

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, January 28, 2025  
5:30 P.M.  
Voting Meeting  
Civic Center**

### **City Council**

*Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
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 Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
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

Councilmember Malnar attended the meeting telephonically.

## **PRAYER/INVOCATION**

The invocation was offered by Pastor Peter Perry, St. John's Lutheran Church.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE JANUARY 14, 2025 VOTING MEETING  
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Lupe Conchas Jr. to approve the minutes of the January 14, 2025 voting meeting.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

## **BOARDS, COMMISSIONS AND OTHER BODIES**

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

Presented by: Councilmember Raymond Malnar

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

#### Audit Committee

Councilmember Lupe Conchas Jr. to a term expiring June 30, 2025

Councilmember Dianna T. Guzman to a term expiring June 30, 2025

Councilmember Bart Turner to a term expiring June 30, 2025

#### Citizens Transportation Oversight Commission

Kevin Dang to a term expiring January 31, 2027

#### Historic Preservation Commission

Brian Gustafson to a term expiring January 31, 2027

#### Parks & Recreation Advisory Commission

Gilbert Longoria to a term expiring January 31, 2027

#### Planning Commission

Sergio Arellano to a term expiring January 31, 2027

#### Aviation Advisory Commission

Bud Zomok to a term as Chair expiring January 31, 2026

Michael Portik to a term as Vice Chair expiring January 31, 2026

#### Municipal Property Corporation

Roger Schwierjohn to a term as President expiring January 31, 2026

Margaret Gibbons to a term as Secretary/Treasurer expiring January 31, 2026

#### Personnel Board

Donna Beasley to a term as Chair expiring January 31, 2026

Francisco Contreras to a term as Vice Chair expiring January 31, 2026

AYE: Mayor Jerry Weiers

Vice Mayor Lauren Tolmachoff

Councilmember Leandro Baldenegro

Councilmember Lupe Conchas Jr.

Councilmember Dianna T. Guzman

Councilmember Ray Malnar

Councilmember Bart Turner

Passed

## **CONSENT AGENDA**

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000120-L12, LA PIZZETTA, 5803 W GLENDALE AVE
4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000041-L06, COPPER DOOR SPORTS BAR, 13818 N 51ST AVE
5. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH W.W. GRAINGER, INC. FOR MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES, PARTS, EQUIPMENT, MATERIALS AND RELATED SERVICES
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH MOTLEY DESIGN GROUP LLC, TO PROVIDE A COMPREHENSIVE HISTORICAL SURVEY OF GLENDALE
7. AUTHORIZATION TO ENTER INTO CONTRACT AMENDMENT NO. 1 WITH WOOD, PATEL & ASSOCIATES, INC FOR THE WATERLINE REHABILITATION PROGRAM FOR DESIGN AND OTHER ENGINEERING SERVICES
8. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH ARCADIS U.S., INC FOR ADDITIONAL CONSTRUCTION ADMINISTRATION FOR GMP2B IMPORVEMENTS AT THE WEST AREA WATER RECLAMATION FACILITY
9. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH CS CONSTRUCTION, INC FOR THE TRAFFIC SIGNAL IMPROVEMENTS AT SARIVAL AVENUE & GLENDALE AVENUE
10. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH AJP ELECTRIC, INC FOR THE 83RD AVENUE & BETHANY HOME ROAD RIGHT TURN LANE PROJECT
11. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO LINKING AGREEMENT TO INCREASE EXPENDITURE AND ADD TO SCOPE OF WORK WITH UKG KRONOS SYSTEMS, LLC
12. AUTHORIZATION TO INCREASE EXPENDITURE AUTHORITY WITH LIFE-ASSIST, LLC FOR THE COOPERATIVE PURCHASING OF EMERGENCY MEDICAL SUPPLIES
13. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH P3 SYSTEMS MANAGEMENT LLC, FOR ENGINEERING CONSULTING SERVICES  
Presented by: Jim Brown, Director, Human Resources & Risk Management

Councilmember Conchas requested a presentation on the item.

Ms. Bower read the item by title.

Mr. Brown said the services agreement with P3 Systems Management LLC, was for engineering consulting services in an amount not to exceed \$205,200 for the one-year term of the agreement. The City had several critical capital improvement projects underway which had been implemented under the current Director of Engineering, Don Bessler. With Mr.

Bessler's recent decision to retire, the City Manager was requesting that Mr. Bessler's LLC, P3 Systems Management, be engaged to provide oversight until the projects were completed, or a suitable director was found. Engaging P3 Systems Management would ensure continuity of operations for completing the projects.

Councilmember Conchas said it was his understanding that the Consent Agenda was for items that were routine or had previously been studied by Council. He asked if the item had been discussed previously by Council.

Mr. Brown said it had not been discussed by Council at a workshop.

Councilmember Conchas did not believe the item or items that were similar should be on the Consent Agenda.

14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH ARTISAN SYSTEMS
15. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 5 TO THE SOFTWARE AS A SERVICE AGREEMENT C17-0488 WITH TYLER TECHNOLOGIES, INC
16. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH AT&T ENTERPRISES, LLC. TO OBTAIN EMERGENCY CALL TRACKING SYSTEM (ECATS) ANALYTICS SOFTWARE AND TO INCLUDE COMPENSATION FOR TAXES AND REGULATORY FEES

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to approve Consent Agenda items 3 through 16.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

## **CONSENT RESOLUTIONS**

Ms. Bower read the Consent Resolutions by title.

17. RESOLUTION NO. R25-09

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING SECTION 9 OF THE GLENDALE, ARIZONA CITY COUNCIL GUIDELINES.

**18. RESOLUTION NO. R25-10**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR THE BETHANY HOME ROAD STORM DRAIN 43RD TO 51ST AVENUE PROJECT.

**19. RESOLUTION NO. R25-11**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACCEPTANCE FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY FOR THE ASSISTANCE TO FIREFIGHTERS GRANT IN THE AMOUNT OF \$2,352,477.15 ON BEHALF OF THE GLENDALE FIRE DEPARTMENT.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 17 through 19.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

**LAND DEVELOPMENT ACTIONS**

**20. ORDINANCE NO. O25-03**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 9.4 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF BETHANY HOME ROAD AND THE LOOP 303 FREEWAY FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "INDICAP"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING REQUIRED)

Presented by: Alex Lerma, Senior Planner

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Mr. Lerma said the rezone would allow for industrial uses on the property. It was part of a 161-acre development site. The project's proposed development standards would allow for flexibility to accommodate various types of end users to the site.

Mr. Lerma said the Planning Commission recommended approval with two stipulations at its meeting on December 12, 2024.

Vice Mayor Tolmachoff asked what was the purpose of the rezoning.

Mr. Lerma said it was currently zoned for commercial purposes. A lack of visibility from the public roadway and direct access from Bethany Home Road had hindered the property from establishing commercial uses. The project proposal would allow the site to develop into an industrial site, which would be more appropriate for the area, but still allowed the opportunity for some commercial land uses.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-03.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

**21. ORDINANCE NO. O25-04**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 72.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF SARIVAL AVENUE AND PEORIA AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "PEORIA & 303 PAD"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING REQUIRED)

Presented by: Alex Lerma, Senior Planner

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Mr. Lerma said the proposed PAD would offer a mixed-use project to attract employment and commercial development and was consistent with other developments in the surrounding area. The property had a unique configuration which would require creative site design. The conceptual site plan featured six flex buildings ranging from 77,252 square feet to 187,200 square feet, with a total of approximately 956,932 square feet of building area. The various building sizes were intended to accommodate a range of potential end users.

Mr. Lerma said the Planning Commission had recommended approval with six stipulations at its meeting on December 12, 2024.

Vice Mayor Tolmachoff was confused by the map and asked what was inside the City limits.

Mr. Lerma said the properties labeled as “agricultural” were inside the City limits. The parcels labeled as “residential” were in the county.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-04.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

## ORDINANCES

### 22. ORDINANCE NO. O25-05

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF AN IRRIGATION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT LOCATED AT THE SOUTHWEST CORNER OF NORTHERN AVENUE AND 75TH AVENUE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Jayme Chapin, PE, Principal Engineer

Ms. Bower read the ordinance by title.

Ms. Chapin said because of the Legacy Place residential subdivision construction of Northern Avenue improvements at the southwest corner of Northern Avenue and 75th Avenue, SRP's existing pipeline in the City's right-of-way on Northern Avenue adjacent to the subdivision would need to be relocated. SRP was requesting a new irrigation easement within the current Northern Avenue right-of-way to protect its facilities.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-05.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

**23. ORDINANCE NO. O25-06**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF A POWER DISTRIBUTION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AT HEROES REGIONAL PARK AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Jayme Chapin, P.E., Principal Engineer

Ms. Bower read the ordinance by title.

Ms. Chapin said the request was to grant SRP a power distribution easement at Heroes Regional Park. It would allow SRP to bring power facilities to the expansion of the park.

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-06.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

**24. ORDINANCE NO. O25-07**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE, CHAPTER 2 (ADMINISTRATION), ARTICLE III (OFFICERS AND EMPLOYEES), DIVISION 1 (GENERALLY), SECTION 2-56 (MEMBERS AND TERMS) TO ALIGN THE TERMS OF THE AUDIT COMMITTEE TO EXPIRE ON JANUARY 31 OF THE RELEVANT YEAR.

Presented by: Julie K. Bower, City Clerk

Ms. Bower read the ordinance by title. She said at its workshop on January 14, 2025, Council directed staff to change the term expiration of the Audit Committee and the Community Development Advisory Committee (CDAC) to conform with all other boards and commissions of February 1st through January 31st. The proposed ordinance would make the change for the Audit Committee.

Ms. Bower said although CDAC terms currently expired June 30th, the establishing ordinance for the CDAC did not specify the terms of its members. Therefore, the term of February 1st through January 31st applied to CDAC. With Council's approval, CDAC terms would be changed. Current members of the Audit Committee and CDAC would have their terms extended to January 31st of the relevant year.

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-07.

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

**25. ORDINANCE NO. O25-08**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE, CHAPTER 26 (OFFENSES - MISCELLANEOUS), SECTION 26-70.3 (USE OF FIREWORKS) 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 Council had discussed the item during its earlier workshop. The proposed change would add the days of May 4th through 6th and adjust the days around New Year's, from December 24th through January 3rd to December 26th through January 4th. The change aligned with state law.

Mayor Weiers confirmed that the change was being made to conform with state law.

Mr. St. John said that was correct.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-08.

Councilmember Conchas said fireworks posed a safety risk, anxiety and fire risk. He would be working with the City Manager's Office to find ways to find a solution to the issue.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Lauren Tolmachoff  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner

Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Conchas thanked the more than 125 Cactus District residents who attended the Cactus District Townhall. The formation of the Cactus District Citizens Advisory Council was announced at the meeting. He thanked Councilmembers Guzman and Baldenegro for their attendance.

Councilmember Conchas thanked staff for their efforts in getting an alley gated in the Ocotillo District that had been a safety hazard for many years.

Councilmember Conchas collaborated with the Cactus Wren Neighborhood Group in Phoenix on the park cleanup at 43rd Avenue.

Councilmember Conchas said the next Townhall would be held on March 22nd at Manistee Ranch.

Vice Mayor Tolmachoff thanked residents who volunteered to serve on the City's boards and commissions. Their dedication to making Glendale a better place was appreciated.

Mayor Weiers said the groundbreaking for the Veterans Community Project would be held on February 1st at 11:00 a.m. at 7618 North 63rd Avenue.

## **CITIZEN COMMENTS**

Rory Goree, Ocotillo District, commented on the Glendale 16.

James Deibler, Phoenix resident, commented on the Adopt-a-Street program.

Davita Solter, Sahuaro District resident, commented on her 8 years of service on the City's Personnel Board and the good work of Human Resources staff members Jim Brown, Naomi Jackson and LeJeune Boone.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 6:09 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 28th day of January, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_ day of \_\_\_, 2025.

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Julie K. Bower, MMC, City Clerk