

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

**Tuesday, September 14, 2021
5:30 P.M.**

**Voting Meeting
Council Chambers**

City Council

*Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner*

CALL TO ORDER

Mayor Weiers called the meeting to order at 5:31 p.m.

ROLL CALL

Present: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Also Present: Kevin Phelps, City Manager
Michael Bailey, City Attorney
Julie K. Bower, City Clerk
Jack Friedline, Assistant City Manager

PRAYER/INVOCATION

The invocation was offered by Rabbi Sholom Lew of Chabad of the West Valley.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE AUGUST 24, 2021 VOTING MEETING

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Joyce Clark to approve the minutes of the August 24, 2021 voting meeting.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

BOARDS, COMMISSIONS AND OTHER BODIES

2. APPROVE RECOMMENDED APPOINTMENTS TO BOARDS, COMMISSIONS & OTHER BODIES

Presented by: Councilmember Turner

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Ian Hugh to appoint the following individuals to the Bond Committee to terms expiring December 31, 2022:

Lisa Baker
Roger Powers
Jon Froke
Connie Kiser
Michael Socaciu

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

CONSENT AGENDA

Mayor Weiers said items 4, 11 and 12 had been pulled from the Consent Agenda for a separate vote.

3. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO INCREASE THE CONTRACT AMOUNT OF THE LINKING AGREEMENT WITH DOCUNITED IMAGING, LLC (C18-0703) AND RATIFY EXPENDITURES

4. AUTHORIZATION TO INCREASE TOTAL SPENDING AUTHORITY FOR MARICOPA AMBULANCE, LLC FOR THE REIMBURSEMENT OF DISPOSABLE MEDICAL SUPPLIES AND TO PROVIDE EMERGENCY MEDICAL TRANSPORTATION FOR SPECIAL EVENTS
Presented by: Terry Garrison, Fire Chief

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Jamie Aldama to approve item 4.

Councilmember Clark said she would be voting no on the item. The Fire Department was asking for an increase of \$390,000 of which \$120,000 was for medical supplies for calls outside the City. She said \$270,000 was for special events at Camelback Ranch ballpark and thought it was an exorbitant amount.

The vote on the motion was.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh

Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

5. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT AND APPROVE EXPENDITURE OF FUNDS TO PURCHASE HOSE, NOZZLES, ASSOCIATED APPLIANCE, AND HARDWARE FROM L.N. CURTIS AND SONS, INC.
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH FRIEDMAN RECYCLING COMPANY FOR EMERGENCY RECYCLING PROCESSING SERVICES AND RATIFICATION OF EXPENDITURES
7. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WASTE MANAGEMENT OF ARIZONA FOR EMERGENCY RECYCLING PROCESSING SERVICES AND FOR RATIFICATION OF EXPENDITURES
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH ARIZONA GENERATOR TECHNOLOGY INC. DBA GEN-TECH, FOR FACILITIES SUPPLIES & SERVICES
9. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH HERC RENTALS, INC. FOR CONSTRUCTION MACHINERY AND EQUIPMENT RENTAL OR LEASING SERVICES
10. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN & ASSOCIATES, INC., FOR THE DESIGN OF THE INSTALLATION OF VEHICLE DETECTION SYSTEMS ALONG GLENDALE AVENUE AT UP TO 20 INTERSECTIONS
11. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH A MIND FOR DETAIL, INC. FOR POWER WASHING AND ROUTINE TRASH COLLECTION FOR ALL CITY OF GLENDALE BUS SHELTERS, PADS, FURNITURE, TRANSIT CENTER, AND PARK-AND-RIDE(S)

Ms. Bower read the item by title.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Jamie Aldama to approve item 11.

Councilmember Clark said she would be voting no on items 11 and 12 as was her habit and practice because both were 5-year contracts.

The vote on the motion was:

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

12. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SOUTHWEST LAN CONNECTIONS, LLC. FOR WIRELESS RADIO MAINTENANCE AND REPAIR

Ms. Bower read the item by title.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Bart Turner to approve item 12.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

13. AUTHORIZATION TO ENTER INTO A COST PARTICIPATION AGREEMENT WITH ROOSEVELT IRRIGATION DISTRICT FOR THE GLENDALE AVENUE IMPROVEMENTS

14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH NESBITT CONTRACTING CO., INC. FOR THE PAVEMENT PRESERVATION WITH COLD IN PLACE RECYCLING

15. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SHASTA INDUSTRIES, INC., FOR JOB ORDER CONTRACTING SERVICES FOR CITYWIDE POOL CONSTRUCTION SERVICES

16. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN & ASSOCIATES, INC., FOR THE DESIGN OF THE INSTALLATION OF VEHICLE DETECTION SYSTEMS ALONG 59TH AVENUE AT UP TO 25 INTERSECTIONS

17. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH TISCHLER BIASE, INC. FOR CONSULTING SERVICES TO UPDATE GLENDALE TRANSPORTATION INFRASTRUCTURE IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to approve Consent Agenda items 3, 5 through 10 and 13 through 17.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

CONSENT RESOLUTIONS

Mayor Weiers said Consent Resolutions item 21 had been pulled for a separate vote.

Ms. Bower read the Consent Resolutions by title.

18. RESOLUTION NO. R21-85

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION, AND THE GLENDALE POLICE DEPARTMENT FOR CONTINUED PARTICIPATION IN A PROGRAM-FUNDED STATE AND LOCAL TASK FORCE DURING FEDERAL FISCAL YEAR 2021-22.

Presented by: Chris Briggs, Police Chief

19. RESOLUTION NO. R21-86

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION, AND THE GLENDALE POLICE DEPARTMENT FOR CONTINUED PARTICIPATION IN A TACTICAL DIVERSION TASK FORCE DURING FEDERAL FISCAL YEAR 2021-22.

Presented by: Chris Briggs, Police Chief

20. RESOLUTION NO. R21-87

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, DESIGNATING THE CITY'S EMERGENCY MANAGER AS AGENT AND AUTHORIZING THE AGENT TO EXECUTE APPLICATIONS WITH THE ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS, DIVISION OF EMERGENCY MANAGEMENT AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE UNDER THE DISASTER RELIEF ACT.

Presented by: Terry Garrison, Fire Chief

21. RESOLUTION NO. R21-88

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH CITY OF PHOENIX FIRE DEPARTMENT FOR FIRE SERVICE TRAINING.

Ms. Bower read the resolution by title.

Councilmember Clark said the request was to approve an intergovernmental agreement with Phoenix so that Phoenix Fire Department could formalize its training for fire fighter recruits, hazardous materials and technical rescue specialist training. The Glendale Regional Public Safety Training Center (GRPSTC) did hold a significant amount of special operations training as well as fire fighter recruit training. Because GRPSTC offered the training, she did not see the point in participating in Phoenix's training program and preferred to rely upon GRPSTC. She would be voting no on the item.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Vice Mayor Ian Hugh to adopt Resolution No. R21-88.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

22. RESOLUTION NO. R21-89

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACCEPTANCE OF THE ARIZONA SUPREME COURT FY2022 COURT SECURITY IMPROVEMENT GRANT (NO. 220747CS01) FUNDING IN THE APPROXIMATE AMOUNT OF \$25,000 ON BEHALF OF THE CITY COURT AND AUTHORIZING THE EXPENDITURE OF SUCH FUNDS FOR PURCHASE AND INSTALLATION OF ELECTRONIC MAGNET LOCKING MECHANISMS TO REGULATE INGRESS AND EGRESS TO GLENDALE CITY COURTROOMS DURING NORMAL BUSINESS HOURS.

Presented by: Nicholas C. DiPiazza, Presiding Judge, Glendale City Court

23. RESOLUTION NO. R21-90

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXTENSION OF THE EXPIRATION DATE OF THE ARIZONA SUPREME COURT FY2021 COURT SECURITY IMPROVEMENT GRANT (GPT #210747CS01) IN THE APPROXIMATE AMOUNT OF \$20,000 ON BEHALF OF THE GLENDALE CITY COURT FOR PURCHASE AND INSTALLATION OF KEVLAR PROTECTIVE BARRIERS IN THE GLENDALE COURTROOMS.

Presented by: Nicholas C. DiPiazza, Presiding Judge, Glendale City Court

A motion was made by Councilmember Lauren Tolmachoff, seconded by Vice Mayor Ian Hugh to adopt Consent Resolutions items 18 through 20, 22 and 23.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

BIDS AND CONTRACTS

Ms. Bower read the Bids and Contracts items by title.

- 24.** AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH UNIVERSAL PROTECTION SERVICE, L.P., DOING BUSINESS AS ALLIED UNIVERSAL SECURITY SERVICES, FOR SECURITY GUARD SERVICES AT SPECIFIED CITYWIDE LOCATIONS AND EVENTS

Presented by: Chris Briggs, Police Chief

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Ian Hugh to approve item 24.

Councilmember Clark said, as was her habit and practice, she would be voting no on all three items because they were 5-year contracts.

The vote on the motion was:

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

NAY: Councilmember Joyce Clark

Passed

- 25.** AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH IDEXX DISTRIBUTION, INC. FOR THE PURCHASE OF MICROBIOLOGICAL MEDIA FOR WATER QUALITY TESTING AT THE CITY'S WATER QUALITY LABORATORY

Presented by: Craig Johnson, P.E., Director, Water Services

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Lauren Tolmachoff to approve item 25.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

- 26.** AWARD OF RFP 21-40 AND AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH HIGHNOON VENTURES, LLC FOR MARKETING AND ADVERTISING SERVICES FOR THE GLENDALE CONVENTION & VISITORS BUREAU, CIVIC CENTER, AND SPECIAL EVENTS
Presented by: Jim Burke, Director, Public Facilities, Recreation and Special Events

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Lauren Tolmachoff to approve item 26.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Passed

PUBLIC HEARING - LAND DEVELOPMENT ACTIONS

Agenda items 27, 28 and 29 were heard out of order. Item 29 was heard first, followed by item 27 and then item 28.

- 27.** ORDINANCE NO. O21-57

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 6.96 ACRES LOCATED AT THE SOUTHEAST CORNER OF 75TH AVENUE AND GLENDALE AVENUE FROM C-2 (GENERAL COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "75TH & GLENDALE RETAIL CENTER"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Tabitha Perry, Interim Planning Manager

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Councilmember Clark welcomed the commercial development but was concerned there was no overall design for the project. Ms. Perry had advised her to add the following stipulation:

Each stand-alone development may have a unique character design provided there is a shared architectural element in colors and materials to establish a cohesive themed master development.

Ms. Perry said she had recommended that stipulation.

Mayor Weiers asked if the applicant was in agreement with the stipulation.

Ms. Perry said the applicant was comfortable with the stipulation being added.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O21-57 with the following stipulation to be added:

Each stand-alone development may have a unique character design provided there is a shared architectural element in colors and materials to establish a cohesive themed master development.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

28. RESOLUTION NO. R21-91

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING GENERAL PLAN AMENDMENT GPA21-03 FOR PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF 83RD AVENUE AND NORTHERN AVENUE.

ORDINANCE NO. O21-58

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF 83RD AVENUE AND NORTHERN AVENUE FROM R1-6 PRD (PLANNED RESIDENTIAL DEVELOPMENT); AND R1-6 (SINGLE FAMILY RESIDENTIAL) TO R1-4 PRD (PLANNED RESIDENTIAL DEVELOPMENT) AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY

OF THE ORDINANCE.

Presented by: Tabitha Perry, Interim Planning Manager

Ms. Bower read the resolution and ordinance by title.

Mayor Weiers opened the public hearing.

No one wished to speak.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Joyce Clark, seconded by Vice Mayor Ian Hugh to adopt Resolution No. R21-91.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

A motion was made by Councilmember Joyce Clark, seconded by Vice Mayor Ian Hugh to adopt Ordinance No. O21-58.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

LAND DEVELOPMENT ACTIONS

29. ORDINANCE NO. O21-59

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GLENDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, SECTION 9-471, ARIZONA REVISED STATUTES AND ITS AMENDMENTS, BY ANNEXING CERTAIN TERRITORY LOCATED EAST OF THE SOUTHEAST CORNER OF 83RD AVENUE AND NORTHERN AVENUE IN THE CITY OF GLENDALE CONSISTING OF APPROXIMATELY 23.97 ACRES TO BE KNOWN AS ANNEXATION AREA NO. 217; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY

OF THE ORDINANCE.

Presented by: Tabitha Perry, Interim Planning Manager

Ms. Bower read the ordinance by title.

Ms. Perry said the property was approximately 24 acres, located east of the southeast corner of 83rd Avenue and Northern Avenue. The current County zoning for the property was R1-6. The applicant proposed to rezone the property to R1-4 PRD (Planned Residential Development) to construct a residential subdivision.

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O21-59.

Councilmember Clark said several residents had expressed concern about the small lot sizes. The developer's representative had explained that there were unusual infrastructure costs that would be required to develop the property. Realizing the constraints of the property and the additional cost burden, she would support the project.

The vote on the motion was:

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

ORDINANCES

30. ORDINANCE NO. O21-60

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE, CHAPTER 25 (NUISANCES), ARTICLE II (SPECIFIC ACTS, OMISSIONS AND CONDITIONS) SECTION 25-21 (LAND MAINTENANCE) AND SETTING FORTH AN EFFECTIVE DATE.

Presented by: Rick St. John, Deputy City Manager

Ms. Bower read the ordinance by title.

Mr. St. John said the item had been discussed by the Code Review Committee. The proposed language allowed for enforcement whenever the growth of grass or weeds in desert landscaping created a blighting condition or might harbor infestations or was likely to become a hazard to the public health or safety. Desert landscaping was defined as primarily being composed of crushed stone, aggregate stone, pavers, and natural desert vegetation.

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O21-60.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

NEW BUSINESS

- 31.** AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PLAZA DEL RIO MANAGEMENT CORPORATION TO DEVELOP AND PROVIDE DESIGN STANDARDS AND COVENANTS, CONDITIONS & RESTRICTIONS FOR 54 +/- ACRES OF CITY OWNED PROPERTY AND 9 +/- PRIVATELY OWNED ACRES LOCATED AT SOUTHEAST CORNER OF 95TH AVENUE AND CARDINALS WAY
Presented by: Brian Friedman, Director, Economic Development

Ms. Bower read the item by title.

Mr. Friedman said items 31 and 32, two agreements, were the next steps in the exploration of the project's viability with the City's development partner and the adjacent landowner.

Mr. Friedman said the first agreement would provide design standards and covenants, conditions and restrictions (CC&R) for the entire 63-acre site located at the southeast corner of 95th Avenue and Cardinals Way.

Mr. Friedman said 20 acres of the City-owned property was vacant and unencumbered and the remainder contained an improved 4001-space parking lot serving the Cardinals football team, Arizona Sports and Tourism Authority (AZSTA) and the Crystal Lagoons.

Mr. Friedman said design standards would establish the desired character elements of the development, while improving the functional quality of the site. The covenants, conditions and restrictions were the foundation for the governing body that provided a roadmap of what was expected and permitted within the development. They also established the overall quality expectations and promoted consistency throughout the full master planned project site. The cost to create the design standards and the CC&R was not to exceed \$28,400.

Councilmember Tolmachoff was not opposed to the development of the property. When Council toured SkySong, there was a presentation that included concept renderings of possibilities for development. She did not feel the concept of what the City was trying to do had been publicly presented. She wanted to continue items 31 and 32 to a workshop so that the concepts could be presented before moving forward with spending any money.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Bart Turner to continue items 31 and 32 to a workshop.

Councilmember Malnar did not agree. Council represented the constituents, and it was not necessary to ask the constituents to move forward with conducting business. Once Council had an idea of what it wanted to do, it could receive input from the constituents. At that point, if the constituents were not in support, Council could look at other options. It was prudent to move forward with developing ideas and proposals. He would not support continuing the items.

Councilmember Tolmachoff was not talking about surveying the residents. She wanted to present the concepts Council had seen to the residents. It could cost \$600,000 - \$700,000 to get to a decision point.

Councilmember Clark said Council did not have concepts other than very broad ideas. Council would not know what was possible until the agreements were accomplished and completed to provide design standards. A Councilmember was free to inform their constituents of the plans for the property in his or her weekly district newsletter. It was premature to table the items.

Councilmember Tolmachoff would be happy to share the presentation and renderings that were presented to Council at SkySong. She asked for copies of the presentation and materials.

Mr. Friedman said the information could be provided to Council.

Councilmember Turner supported continuing the items until the concepts could be presented in the traditional manner in a workshop. If the City was at the point where it was doing design standards, CC&Rs, a site plan and phasing, it appeared it had already been narrowed down. Design standards for a zoo would be different from that of a sports complex or an office building so a project must have been zeroed in on. He believed Council was being fed an elephant one bite at a time. The two items totaled \$174,000 and Council was not getting any options.

Councilmember Malnar said the presentation was very conceptual. The next step was to hire a consultant to develop ideas. It was standard procedure to hire a consultant to create ideas and was not out of the ordinary. One or more ideas would come back to Council for consideration. The consultant would have to consult with the Cardinals and Crystal Lagoons to see how the project could work. It was the only way to proceed.

Councilmember Clark agreed with Councilmember Malnar. She said all members of Council had been involved in previous discussions, had voiced their opinions and were generally supportive although they did have reservations. It was time to put up or shut up and either invest money in design concepts or not.

Councilmember Aldama said the process was typical for a project that required a design. Plaza Del Rio was the best in the business. He did not support continuing the items.

Vice Mayor Hugh said the City was moving in the right direction and the project would wind up being a winner just like all of the rest of them had been. It was a complex project.

Mr. Phelps said the City would need the services provided by the agreements even if it sold the unimproved property. Council had approved a PAD for the site and would provide the framework for the design standards.

Councilmember Tolmachoff was skeptical but not opposed. She was willing to move forward but thought the public could be shown what Council had been shown. The difference with the project was that it was a speculative real estate investment with taxpayer property. That was why she wanted to proceed with caution and as openly and transparently as possible.

Councilmember Turner said the examples given to him were Topgolf and Arrowhead BMW. In both those examples, the City had sold the properties to the private market at a competitive price and let them develop the property. He was concerned that it was similar to Camelback Ranch. It should come forward at a workshop in two weeks.

Councilmember Malnar said Council was not being asked to invest \$150 million as it did with Camelback Ranch. It was not a close comparison. All Council was doing was looking at options.

The vote on the motion was:

AYE: Councilmember Lauren Tolmachoff
Councilmember Bart Turner

NAY: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar

Failed

A motion was made by Councilmember Jamie Aldama, seconded by Vice Mayor Ian Hugh to approve item 31.

Councilmember Turner asked if the cost would be divided proportionately between the City-owned property and the privately owned property.

Mr. Friedman said it was not being divided.

Mr. Phelps said it was being designed for the City's 54 acres with the hope it would voluntarily be adopted by the private property owner. The cost was the same whether it was adopted or not.

The vote on the motion was:

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff

NAY: Councilmember Bart Turner

Passed

- 32. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PLAZA DEL RIO MANAGEMENT CORPORATION TO SERVE AS THE OWNER'S REPRESENTATIVE TO ASSIST IN THE CREATION OF A SITE PLAN WITH PHASING OPTIONS FOR 54 +/- ACRES OF CITY OWNED PROPERTY AND 9 +/- PRIVATELY OWNED ACRES LOCATED AT SOUTHEAST CORNER OF 95TH AVENUE AND CARDINALS WAY**

Presented by: Brian Friedman, Director, Economic Development

Ms. Bower read the item by title.

Mr. Friedman said the request was to enter into an agreement with Plaza del Rio Management Corporation to serve as the owner's representative to assist in the creation of a site plan with development phasing options for the City-owned property. The City would be provided with documents that included a general site plan along with proposed development phasing options for future Council consideration. The site plan was the base document from which all other plans were developed. The cost to produce the plans would not exceed \$148,500.

Mr. Friedman said the consultant would obtain written consensus and support on the site and phasing plans from the property ownership groups. The consultant would also provide preliminary cost estimates for installation of necessary infrastructure identified in the phasing plans. It would include a transition plan for parking necessary for the City to meet its various parking agreements related to the site.

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Joyce Clark to approve item 32.

Councilmember Aldama said the agreement required the consultant to bring back materials for Council consideration at a workshop.

Councilmember Turner said taxpayers were already subsidizing development in the Camelback Ranch area, the Vision 4 area and Class A office space at Westgate. It was against the City's own interests to be activating the parcel at this time. It was not fair to taxpayers or other private property owners in the area.

The vote on the motion was:

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
NAY: Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Joyce Clark to hold the next regularly scheduled City Council workshop on Tuesday, September 28, 2021 at 12:30 p.m. in City Council chambers, to be followed by an executive session pursuant to A.R.S. 38-431.03.

AYE: Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Joyce Clark
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Passed

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Aldama said most of Council had approved Consent Agenda item 4 regarding the purchase of disposable medical supplies. It was mentioned that many of the supplies were used on non-City residents. He hoped that if he had a medical emergency in Glendale and automatic aid sent a unit from Phoenix to assist him with those types of products, that the Phoenix paramedics would do so. Glendale fire fighters did not use residency as a prerequisite to save a life or use first aid.

Mayor Weiers said on October 9th, at Arizona Christian University, the Stand Up event would take place in partnership with Stand Down and was open to all veterans. There would be no cost to the veterans or their spouses for the services provided.

Mayor Weiers said the Christmas Parade would be taking place on December 11th.

Mayor Weiers said the new Holiday Inn at 6151 North 99th Avenue was having its ribbon cutting tomorrow at 4:00 p.m.

Councilmember Turner said on September 22nd and September 28th at Glendale Community College, from 8:00 a.m. to 2:00 p.m., COVID-19 vaccinations would be available for free on a walk-in basis.

CITIZEN COMMENTS

James Deibler, Phoenix resident, commented on issues with the homeless in Glendale.

Erin Cole, Sahuaro District resident, commented on metal accessory buildings.

Shahab Ardalan, Ocotillo District resident, commented on illegal activities near his place of business.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 7:09 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Glendale City Council of Glendale, Arizona, held on the 14th day of September, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this __ day of ____, 2021.

Julie K. Bower, MMC, City Clerk