

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, March 25, 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 Dianna T. Guzman
Councilmember Ray Malnar
Councilmember Bart Turner

Absent: Councilmember Lupe Conchas Jr.

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.

Councilmember Conchas joined the meeting telephonically after the roll was called at 5:33 p.m.

PRAYER/INVOCATION

The invocation was offered by Ruben Amancio of the Pentecostal Church of God.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE FEBRUARY 25, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the February 25, 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

PROCLAMATIONS AND AWARDS

2. PROCLAIM APRIL 2025 AS WATER AWARENESS MONTH IN THE CITY OF GLENDALE
Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed April as Water Awareness Month in the City of Glendale. The proclamation was accepted by Glendale Community College Honors students Lorenzo Franklin, Dakota Gilbertson, and Caden Hoppis, Northern Manor West 2 HOA President Debra Raeder, Management Support Services, Inc. owners Lezlie Corbin and Steve Fields, Ethos Academy Family and Community Liaison Patricio Rosas and City of Glendale Water Conservation Specialist Anne Stahley.

CONSENT AGENDA

3. RECOMMEND APPROVAL OF BINGO LICENSE NO. 600000004-BIN, ASSYRIAN AMERICAN CULTURAL ORGANIZATION OF ARIZONA, 5686 W BELL RD
4. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ADVANCED NETWORK MANAGEMENT INC. \ DBA ANM INC. FOR LIBRARY E-RATE EQUIPMENT AND LICENSING
5. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH CENTRAL ARIZONA SHELTER SERVICES FOR HOMELESS SERVICES AND BUDGET TRANSFER FROM CONTINGENCY
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH STANTEC CONSULTING SERVICES FOR POST DESIGN SERVICES RELATED TO THE BALLPARK BOULEVARD PHASE 2 PROJECT
7. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH B & F CONTRACTING INC. FOR THE SEWER AND MANHOLE REHABILITATION, PHASE VI FOR CONSTRUCTION PHASE SERVICES FOR GUARANTEED MAXIMUM PRICE (GMP 1)
8. AUTHORIZATION TO ENTER INTO A CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION SERVICES AGREEMENT WITH HAYDON COMPANIES, LLC. FOR THE THUNDERBIRD CONSERVATION PARK IMPROVEMENTS PROJECT
9. AUTHORIZATION TO ENTER INTO AN AMENDMENT 3 TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT (CONSTRUCTION GMP2) WITH WILLMENG CONSTRUCTION, INC., FOR FINAL CLOSEOUT OF THE HEROES REGIONAL PARK BALL FIELDS PROJECT
10. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH BALAR HOLDING CORPORATION, DOING BUSINESS AS BALAR EQUIPMENT FOR MAINTENANCE AND REPAIR SERVICES TO HEAVY-DUTY VEHICLES AND EQUIPMENT

11. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH ADVANTAGE ASSET TRACKING CORPORATION FOR FLEET MANAGEMENT TECHNOLOGIES
12. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BRIDGESTONE AMERICAS TIRE OPERATIONS LLC, FOR TIRES, TUBES AND SERVICES
13. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH RESTORATION HQ, LLC, FOR REMEDIATION SERVICES
14. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 4 LINKING AGREEMENT WITH LANDMARK BUILDING MAINTENANCE SERVICES, L.L.C. DBA PIVOT BUILDING SERVICES, FOR CITYWIDE CUSTODIAL SERVICES
15. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH CERTIPRO FIRE AND LIFE SAFETY INC., FOR REPAIRS AND MATERIALS FOR FIRE AND LIFE SAFETY
16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH MAC TRAILER ENTERPRISES, INC. FOR TRAILERS
17. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE AGREEMENT PRECISION CONCRETE CUTTING, INC. FOR TRIP HAZARD REMOVAL SERVICES
18. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH RUMMEL CONSTRUCTION INC. FOR LANDFILL GAS, GROUNDWATER AND STORMWATER SYSTEMS
19. AWARD OF REQUEST FOR PROPOSAL 25-30 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ENTERPRISE SECURITY INC. FOR INTRUSION ALARM, ACCESS CONTROL, CCTV, AND GATE OPERATORS
20. AUTHORIZATION TO ENTER INTO LINKING AGREEMENT WITH CDW GOVERNMENT, LLC
21. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH GARTNER, INC.
22. AWARD OF IFB 25-32 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PROFORCE MARKETING, INC. D/B/A PROFORCE LAW ENFORCEMENT FOR POLICE FIREARMS AND ACCESSORIES
23. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH CARAHSOFT TECHNOLOGY CORP. FOR PEREGRINE TECHNOLOGIES DATA INTEGRATION AND ANALYTIC SOFTWARE
24. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH OZ ENGINEERING, LLC FOR SCADA SOFTWARE CONSULTING

25. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH BLACK & VEATCH CORPORATION FOR WATER SERVICES RESOURCES PLANNING AND ADVANCED WATER PURIFICATION ALTERNATIVES ASSESSMENT
26. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE DESIGN PROFESSIONAL AGREEMENT WITH WILSON ENGINEERS, LLC FOR ENGINEERING SERVICES FOR THUNDERBIRD RESERVOIR AND DISTRIBUTION IMPROVEMENTS
27. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FASTENAL COMPANY FOR MAINTENANCE, REPAIR, OPERATIONS, AND INDUSTRIAL SUPPLIES

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to approve Consent Agenda items 3 through 27.

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.

28. RESOLUTION NO. R25-20

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING TO AMEND THE INTERGOVERNMENTAL AGREEMENT NO. C24-1231 TO INCLUDE THE CITY OF EL MIRAGE AS A PARTNERING AGENCY IN THE OPERATION AND MAINTENANCE OF THE GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER.

29. RESOLUTION NO. R25-21

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT FOR WIRED TELECOMMUNICATION SERVICE IN THE CITY OF GLENDALE RIGHT-OF-WAY WITH CABLEVISION LIGHTPATH, LLC.

30. RESOLUTION NO. R25-22

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT FOR WIRED TELECOMMUNICATION SERVICE IN THE CITY OF GLENDALE RIGHT-OF-WAY WITH WEST VALLEY FIBER NETWORKS LLC.

31. RESOLUTION NO. R25-23

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF THE INTERSTATE COOPERATION CONTRACT FOR THE TEXAS DEPARTMENT OF INFORMATION RESOURCES COOPERATIVE CONTRACTS PROGRAM.

Presented by: Steve Martin, CIO, Innovation & Technology

Vice Mayor Tolmachoff requested a presentation regarding the item.

Mr. Martin said the intergovernmental purchasing contract alliance with the State of Texas would eliminate the need for the City to go out to bid when other governmental agencies had already done the vetting for common services and products. It increased the City's purchasing power.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 28 through 31.

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

32. ORDINANCE NO. O25-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING ZONING TEXT AMENDMENT ZTA24-04 FOR AMENDING THE ZONING ORDINANCE AS FOLLOWS: CHAPTER 35 (UNIFIED DEVELOPMENT CODE), ARTICLE 6 (ADMINISTRATION & PROCEDURES), SECTION 35.6.202 (COMMON PROCEDURES) AND SECTION 35.6.204 (PUBLIC NOTICE) AND SECTION 35.6.207 (AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (REZONING AND TEXT AMENDMENTS)) AND ESTABLISH SECTION 35.6.215 (HOUSING NEEDS ASSESMENT AND ANNUAL REPORT); PROVIDING FOR SEVERABILITY, SETTING FORTH AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING REQUIRED)

Presented By: Duane Hoskins, Principal Planner, Development Services

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Mr. Hoskins said the proposed ordinance would amend the Uniform Development Code to require zoning applications to be complete within 180 days with the following exceptions:

- One-time 30-day extension by staff
- Unlimited 30-day extension requests from the applicant
- Historical preservation districts and properties, PADs, and PRDs.

Mr. Hoskins said it would also establish a five-year housing needs assessment and annual housing development and needs report.

Vice Mayor Tolmachoff asked if it applied to all residential development.

Mr. Hoskins said it applied to all zoning.

Vice Mayor Tolmachoff asked if the needs assessment would include absorption rates.

Mr. Hoskins said that was correct. The requirements for the report were still evolving.

Councilmember Conchas asked if the City had already been doing it.

Mr. Hoskins said that the City had not been making a housing needs assessment or an annual report to the Arizona Department of Housing.

Vice Mayor Tolmachoff asked if the City had met the 180-day timeline.

Mr. Hoskins said that was correct.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-10.

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

33. ORDINANCE NO. O25-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING THE LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLAN RELATED TO THE FUTURE ADOPTION OF DEVELOPMENT IMPACT FEES; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

Presented by: Don Bessler, Director of Engineering

Ms. Bower read the ordinance by title.

Mr. Bessler said the ordinance would formally adopt the Citywide (Fire, Library, Parks and Recreation and Police) Infrastructure Improvement Plan (IIP) and the Land Use Assumptions (LUA) that would provide the basis for calculating and then subsequently adopting fees to ensure that growth paid its proportional fair share for the impacts to various Citywide infrastructure. He said there had been a minor modification downward of some of the calculations.

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-11.

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

34. ORDINANCE NO. O25-12

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY TO SELL 5.45 ACRES OF UNDEVELOPED, TRIANGULAR SHAPED PARCEL OF REAL PROPERTY LOCATED BETWEEN GRAND AVENUE AND 71ST 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: Trent Dutry, Interim Director, Economic Development

Vice Mayor Tolmachoff recused herself and left the room.

Ms. Bower read the ordinance by title.

Mr. Dutry said the City had received an unsolicited offer for the parcel of land. If the ordinance was approved, there would be a one year due diligence period to work through development issues.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-12.

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

NEW BUSINESS

35. ~~PROTEST LIQUOR LICENSE NO. 600000044-L06, STINGERS, 10040 N 43RD AVE STE 4H~~ (Removed at the request of the applicant)
Presented by: Levi D. Gibson, Director, Budget and Finance
36. CONSIDERATION AND ACTION TO DIRECT THE CITY ATTORNEY TO ACT IN ACCORDANCE WITH THE CITY COUNCIL DIRECTION PROVIDED AT THE MARCH 25, 2025, WORK SESSION EXECUTIVE SESSION REGARDING GLENDALE'S POSITION IN CONNECTION WITH PENDING OR CONTEMPLATED LITIGATION WITH, OR IN SETTLEMENT DISCUSSIONS CONDUCTED IN ORDER TO AVOID OR RESOLVE LITIGATION WITH CAMELBACK SPRING TRAINING, LLC, AND THE ARIZONA CARDINALS AND THE ARIZONA SPORTS AND TOURISM AUTHORITY
Presented by: Michael Bailey, City Attorney

Vice Mayor Tolmachoff rejoined the meeting.

Ms. Bower read the item by title.

Mr. Bailey asked for a motion to direct the City Attorney to act in accordance with the direction provided by Council in executive session.

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to direct the City Attorney to act in accordance with the City Council direction provided at the March 25, 2025 work session executive session.

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 225 people who attended the Manistee Ranch Block Party and made it a huge success. He thanked everyone who participated.

Councilmember Conchas said the next event was a Neighborhood Beautification Day at Mary Silva Park.

Councilmember Guzman said the Yucca District Meeting would be held Thursday, March 27th, 6:00 to 8:00 p.m. at the System of Care Center. She invited all Yucca residents to attend.

CITIZEN COMMENTS

Rory Goree, Ocotillo District resident, commented on the cemetery memorial for the Glendale 16.

Jessica Koory, Barrel District resident, commented on the Velma Teague Library.

James Deibler, Phoenix resident, commented on an Adopt-a-Street event.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:08 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 March, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___ day of ___, 2025.

Julie K. Bower, MMC, City Clerk