents	5	3	48	42	-12.50%
Stolen Vehicles	8	3	72	48	-33.33%
Recovered Stolen Vehicles	14	2	118	68	-42.37%
- Recovered Tolleson	6	1	28	20	-28.57%
- Recovered Other	8	1	90	48	-46.67%
Shoplifting Incidents	25	30	307	192	-37.46%
All Other Theft Incidents	7	2	116	60	-48.28%

Society Crimes					
Type	October		YTD		
	2024	2025	2024	2025	% Change
Drug/Narcotic Incidents	4	5	86	75	-12.79%
Weapons Incidents	5	5	51	45	-11.76%

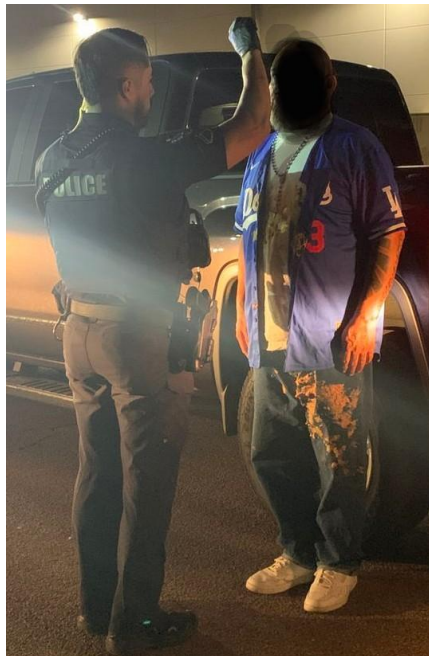
Crash Data

Motor Vehicle Crashes					
Crash Type	October		YTD		
	2024	2025	2024	2025	% Change
Fatal	0	1	3	2	-33.33%
Injury	14	9	105	98	-6.67%
Non-injury	41	30	294	235	-20.07%
Unknown	0	0	0	0	N/A
Total	46	46	348	297	-14.66%

Pedestrian / Bicycle Involved Crashes					
	October		YTD		
	2024	2025	2024	2025	% Change
Pedestrian	4	1	10	5	-50.00%
Bicycle	0	1	0	3	+300.00%

Traffic Safety Data

Traffic Safety Metrics					
	October		YTD		
	2024	2025	2024	2025	% Change
Traffic Stops	243	365	2322	2914	+25.50%
DUI Arrests Felony and Misdemeanor	8	16	177	133	-24.86%
Speed Citations	56	73	299	569	+90.30%



Calls for Service and Dispatch Data

Calls for Service Phone Call Summary (Dispatch Phones Only)

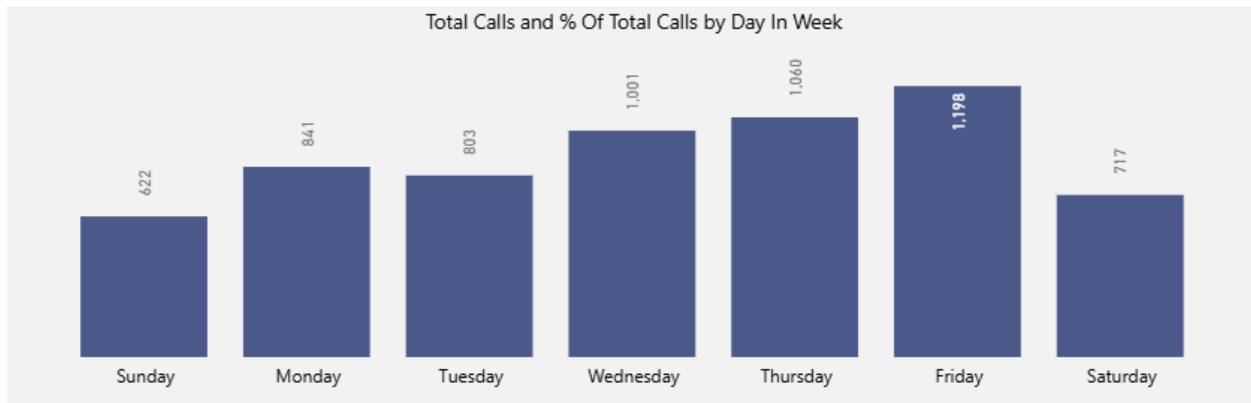
- Total calls processed by Tolleson Police Communications in October 2025: **6,242**
- Text to 911 Received – **2**

NENA (National Emergency Number Association) Standards:

- Ninety percent (90%) of all 9-1-1 calls SHALL be answered within fifteen (15) seconds. **99.35%**
- Ninety-five (95%) of all peak hour 9-1-1 calls SHOULD be answered within twenty (20) seconds. **98.23%**

RESPONSE TIMES

Response Time Averages		
Priority	2024	2025
1	2:38	2:48
2	6:19	6:03
3	9:09	16:44





Dispatch Incident Distribution					
Agency	October		YTD		
	2024	2025	2024	2025	% Change
Tolleson PD	1489	1480	14449	13931	-3.59%
El Mirage PD	2427	2202	21984	24847	+13.02%
Tohono O'odham PD	308	595	3420	4851	+41.84%
Total	4224	4618	39853	43629	+9.47%

Top 5 Call Natures for Citizen Initiated Calls for Service – Tolleson PD Only – October 2025

1. Suspicious Activity 2. Welfare Check 3. Alarm Activation 4. Unwanted Guest 5. Theft

Special Circumstances Data					
Time Stamp	October		YTD		
	2024	2025	2024	2025	% Change
Possible Drug/Alcohol Overdose	0	0	7	4	-42.86%
Narcan Deployments	0	0	5	6	+20.00%
Narcan Saves	0	0	3	5	+66.67%
Vagrancy Calls for Service	6	3	130	100	-23.08%

Special Unit Activity

CAT (Community Action Team)					
Response Type	October		YTD		
	2024	2025	2024	2025	% Change
Cases Opened	N/A	5	N/A	19	N/A
Cases Closed	N/A	0	N/A	19	N/A
Arrests Made	N/A	5	N/A	44	N/A

- 1 Gram of Methamphetamine Seized
- Charges Include: Felony Drug Possession, Suspended License, Vehicle Theft, Burglary Warrant, Theft, Trespassing, Disorderly Conduct.



Drone Deployments					
Response Type	October		YTD		
	2024	2025	2024	2025	% Change
Operations	N/A	5	N/A	94	N/A

Police Assistant Activity (Civilian Staff)					
Response Type	October		YTD		
	2024	2025	2024	2025	% Change
Code Enforcement	29	48	473	407	-13.95%
Animal Related Calls	70	110	514	920	+78.99%
Parking Violations	51	50	575	596	+60.00%
Total	150	208	1562	1923	+23.11%



CONGRATULATIONS!!!

Congratulations to Brewed Awakening for their 1st Place win at the City's 2025 Costume Contest.



And the best of the rest, TPD Dispatch giving us their impression of TFD!!! GREAT JOB!!!



Upcoming Community Events

- December 4 – Employee Holiday Luncheon
 - December 6 – PD Family Day
- December 6 – Holiday DUI Task Force Hosted by Tolleson PD
 - December 7 – Shop with a Cop
 - December 11 – Civic Center Tree Lighting Ceremony
- December 13-14 – Luces de Navidad (Light Parade-12/13)

Data was retrieved from Tolleson PD CAD and RMS on November 7, 2025. RMS data only displays reports that are completed and approved unless otherwise noted.

