

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, February 14, 2023

5:30 P.M.

**Voting Meeting
Council Chambers**

City Council

Mayor Jerry Weiers

Vice Mayor Joyce Clark

Councilmember Jamie Aldama

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
Vice Mayor Joyce Clark
Councilmember Ian Hugh
Councilmember Ray Malnar
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Absent: Councilmember Jamie Aldama

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

Councilmember Aldama arrived after the roll was taken.

PRAYER/INVOCATION

The invocation was offered by Pastor David Tomb of the Bellevue Heights Church.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE JANUARY 24, 2023 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Ian Hugh to approve the minutes of the January 24, 2023 voting meeting.

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

Passed

PROCLAMATIONS AND AWARDS

2. PROCLAIM FEBRUARY 2023 AS BLACK HISTORY MONTH IN THE CITY OF GLENDALE
Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed February as Black History Month in the City of Glendale and presented the proclamation to Marcia Garland, President of the Glendale Black Business Owners Coalition.

CONSENT AGENDA

3. RATIFY THIRD AMENDMENT TO THE AGREEMENT FOR PURCHASE OF REAL ESTATE WITH TWG DEVELOPMENT, LLC
4. AUTHORIZATION TO EXECUTE AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT FOR PROJECT BASED VOUCHERS WITH CENTERLINE ON GLENDALE, LLC

The item was continued to the February 28, 2023 voting meeting.

5. AUTHORIZATION TO EXECUTE AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT FOR PROJECT BASED VOUCHERS WITH CENTERLINE ON GLENDALE TWO, LLC

The item was continued to the February 28, 2023 voting meeting.

6. AUTHORIZATION TO ENTER INTO AMENDMENT 1 TO THE SUBRECIPIENT AGREEMENT WITH A NEW LEAF, INC FOR TENANT BASED RENTAL ASSISTANCE UNDER THE HOME INVESTMENT PARTNERSHIP PROGRAM

7. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH GONZALEZ ASPHALT, INC., FOR PUBLIC SAFETY PARKING IMPROVEMENTS AT THE GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER

8. ~~AUTHORIZATION TO ENTER INTO A CONSTRUCTION MANAGER AT RISK AGREEMENT (CONSTRUCTION GMP1) WITH OKLAND CONSTRUCTION COMPANY, INC., FOR THE DOWNTOWN CAMPUS REINVESTMENT PROJECT~~

The item was moved to New Business.

9. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BTE BODY COMPANY, INC., FOR VEHICLE EQUIPMENT PARTS AND REPAIR SERVICES AND RATIFICATION OF EXPENDITURES

10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH HAWKEYE ELECTRIC, INC. FOR ELECTRICAL PARTS, SERVICE AND INSTALLATION

11. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH EATON SALES & SERVICE, LLC, FOR THE FUEL STORAGE TANK REPLACEMENT PROJECT AT THE GLENDALE OPERATIONS CAMPUS
12. AUTHORIZATION TO INCREASE EXPENDITURE AUTHORITY TO THE LINKING AGREEMENT WITH MATLICK ENTERPRISES, INC. DBA UNITED FIRE EQUIPMENT CO. FOR ADDITIONAL COSTS AND ADDITION TO THE SCOPE OF WORK
13. AUTHORIZATION TO ENTER INTO AN PROFESSIONAL SERVICES AGREEMENT WITH COMPSYCH FOR THE EMPLOYEE ASSISTANCE PROGRAM AND TRAUMATIC EVENT COUNSELING SERVICES FOR PUBLIC SAFETY PERSONNEL

Vice Mayor Clark requested a separate vote on the item. It was a 5-year contract, and it was her habit and practice to vote no on all 5-year contracts.

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

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

NAY: Vice Mayor Joyce Clark
Passed

14. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH WEST COAST ARBORISTS, INC. (C19-0436) WHICH INCREASES THE SCOPE OF WORK TO INCLUDE PALM PRUNING SERVICES FOR PARKS, AND ADDITIONAL TREE WORK FOR THE CITY'S RIGHTS-OF-WAYS AND MEDIANS
15. APPROVAL OF WESTMAC 303 FINAL PLAT (FP21-23)
16. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH BROWN'S PARTSMASER, INC. FOR THE PURCHASE OF PLUMBING SUPPLIES

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Jamie Aldama to approve Consent Agenda items 3, 6, 7, 9 through 12 and 14 through 16.

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

Passed

CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions items by title.

17. RESOLUTION NO. R23-09

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO COMMUNITY DEVELOPMENT BLOCK GRANT LOAN DOCUMENTS ASSOCIATED WITH THE CENTERLINE ON GLENDALE MULTI-FAMILY CONSTRUCTION PROJECT.

The item was continued to the February 28, 2023 voting meeting.

18. RESOLUTION NO. R12-10

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING AND AUTHORIZING THE ACCEPTANCE OF HUD-VETERANS AFFAIR SUPPORTIVE HOUSING (HUD-VASH) VOUCHERS AWARD ISSUED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NOT TO EXCEED \$1,500,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS RELATED TO THIS PROGRAM INCLUDING THE ACCEPTANCE OF ADDITIONAL VOUCHERS IF NEEDED.

19. RESOLUTION NO. R23-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LITCHFIELD PARK AS ONE OF THE WEST VALLEY REGIONAL VETERANS COURT (WVRVC) PARTICIPATING MUNICIPALITIES.

20. RESOLUTION NO. R23-12

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWN OF WICKENBURG AS ONE OF THE WEST VALLEY REGIONAL VETERANS COURT (WVRVC) PARTICIPATING MUNICIPALITIES.

21. RESOLUTION NO. R23-13

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT FOR WASTE COLLECTION AND TRANSPORTATION MUTUAL AID, NUMBER C-19-0356, WITH MULTIPLE CITIES AND TOWNS.

A motion was made by Councilmember Ian Hugh, seconded by Vice Mayor Joyce Clark to adopt Consent Resolutions items 18 through 21.

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

Passed

BIDS AND CONTRACTS

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

- 22. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH HYDRA CONTRACTING, LLC, FOR WATER LINE VALVE AND FIRE HYDRANT REMOVAL AND REPLACEMENT THROUGHOUT THE CITY**

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Joyce Clark to approve item 22.

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

NAY: Vice Mayor Joyce Clark

Passed

- 23. AUTHORIZATION TO AWARD RFP 23-10 AND ENTER INTO AN AGREEMENT WITH BROWN AND WHITE, INC FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF GUARDRAILS, CABLE RAIL, ATTENUATORS, SIGNS, AND MARKINGS**

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to approve item 23.

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

NAY: Vice Mayor Joyce Clark

Passed

24. AUTHORIZATION TO AWARD RFP 23-10 AND ENTER INTO AN AGREEMENT WITH FALCON CONTRACTING, INC FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF GUARDRAILS, CABLE RAIL, ATTENUATORS, SIGNS, AND MARKINGS

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Jamie Aldama to approve item 24.

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

25. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH FIELD DATA SERVICES OF ARIZONA INCORPORATED FOR TRAFFIC COUNTING SERVICES

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Lauren Tolmachoff to approve item 25.

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

26. AUTHORIZATION TO AWARD RFP 23-10 AND ENTER INTO AN AGREEMENT WITH PAVEMENT MARKING LLC FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF GUARDRAILS, CABLE RAIL, ATTENUATORS, SIGNS, AND MARKINGS

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 26.

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

NAY: Vice Mayor Joyce Clark

Passed

27. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH XCESSORIES SQUARED SOUTHWEST, INC. FOR THE INSTALLATION, AND REPAIR OF GUARDRAILS, SIGNS, AND MARKINGS

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Joyce Clark to approve item 27.

AYE: Mayor Jerry Weiers

Councilmember Jamie Aldama

Councilmember Ian Hugh

Councilmember Ray Malnar

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

NAY: Vice Mayor Joyce Clark

Passed

28. AWARD OF IFB 23-11 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BTE BODY COMPANY, INC. FOR FRONT-LOAD AND ROLL-OFF BIN PARTS

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Joyce Clark to approve item 28.

AYE: Mayor Jerry Weiers

Councilmember Jamie Aldama

Councilmember Ian Hugh

Councilmember Ray Malnar

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

NAY: Vice Mayor Joyce Clark

Passed

29. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH TITAN POWER, INC. FOR PREVENTATIVE MAINTENANCE AND REPAIR SERVICES TO UNINTERRUPTIBLE POWER SUPPLY UNITS

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Lauren Tolmachoff to approve item 29.

AYE: Mayor Jerry Weiers

Councilmember Jamie Aldama

Councilmember Ian Hugh

Councilmember Ray Malnar

Councilmember Lauren Tolmachoff

Councilmember Bart Turner
NAY: Vice Mayor Joyce Clark
Passed

LAND DEVELOPMENT ACTIONS

30. ORDINANCE NO. O23-02

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 1.05 ACRES LOCATED AT 4850 W. GLENDALE AVENUE FROM GCO (GLENDALE CENTERLINE OVERLAY) TO C-3 (HEAVY COMMERCIAL); AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THE ORDINANCE IS RECORDED.

(PUBLIC HEARING - CONTINUED FROM JANUARY 24, 2023)

Presented by: Tabitha Perry, Planning Manager

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Ms. Perry said the applicant was requesting a continuance to the February 28, 2023 voting meeting.

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Joyce Clark to continue the matter to the February 28, 2023 voting meeting.

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

Passed

ORDINANCES

31. ORDINANCE NO. O23-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 26 OF THE GLENDALE CITY CODE AS IT RELATES TO SOLICITING.

Presented by: Rick St. John, Deputy City Manager

Ms. Bower read the ordinance by title.

Mr. St. John said the proposed ordinance would add specific definitions for prohibited solicitation in Section 26-74 to help strengthen the existing ordinance previously adopted by Council.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to adopt Ordinance No. O23-04.

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

Passed

NEW BUSINESS

- 32. AUTHORIZATION TO ENTER INTO A CONSTRUCTION MANAGER AT RISK AGREEMENT (CONSTRUCTION GMP1) WITH OKLAND CONSTRUCTION COMPANY, INC., FOR THE DOWNTOWN CAMPUS REINVESTMENT PROJECT**
Presented by: Eddie Garcia, Principal Architect

Ms. Bower read the item by title.

Mr. Garcia said the request was to increase the project budget by \$1.6 million to a total of \$3.2 million. The long-term investment was for the relocation of staff to the Bead Museum and the Civic Center Annex for the next two years while the renovation of City Hall was taking place. Inflation was also a factor in the increase. Infrastructure and life safety items would be upgraded to current standards for the safety of staff being relocated there and for the future use of the buildings. He said savings from other relocation projects would be used to augment the funding.

Councilmember Tolmachoff asked if staff would report back to Council regarding the savings that would be applied to the project.

Mr. Garcia said staff would provide the information to Council.

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Lauren Tolmachoff to approve item 32.

Councilmember Aldama said it was the right time to invest in the buildings for use in the future.

Councilmember Turner said the buildings were valuable City assets, and it was important to bring them up to modern standards for future use.

The vote on the motion was:

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

Passed

33. APPROVAL OF GROUND LEASE WITH AEG MANAGEMENT LLC
Presented by: Kevin Phelps, City Manager

Ms. Bower read the item by title.

Mr. Phelps said his office and Council had been working on the agreement for almost a year. He was excited to bring it forward for Council's consideration. The agreement would sunset the current arena management agreement with ASM Global. It changed it to a tenant lease agreement for the facility and extended the term to 20 years with renewal options. ASM would take on the risk associated with the management and upkeep of the facility. Over a 20 year period, the benefit to taxpayers would be approximately \$135 million.

Mr. Phelps said ASM Global had been totally invested in the entertainment district since arriving in 2016. ASM was also the manager for State Farm Stadium and was the largest owner and manager of arenas and stadiums in the world. It was also the largest content partner for live entertainment in the world. The agreement would establish a new relationship going forward. The agreement contained provisions to allow ASM to acquire the building as well.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to approve item 33.

Councilmember Turner said the agreement was beneficial to residents and taxpayers. It was an incredible cost savings measure for the City and shifted the risk of operation to ASM. It created an opportunity to have a greater variety of activities at the arena.

Vice Mayor Clark was on Council when the original arena vote was taken. The intent was for the City to pay off the debt and the City's partner at the time to pay all operations and maintenance costs. That did not happen and the City ended up paying for everything. The agreement restored the City's original intent.

Mayor Weiers said it was a great opportunity for the City. There would be opportunity for more and better events and freed up the City. It took a long time, but the original intent was a good idea.

The vote on the motion was:

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

Passed

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Hugh shared a text he had received from a park user who had positive remarks about how many people were using the park.

Councilmember Turner recognized management and staff for the flawless execution of the City's third Super Bowl. He said it was unimaginable how many pieces and parts had to be managed into place for more than a year to make it come off as smoothly and cleanly as it did on Sunday.

Vice Mayor Clark recognized and thanked the City staff who had worked behind the scenes on the Super Bowl such as Special Events, Budget and Finance, Economic Development and Public Affairs.

Mayor Weiers reminded everyone that the Mecum Auto Auction would be held March 28th through April 1st at State Farm Stadium. It was the auction's 5th year in Glendale.

Mayor Weiers said today was Arizona's birthday as well as Valentine's Day.

CITIZEN COMMENTS

Pedro Rivero, Sahuaro District resident commented on homelessness issues and parking enforcement. He thanked all Glendale Police Officers for the service they provided to the community.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:17 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 February, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___ day of ___, 2023.

Julie K. Bower, MMC, City Clerk