

D R A F T

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, January 25, 2022

5:30 P.M.

**Voting Meeting
Council Chambers**

City Council

Mayor Jerry Weiers

Vice Mayor Jamie Aldama

Councilmember Joyce Clark

Councilmember Ian Hugh

Councilmember Ray Malnar

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

CALL TO ORDER

Mayor Weiers called the meeting to order at 5:30 p.m.

ROLL CALL

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

Absent: Vice Mayor Jamie Aldama

Also Present: Kevin Phelps, City Manager
Michael Bailey, City Attorney
Julie K. Bower, City Clerk
Vicki Rios, Assistant City Manager
Jamsheed Mehta, Acting Assistant City Manager

PRAYER/INVOCATION

The invocation was offered by Councilmember Malnar.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE JANUARY 11, 2022 VOTING MEETING

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Joyce Clark to approve the minutes of the January 11, 2022 voting meeting.

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

Other: Vice Mayor Jamie Aldama (ABSENT)
Passed

BOARDS, COMMISSIONS AND OTHER BODIES

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

Presented by: Councilmember Bart Turner

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to make the following appointments:

to the Citizens Transportation Oversight Commission:
Tim Sprague to a term expiring January 31, 2023

to the Parks & Recreation Advisory Commission:
Helena Johnson-Bodine to a term expiring January 31, 2024
Bud Zomok to a term expiring January 31, 2024
Joseph Jarrett to a term expiring January 31, 2023

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

CONSENT AGENDA

Mayor Weiers said Councilmember Clark had requested separate votes on Consent Agenda items 11, 13 and 14.

3. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH INFORMER SYSTEMS, LLC, DOING BUSINESS AS SAFECITIES, TO EXPAND THE NUMBER OF USER LICENSES FOR SCHEDULE EXPRESS SCHEDULING SOLUTION SOFTWARE
4. AUTHORIZATION TO ENTER INTO CONTRACT CHANGE ORDER NO. 1 WITH COMBS CONSTRUCTION COMPANY, INC, FOR THE GLENDALE AVENUE RECONSTRUCTION FROM 99TH AVENUE TO EL MIRAGE ROAD PROJECT
5. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH DICK AND FRITSCHE DESIGN GROUP FOR DESIGN, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE CITY COURT BUILDING RENOVATIONS PROJECT
6. AUTHORIZATION TO ENTER INTO A DESIGN AND CONSTRUCTION AGREEMENT WITH SALT RIVER VALLEY WATER USERS ASSOCIATION FOR CONSTRUCTION, MODIFICATION AND RELOCATION OF WELL G-15

7. AWARD OF IFB 22-21 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH TW ASSOCIATES INC. DOING BUSINESS AS MISCOWATER FOR TOTAL ORGANIC CARBON ANALYZERS
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH LEGEND TECHNICAL SERVICES OF ARIZONA, INC. FOR WATER, WASTEWATER AND HAZARDOUS WASTE LABORATORY SERVICES
9. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH EUROFINS EATON ANALYTICAL, LLC. FOR WATER, WASTEWATER AND HAZARDOUS WASTE LABORATORY SERVICES
10. APPROVAL OF FP21-21 STONEHAVEN PHASE 3, PARCEL 11 FINAL PLAT
11. APPROVAL OF FP21-20 STONEHAVEN PHASE 3, PARCEL 17B FINAL PLAT

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 11.

Councilmember Clark said items 11, 13 and 14 were all final plat applications for different segments of the Stonehaven project. She was on record as having objected to the project's small lots. The City missed an opportunity to develop a superior residential community. The three plats represented very small lot sizes, and she would be voting no on all three.

The vote on the motion was:

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

12. APPROVAL OF FP21-19 STONEHAVEN PHASE 3, PARCEL 18 FINAL PLAT
13. APPROVAL OF FP21-18 STONEHAVEN PHASE 3, PARCEL 19 FINAL PLAT

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 13.

AYE: Mayor Jerry Weiers
Councilmember Ian Hugh
Councilmember Ray Malnar

Councilmember Lauren Tolmachoff
Councilmember Bart Turner
NAY: Councilmember Joyce Clark
Other: Vice Mayor Jamie Aldama (ABSENT)
Passed

14. APPROVAL OF FP21-17 STONEHAVEN PHASE 3, PARCEL 20 FINAL PLAT

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 14.

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

15. APPROVAL OF FP21-16 STONEHAVEN CAMELBACK ROAD MOD FINAL PLAT

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to approve Consent Agenda items 3 through 10, 12 and 15.

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

CONSENT RESOLUTIONS

Ms. Bower read the resolutions by title.

16. RESOLUTION NO. R22-08

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE ISSUANCE BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF GLENDALE, ARIZONA OF ITS REVENUE REFUNDING BONDS, MIDWESTERN UNIVERSITY, SERIES 2022 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$35,000,000.

17. RESOLUTION NO. R22-09

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE GLENDALE TRANSIT TITLE VI IMPLEMENTATION PLAN.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to adopt Consent Resolutions items 16 and 17.

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

BIDS AND CONTRACTS

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

18. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH DANA KEPNER COMPANY, LLC. FOR SENSUS OMNI LARGE WATER METERS AND REPLACEMENT PARTS
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 18.

Councilmember Clark said it was her habit and practice to vote no on 5-year contracts for customary goods and services.

The vote on the motion was:

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

19. AWARD OF RFP 22-06 AND AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH GONZALEZ ASPHALT, INC. TO PROVIDE SAW CUTTING AND MILLING SERVICES
Presented by: Craig Johnson, P.E., Director, Water Services

A motion was made by Councilmember Bart Turner, seconded by Councilmember Ian Hugh to approve item 19.

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

- 20.** AWARD OF RFP 22-06 AND AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH P1 PAVING AND CONSTRUCTION, LLC. TO PROVIDE SAW CUTTING AND MILLING SERVICES
Presented by: Craig Johnson, P.E., Director, Water Services

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 20.

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

LAND DEVELOPMENT ACTIONS

- 21.** ORDINANCE NO. O22-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLENDALE AVENUE AND ALSUP AVENUE FROM RR-45 TO PAD (PLANNED AREA DEVELOPMENT), AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

(PUBLIC HEARING)

Presented by: Tabitha Perry, Interim Planning Manager

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Ms. Perry said the subject property was approximately 146 acres in size and the request was to rezone the property from RR-45 to PAD (Planned Area Development) for a mixed-use development that included commercial and industrial uses. The proposed uses were compatible with Luke Air Force Base.

Ms. Perry said the applicant proposed a maximum building height of 55 feet and building setbacks greater than 165 feet from the adjacent residential properties. The proposed development would not interfere with any water rights of the adjacent residential properties.

Ms. Perry said the Planning Commission had recommended approval subject to stipulations outlined in the staff report.

Councilmember Tolmachoff asked for clarification regarding the setbacks on the south property line.

Ms. Perry said the setbacks for the development that abutted residential properties would be greater than 165 feet.

Scott Johnson, Litchfield Park resident, outlined his concerns with the proposed application and issues concerning the posting of the property.

Michael Buschbacher, applicant's representative, said the applicant had done everything possible to address Mr. Johnson's concerns. He said the applicant was working with the City regarding the improvements to Glendale Avenue. The irrigation canal would not be restricted and would be addressed through a City process.

Councilmember Malnar asked for clarification regarding the plans for Glendale Avenue.

Mr. Buschbacher said a traffic study had shown that the property could be developed without an expansion of Glendale Avenue but at some point, it would need to be widened. The timing of that would be up to the City.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O22-10.

Councilmember Tolmachoff asked if the corrected posting met the legal requirements.

Ms. Perry said the issue was raised at the Planning Commission meeting. Deputy City Attorney Jim Gruber had said the intent of the posting was met and the legal requirements for public notification were met.

Councilmember Malnar asked for clarification regarding the future expansion of Glendale Avenue.

Mr. Mehta said that portion of Glendale Avenue was included in an agreement the City had with Maricopa County. The developer would be responsible for the half street improvements.

Councilmember Malnar asked if Glendale Avenue would be widened.

Tony Abbo, Traffic Engineer, said the City would retain jurisdiction over Glendale Avenue and the County had jurisdiction over Alsup Avenue. Glendale Avenue would eventually be widened to five lanes as each development was completed.

Councilmember Clark asked if a half street would be required on Glendale Avenue between Alsup and Reems.

Mr. Abbo said that was correct. That section of road would eventually be two lanes in either direction with a center turning lane. As the half streets were completed, the road would be striped as one lane until all development was completed.

Councilmember Tolmachoff asked what the plan was for Glendale Avenue between Alsup and Sarival.

Mr. Abbo said additional right-of-way might be necessary. There were no immediate plans to widen that section of Glendale Avenue.

The vote on the motion was:

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

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Clark thanked everyone who attended the opening of Heroes Lake. It had already been fished out and would be restocked in February. The lake was in constant use.

Councilmember Tolmachoff said there had been a serious pedestrian/auto accident in her district last Monday resulting in a serious injury to the pedestrian. She reminded motorists to take the time to make sure there were no pedestrians present when completing a turn.

Councilmember Turner said it was the last week of the 58th Annual Glendale Arts Council Juried Art Show at the Fruit Packing House Gallery at Sahuaro Ranch Park.

Councilmember Turner reported that the citrus trees at Sahuaro Ranch Park would be trimmed and 129 new trees would be planted.

CITIZEN COMMENTS

James Deibler, Phoenix resident, commented on the homeless situation at 67th Avenue and Peoria Avenue. He also commented on a friend's attempt to move back to Glendale.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:23 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 25th day of January, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___ day of ____, 2022.

Julie K. Bower, MMC, City Clerk