

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, November 6, 2024  
5:00 P.M.  
Special Voting Meeting  
Civic Center**

### **City Council**

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

## **CALL TO ORDER**

Mayor Weiers called the meeting to order at 5:00 p.m.

## **ROLL CALL**

Present: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
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  
Vicki Rios, Assistant City Manager  
Jamsheed Mehta, Assistant City Manager

## **PRAYER/INVOCATION**

The invocation was offered by Glendale Police Department Chaplain Don Lopeman.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE OCTOBER 22, 2024 VOTING MEETING  
Presented by: Julie K. Bower, City Clerk

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Lauren Tolmachoff to approve the minutes of the October 22, 2024 voting meeting.

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

Passed

## **PROCLAMATIONS AND AWARDS**

**2. PROCLAMATION DECLARING NOVEMBER AS GLENDALE ALZHEIMER'S AWARENESS MONTH**

Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed November as Glendale Alzheimer's Awareness Month in the City. The proclamation was accepted by Jeannie Grates and Valerie Blair, Co-Chairs of the Dementia Friendly Glendale Action Team.

**CONSENT AGENDA**

3. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BALZIC ENTERPRISE, LLC DBA M & J TROPHIES AND APPAREL FOR THE PURCHASE OF AWARDS, RECOGNITIONS AND PROMOTIONAL PRODUCTS AND SERVICES
4. AUTHORIZATION TO ENTER INTO AMENDMENT NUMBER 3 WITH BRINKS, INC. FOR ARMORED CAR SERVICES
5. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH RUNBECK ELECTION SERVICES INC. FOR EXPENSES INCURRED IN THE PRODUCTION OF THE PUBLICITY PAMPHLET FOR THE NOVEMBER 5, 2024 ELECTION
6. AUTHORIZATION TO ENTER INTO AN AGREEMENT AND RATIFICATION WITH SOJOURNER CENTER AN ARIZONA CHARITABLE CORPORATION AND THE CITY OF GLENDALE TO FACILITATE THE AVAILABILITY OF APPROPRIATE SERVICES TO PARTIES IN PROTECTIVE ORDER CASES AT THE GLENDALE CITY COURT
7. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH S.D. CRANE BUILDERS, INC. FOR JOB ORDER CONTRACTING FOR VARIOUS CONSTRUCTION TRADES
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH LESLIE'S POOLMART, INC., FOR SWIMMING POOL SUPPLIES, CHEMICALS, EQUIPMENT AND RELATED SERVICES
9. AUTHORIZATION TO ENTER INTO AMENDMENTS FOR WATER AND WASTEWATER TREATMENT CHEMICALS

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to approve Consent Agenda items 3 through 9.

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

Passed

## CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions by title.

**10. RESOLUTION NO. R24-114**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A SUB-RECIPIENT AGREEMENT (NO. 24-AZDOHS-HSGP-240809-02) WITH THE ARIZONA DEPARTMENT OF HOMELAND SECURITY AND AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE URBAN AREA SECURITY INITIATIVE (UASI) GRANT AWARD IN THE APPROXIMATE AMOUNT OF \$261,200 FOR THE GLENDALE POLICE 2024 UASI RRT SUSTAINMENT.

**11. RESOLUTION NO. R24-115**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A SUB-RECIPIENT AGREEMENT (NO. 24-AZDOHS-HSGP-240201-01) WITH THE ARIZONA DEPARTMENT OF HOMELAND SECURITY AND AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE STATE HOMELAND SECURITY GRANT PROGRAM AWARD IN THE APPROXIMATE AMOUNT OF \$200,000 FOR THE GLENDALE POLICE EMERGENCY RESPONSE UNIT EXPLOSIVE DEVICES MITIGATION PROJECT.

**12. RESOLUTION NO. R24-116**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT ONE TO A JOINT AGENCY AGREEMENT WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE ROADWAY SAFETY PROGRAM FOR SAFETY IMPROVEMENTS AT THE INTERSECTION OF CAMELBACK ROAD AND 53RD AVENUE.

**13. RESOLUTION NO. R24-117**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT ONE TO THE JOINT AGENCY AGREEMENT WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE ROADWAY SAFETY PROGRAM FOR SAFETY IMPROVEMENTS AT THE INTERSECTION OF BETHANY HOME ROAD AND 58TH AVENUE.

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Ian Hugh to adopt Consent Resolutions items 10 through 13.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
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.

**14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SOILWORKS, LLC FOR DUST CONTROL/SOIL STABILIZATION PRODUCTS AND SERVICES**

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Lauren Tolmachoff to approve item 14.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

NAY: Councilmember Joyce Clark

Passed

**15. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH PSG CONSULTING, INC. FOR PRE-EMPLOYMENT PSYCHOLOGICAL EXAM SERVICES FOR THE GLENDALE POLICE DEPARTMENT**

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to approve item 15.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

NAY: Councilmember Joyce Clark

Passed

**16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH MOHAWK LIFTS LLC FOR THE PURCHASE OF WIRELESS AUTO LIFTS FOR THE GLENDALE POLICE DEPARTMENT**

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Lauren Tolmachoff to approve item 16.

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

Passed

## ORDINANCES

### 17. ORDINANCE NO. O24-44

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY TO PURCHASE THE PROPERTY LOCATED AT 6145 N 83RD AVENUE, GLENDALE, ARIZONA AND DIRECTING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Vicki Rios, Assistant City Manager

Ms. Bower read the ordinance by title.

Ms. Rios said the ordinance would authorize the purchase of the property located at 6145 North 83rd Avenue which was adjacent to Heroes Regional Park. Staff was able to negotiate a purchase price of \$745,000 plus the seller's agent's 3% commission for a total purchase price of \$767,350. There was no plan currently for the future use of the property.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O24-44.

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

Passed

## NEW BUSINESS

### 18. AUTHORIZATION TO ENTER INTO AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH VAI RESORTS, LLC Presented by: Jessi Pederson, Director, Economic Development

Ms. Bower read the item by title.

Ms. Pederson said the original development agreement (DA) included two Government Property Leases (GPLET) that had been recorded and entered into effective September 28, 2020. On August 16, 2022, the implications of terminating the GPLETs was discussed.

Ms. Pederson said the scale of the project had increased since 2020 and as a result and in consideration of the termination of the GPLETs, the City was recommending certain fee waivers as described in the amended agreement.

Ms. Pederson said, based on the original economic analysis, the revenue impact to the City for the original project was \$240 million over 25 years or \$9.6 million annually. The project would now include 1,083 hotel rooms, 171,000 square feet of retail/restaurants, 571,000 square feet of attractions and entertainment amenities, 55,000 square feet of corporate office space, a 180,000 square foot indoor theater and a 200,000 square foot convention center space.

Ms. Pederson said the projected construction sales tax was more than \$18.1 million. The economic revenue impact for the City was now estimated at \$811.7 million over 25 years or \$32.4 million annually. The estimates did not include the indoor theater or convention center space.

Ms. Pederson said the amended and restated DA eliminated all GPLET commitments to the developer, included permit/plan review fee waivers of \$4 million, permit/plan review fee waivers of \$1 million for the indoor theater and \$1 million fee waivers for the convention center with construction within 3 years. The City would be allowed to use the theater for up to 10 days per year and the convention center for up to 10 days per year for City events.

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Joyce Clark to approve item 18.

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

Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Clark was pleased to announce that Proposition 499 was defeated.

Councilmember Tolmachoff said the annual Cholla District Holiday Mixer was scheduled for December 5th at the Foothills Recreation and Aquatics Center from 5:30 p.m. to 7:30 p.m.

## **CITIZEN COMMENTS**

Rory Goree, Ocotillo District resident, commented on the importance for independent verification and audit for large scale public projects.

Sarah Manzanaras, Peoria resident, commented on police training for traffic accidents involving injuries and the clean up of the accident scene.

John LeGendre, Barrel District resident, commented on the plans for the demolition of the Velma Teague Library building.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 5:30 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 6th day of November, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_ day of \_\_\_\_, 2024.

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Julie K. Bower, MMC, City Clerk