

# **DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, April 22, 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**

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

## **ROLL CALL**

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

Absent: Mayor Jerry Weiers

Also Present: Kevin Phelps, City Manager  
Jim Gruber, Assistant City Attorney  
Julie K. Bower, City Clerk  
Vicki Rios, Assistant City Manager  
Jamsheed Mehta, Assistant City Manager

## **PRAYER/INVOCATION**

The invocation was offered by Anita Stewart of the Kingdom Impact Global Center.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE APRIL 8, 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 April 8, 2025 voting meeting.

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

## PROCLAMATIONS AND AWARDS

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

Vice Mayor Tolmachoff proclaimed May as Water Safety Month in the City of Glendale. The proclamation was accepted by Kyle White, Recreation Coordinator, Parks & Recreation Department, Gary Benson, Assistant Fire Chief and Ashley Christman, Fire Department Community Risk Reduction Manager.

## BOARDS, COMMISSIONS AND OTHER BODIES

3. APPROVE RECOMMENDED APPOINTMENTS TO BOARDS, COMMISSIONS & OTHER BODIES  
Presented by: Councilmember Raymond Malnar

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

Citizens Transportation Oversight Commission  
Bobby Erdmann to a term expiring January 31, 2027  
Sid Andress to a term expiring January 31, 2026

Citizens Utility Advisory Commission  
Brian Pirooz to a term expiring January 31, 2026

Citizens Bond Committee  
Ian Hugh to a term expiring January 31, 2026  
Lisa Baker to a term expiring January 31, 2026  
Gary Hirsch to a term expiring January 31, 2026  
James Nguyen to a term expiring January 31, 2026  
David Giles to a term expiring January 31, 2026  
Leslie Sheeler to a term expiring January 31, 2026  
Joyce Clark to a term expiring January 31, 2026

Commission on Diverse Cultures  
Sylvia Acosta to a term expiring January 31, 2027

Library Advisory Board  
Jodi Decker to a term expiring January 31, 2027

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

Other: Mayor Jerry Weiers (ABSENT)  
Passed

## CONSENT AGENDA

4. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH PHOENIX GOSPEL MISSION, INC., DBA PHOENIX RESCUE MISSION FOR THE 2025 HEAT RELIEF RESPITE PROGRAM CASE MANAGEMENT SERVICES
5. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH PHOENIX GOSPEL MISSION DBA PHOENIX RESCUE MISSION, INC FOR THE 2025 HEAT RELIEF RESPITE PROGRAM TRANSPORTATION SERVICES
6. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH ARIZONA ECUMENICAL COUNCIL DBA ARIZONA FAITH NETWORK, INC FOR THE 2025 HEAT RELIEF RESPITE CENTER PROGRAM
7. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BROWN'S PARTSMASTER, INC., FOR WATER CONSERVING PLUMBING FIXTURES AND PARTS
8. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH REFRIGERATION SUPPLIES DISTRIBUTOR, FOR HVAC PARTS AND SUPPLIES
9. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH INTERMOUNTAIN LOCK AND SECURITY SUPPLY CO., FOR LOCKS, DOOR HARDWARE, RELATED PARTS AND SERVICES
10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH CANNON & WENDT ELECTRIC COMPANY, INC., FOR ELECTRICAL AND TRADE SERVICES
11. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH CUES, INC., FOR THE COOPERATIVE PURCHASE OF A SEWER CAMERA TRUCK
12. AUTHORIZATION TO ENTER INTO MASTER SERVICES AND HOSTING AGREEMENT WITH SELECTRON TECHNOLOGIES, INC
13. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH CAT ARMS, LLC, DOING BUSINESS AS SIONICS WEAPON SYSTEMS, FOR RIFLE PURCHASES AND REPAIRS FOR THE GLENDALE POLICE DEPARTMENT
14. AUTHORIZATION TO ENTER AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH THE CITY OF MESA UTILIZING UNIVERSAL PROTECTION SERVICE, L.P., DBA ALLIED UNIVERSAL SECURITY SERVICES, FOR SECURITY GUARD SERVICES AT THE 99TH AVENUE AND GLENDALE AVENUE PARK-AND- RIDE FACILITY
15. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH KITTELSON AND ASSOCIATES, INC. FOR DEVELOPMENT OF A LONG-RANGE TRANSPORTATION PLAN

16. AUTHORIZATION TO ENTER INTO AMENDMENT NO.1 TO THE AGREEMENT WITH SOUTHWEST FABRICATION, LLC FOR BUS STOP SHELTER FURNITURE INSTALLATION, MAINTENANCE AND REPAIR SERVICES (RFP 22-22) (CONTRACT NO. C22-0112)
17. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH ARIZONA PUMP RESOURCES LLC FOR PUMPS, PARTS, REPAIR, AND MAINTENANCE

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to approve Consent Agenda items 4 through 17.

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

## CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions by title.

18. RESOLUTION NO. R25-28

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE SUBMISSION OF SIX FORT MCDOWELL YAVAPAI NATION PROPOSITION 202 GRANT APPLICATIONS: TWO ON BEHALF OF TWO COMMUNITY-BASED ORGANIZATIONS SERVING GLENDALE RESIDENTS IN THE TOTAL AMOUNT OF \$30,000, AND FOUR APPLICATIONS FROM THE GLENDALE POLICE DEPARTMENT FOR PUBLIC SAFETY IN THE TOTAL AMOUNT OF \$36,397.

19. RESOLUTION NO. R25-29

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 7 TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND CITY OF GLENDALE, CONCERNING THE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM.

20. RESOLUTION NO. R25-30

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING AND AUTHORIZING SUBMISSION OF THE FIVE-YEAR CONSOLIDATED PLAN FOR FISCAL YEARS 2025-2029 AND THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2025-2026 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND FOR ACCEPTING A COMMUNITY DEVELOPMENT BLOCK GRANT IN THE ESTIMATED AMOUNT OF \$2,351,551, A HOME INVESTMENT

PARTNERSHIPS PROGRAM ESTIMATED ALLOCATION IN THE AMOUNT OF \$655,225 AND EMERGENCY SOLUTIONS GRANTS FUNDING IN THE ESTIMATED AMOUNT OF \$206,952 AND APPROVING AND AUTHORIZING SUBMISSION OF THE FISCAL YEAR 2024-25 SUBSTANTIAL ANNUAL ACTION PLAN AMENDMENT IN THE AMOUNT OF \$253,614.57.

**21. RESOLUTION NO. R25-31**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING THIS NOTICE OF INTENTION TO INCREASE WATER AND SEWER USER CHARGES, URBAN IRRIGATION RATES, AND ESTABLISH A STORMWATER FEE AND RATE; SETTING A PUBLIC HEARING ON PROPOSED INCREASES; AND FILING WRITTEN REPORTS SUPPORTING THE PROPOSED INCREASES WITH THE CITY CLERK.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Dianna T. Guzman to adopt Consent Resolutions items 18 through 21.

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

**LAND DEVELOPMENT ACTIONS**

**22. ORDINANCE NO. O25-16**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 32 ACRES LOCATED AT THE NORTHWEST CORNER OF 99TH AVENUE AND MYRTLE AVENUE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "DIGNITY HEALTH DESERT RIVER III 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, Development Services

Ms. Bower read the ordinance by title.

Vice Mayor Tolmachoff opened the public hearing.

Mr. Lerma said the request was to expand the medical uses allowed on site which would include a rehabilitation hospital, ambulatory surgery centers, and behavioral health facilities.

Mr. Lerma said, at its meeting on March 27, 2025, the Planning Commission recommended approval subject to two stipulations.

No one wished to speak on the matter.

Vice Mayor Tolmachoff closed the public hearing.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-16.

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

**23. RESOLUTION NO. R25-32**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING THE GENERAL PLAN AMENDMENT GPA24-04 FOR PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF 75TH AVENUE AND ROSE GARDEN LANE.

AND

ORDINANCE NO. O25-17

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 19.4 ACRES LOCATED WEST OF THE SOUTHWEST CORNER OF 75TH AVENUE AND ROSE GARDEN LANE FROM A-1 (AGRICULTURAL) AND PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "BROADSTONE ARROWHEAD"; 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, Development Services

Ms. Bower read the resolution and ordinance by title.

Vice Mayor Tolmachoff opened the public hearing.

Mr. Lerma said the two requests were for a Minor General Plan Amendment from POS (Parks and OpenSpace) and LDR 2.5 (Low Density Residential 1 - 2.5 du/ac) to HDR 20 (High Density Residential 12.0 - 20.0 du/ac) and a Rezone from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area Development).

Mr. Lerma said the PAD would facilitate the on-site development of 368 residential units (19.3 units per acre) with a mix of 1, 2 and 3 bedrooms in both townhome-style and apartment-style buildings. The applicant anticipated developing the site in a single phase.

Mr. Lerma said the two-story townhome-style buildings would be located on the north side of the development closest to the existing single-family development, located north of Rose Garden Lane. The three-story apartment-style buildings would be located on the southern portion of the site, closest to the church building, commercial development and the Aspera multi-family project. The placement of the various building types would allow a smooth transition as density increased from single-family uses to the north to multi-family uses to the south. The 2-story buildings would be oriented with the short side facing north with clerestory windows for added privacy.

Mr. Lerma said at the March 27, 2025 Planning Commission meeting, six speakers raised concerns regarding the increase in traffic, vehicles cutting through the Eagle Heights community to get to 75th Avenue, and pedestrian path connectivity. The Planning Commission recommended approval with one stipulation.

Mr. Lerma said a petition was received from residents of the Eagle Heights community in opposition to the requests. The petition failed to meet statutory requirements for a super majority vote.

Vice Mayor Tolmachoff asked if the petition had contained an offer to support the project in exchange for a gate.

Mr. Lerma said that was correct. The petition stated the opposition would not be withdrawn unless the City approved a fenced and gated residents and emergency access only on 75th Lane.

The following people commented on the item:

Jeff Vietri, Cholla District resident  
Justine Hugh, Cholla District resident  
Jay Mugar, Cholla District resident  
Arnold Doyschen, Cholla District resident  
Tom Schiefer, Cholla District resident  
Jeremy Goad, Cholla District resident  
Ron Newhouse, Cholla District resident  
Brian Greathouse, Burch & Cracchio, representing Alliance Residential Company

Vice Mayor Tolmachoff said the discussion about the gate had been going on for over a year. The issue was that the PAD zoning for Eagle Heights required that the streets remain public. It would require a zoning change to install the gate, and it was a separate issue than what was under consideration tonight. Council was not able to override the existing zoning.

Councilmember Turner said if a community wanted to be gated, the streets became private, and the community would be responsible for the maintenance and upkeep of the streets.

Vice Mayor Tolmachoff had sent an email in May, 2024 to board members of the Eagle Heights Homeowners Association explaining the process for a zoning change to allow the gate.

Vice Mayor Tolmachoff closed the public hearing.

Councilmember Malnar asked if other options had been explored such as signs prohibiting through traffic. He asked if there was only one gate, would it require the streets to be privatized.

Vice Mayor Tolmachoff said the City had a policy that it was all or nothing. It did not allow for gating off one section of the neighborhood. The City had offered to conduct a preliminary traffic study now and then another study after the development was built to determine if other remedies, such as speed humps, would be warranted.

Councilmember Guzman asked if there were currently problems with cut through traffic.

Vice Mayor Tolmachoff had been told by a resident located on Trails Drive that the resident did not notice a lot of cut through traffic.

Tony Abbo, Traffic Engineer, said an option that had been discussed was to install a “pork chop” that would force drivers to turn left and make it hard to make a right turn into the Eagle Heights community.

Councilmember Baldenegro asked how many times a similar situation had occurred. If it was an isolated incident, and it kept children safe, and there was something the City could do to assist the community, he would support it.

Councilmember Guzman understood the concerns, but the issue before Council was not the gate, it was the GPA and the rezone request.

Vice Mayor Tolmachoff asked if the community could submit a zoning application to amend the PAD to allow the gate.

Mr. Gruber said that was correct. It would follow the normal approval process.

Councilmember Conchas asked if a traffic study had been conducted.

Mr. Lerma said the developer had submitted a traffic impact analysis (TIA) that was reviewed and approved by the Transportation Department.

Mr. Abbos said a traffic study was done on the proposed development and it was determined that there would be no traffic issues because there was a lot of capacity at the intersection well into the future.

Mr. Phelps said if the community submitted an application to amend its PAD for the gate, staff would process it like any other application. The concern would be that it followed state statutes, City ordinances, safety and operational impacts. The outcome would not be predetermined. It would go before the Planning Commission and finally to City Council.

Vice Mayor Tolmachoff said the developer had offered to fund the community’s zoning case. The developer had worked very hard to mitigate issues with the community and wanted to be a good neighbor.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Dianna T. Guzman to adopt Resolution No. R25-32.

Councilmember Baldenegro hoped the Planning Department would work closely with the residents to find a solution.

Councilmember Conchas understood the residents concerns. He also hoped the traffic issues could be mitigated.

Councilmember Guzman appreciated the input from the neighbors. She encouraged them to follow the rezoning process.

Councilmember Malnar strongly supported the residents in coming up with a solution. He appreciated the developer working with and supporting the residents.

The vote on the motion was:

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

A motion was made by Councilmember Bart Turner, seconded by Councilmember Ray Malnar to adopt Ordinance No. O25-17.

Councilmember Turner appreciated the comments by the community. If the community did proceed with a zoning change, he would like to see examples of other communities that had one open entrance and one gated entrance.

Vice Mayor Tolmachoff thanked the residents who commented. They had been heard and the developer had responded to their concerns. She was willing to work with the residents to mitigate the traffic issues.

The vote on the motion was:

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

#### **24. RESOLUTION NO. R25-33**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING GENERAL PLAN AMENDMENT GPA24-02 FOR PROPERTY LOCATED SOUTH OF THE SOUTHWEST CORNER OF 99TH AVENUE AND BALLPARK BOULEVARD.

AND

ORDINANCE NO. O25-18

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 39 ACRES LOCATED SOUTH OF THE SOUTHWEST CORNER OF 99TH AVENUE AND BALLPARK BOULEVARD FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "ENVISION ENCORE"; 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, Development Services

Ms. Bower read the resolution and ordinance by title.

Vice Mayor Tolmachoff opened the public hearing.

Mr. Lerma said the request was for a Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mix Use) and a rezone from A-1 (Agricultural) to PAD (Planned Area Development).

Mr. Lerma said the intent of the PAD was to develop a high-density multi-functional development consisting of multi-family housing and diverse commercial employment incorporating retail and hospitality services, hotels, and other permitted land uses that would complement and enhance the sports and entertainment area. The PAD proposal did not include an associated development plan.

Mr. Lerma said, at its March 27, 2025 meeting, the Planning Commission recommended approval of both requests with three stipulations.

The following people spoke on the item:

Margaret Shultz, Phoenix resident  
Jack Wineburger, Porter Fields representative

Vice Mayor Tolmachoff closed the public hearing.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Leandro Baldenegro to adopt Resolution No. R25-33.

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

Other: Mayor Jerry Weiers (ABSENT)

Passed

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-18.

Councilmember Turner said people needed affordable housing but they also needed job opportunities. The City was doing a lot to address affordable housing.

The vote on the motion was:

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

Other: Mayor Jerry Weiers (ABSENT)  
Passed

## ORDINANCES

### 25. ORDINANCE NO. O25-19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA (1) AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AGREEMENT, A TRUST AGREEMENT, A CONTINUING DISCLOSURE UNDERTAKING AND AN OBLIGATION PURCHASE CONTRACT; (2) APPROVING THE SALE, EXECUTION AND DELIVERY OF WATER AND SEWER REVENUE AND REVENUE REFUNDING OBLIGATIONS IN ONE OR MORE SERIES IN ORDER TO FINANCE IMPROVEMENTS OF THE CITY'S WATER AND SEWER SYSTEM AND TO REFUND WATER AND SEWER REVENUE OBLIGATIONS PREVIOUSLY EXECUTED AND DELIVERED ON BEHALF OF THE CITY; (3) PLEDGING CERTAIN WATER AND SEWER SYSTEM REVENUES IMPOSED OR RECEIVED BY THE CITY TO THE PAYMENT OF SUCH OBLIGATIONS; (4) DELEGATING TO AN AUTHORIZED OFFICER OF THE CITY THE LIMITED AUTHORITY TO DESIGNATE BY SERIES THE FINAL PRINCIPAL AMOUNT, MATURITIES, INTEREST RATES AND OTHER MATTERS WITH RESPECT TO SUCH OBLIGATIONS; AND (5) AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE, INCLUDING THE EXECUTION OF CERTAIN DOCUMENTS AND THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT.

Presented by: Levi D. Gibson, Director, Budget and Finance

Guest Presenter: Kurt Freund, Managing Director, RBC Capital Markets, LLC  
Bill DeHaan, Shareholder, Greenberg Traurig, LLP

Ms. Bower read the ordinance by title.

Mr. Gibson said the ordinance authorized the execution of all necessary documents and the necessary actions to issue City water and sewer revenue and revenue refunding obligations and pledge Water and Sewer revenues to the new debt issuance. The estimated savings were \$700,000. The amount of water and sewer revenue bonds to be issued were in an amount not to exceed \$50 million.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-19.

Councilmember Turner said it was a great opportunity for the taxpayers to save money. It had been discussed in more detail at the workshop.

The vote on the motion was:

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

**26. ORDINANCE NO. O25-20**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE CHAPTER 24 (MOTOR VEHICLES AND TRAFFIC), ARTICLE IV (SPECIFIC PARKING PROHIBITIONS) SECTION 24-68 (PARKING ON RESIDENTIAL LOTS), AND CHAPTER 25 (NUISANCES) ARTICLE III (ADMINISTRATION AND ENFORCEMENT) SECTIONS 25-36 (ENFORCEMENT – GENERAL) AND SECTION 25-42 (COURT-ORDERED ABATEMENT) 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 the proposed ordinance would amend the City by adding language to make it a civil offense to obstruct a code compliance employee in the performance of their duties, allowing for court ordered abatement for a violation of any section of the Glendale City Code, and prohibiting the parking or storage of construction equipment in a residential district.

Councilmember Conchas asked when the ordinance would go into effect.

Mr. St. John said it would be 30 days. The ordinance did not change any of the behaviors allowed in the City. It simply clarified what was considered construction equipment.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O25-21.

Councilmember Conchas said the reason he was supporting the ordinance was that code compliance was very important.

The vote on the motion was:

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

**27. ORDINANCE NO. O25-21**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA (1) AUTHORIZING THE EXECUTION AND DELIVERY OF A FIFTH PURCHASE AGREEMENT, A FIFTH TRUST AGREEMENT, A DEPOSITORY TRUST AGREEMENT, A CONTINUING DISCLOSURE UNDERTAKING AND AN OBLIGATION PURCHASE CONTRACT; (2) APPROVING THE SALE, EXECUTION AND DELIVERY OF EXCISE TAX REVENUE AND REVENUE REFUNDING OBLIGATIONS IN ONE OR MORE SERIES IN ORDER TO FINANCE VARIOUS CITY IMPROVEMENTS AND TO REFUND EXCISE TAX REVENUE OBLIGATIONS PREVIOUSLY DELIVERED ON BEHALF OF THE CITY; (3) PLEDGING CERTAIN EXCISE TAXES AND RECEIPTS IMPOSED OR RECEIVED BY THE CITY TO THE PAYMENT OF SUCH OBLIGATIONS; (4) DELEGATING TO AN AUTHORIZED OFFICER OF THE CITY THE LIMITED AUTHORITY TO DESIGNATE BY SERIES THE FINAL PRINCIPAL AMOUNT, MATURITIES, INTEREST RATES AND OTHER MATTERS WITH RESPECT TO SUCH OBLIGATIONS AND (5) AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE, INCLUDING THE EXECUTION OF CERTAIN DOCUMENTS AND THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT.

Presented by: Levi D. Gibson, Director, Budget and Finance

Guest Presenter: Kurt Freund, Managing Director, RBC Capital Markets, LLC  
Bill DeHaan, Shareholder, Greenberg Traurig, LLC

Ms. Bower read the ordinance by title.

Mr. Gibson said the proposed ordinance would refinance all or a portion of the prior 2015A obligations. Additionally, a cash defeasance of all or a portion of the prior 2008B Bonds and the prior 2015B bonds using not to exceed \$32 million of cash programmed for capital projects of the City and to finance such current capital projects through the sale, execution and delivery of the Excise Tax Revenue Obligations.

Mr. Gibson said under bond market conditions as of April 14, the refunding of the Series 2015A obligations was estimated to save approximately \$1.6 million. It was estimated that a cash defeasance of a portion of the 2008B and all the Series 2015B bonds would save approximately \$3.69 million net of all costs.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-21.

Councilmember Guzman said the item had also been discussed at the workshop and would save taxpayers money.

The vote on the motion was:

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

## NEW BUSINESS

### 28. APPROVAL OF THE FY23-24 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AND ANNUAL AUDIT

Presented by: Levi D. Gibson, Director, Budget and Finance

Megan L. Ellgen, Controller, Budget and Finance

Guest Presenter: Jean Marie Dietrich, CPA, Director, CliftonLarsonAllen, LLP

Ms. Bower read the item by title.

Mr. Gibson said the audit was required by state statute.

Ms. Dietrich presented the audit results for the fiscal year ending June 30, 2024. The overview of the audit and required communications found:

- Accounting Policies
  - GASB Statement No. 100
- Accounting Estimates – none with higher uncertainty risk
- Uncorrected Misstatements
  - None Noted
- No difficulties encountered
- No material audit adjustments
- No unusual transactions identified No disagreements with management
- No significant issues discussed with management

Ms. Dietrich said an “Unmodified (“Clean”) Opinion on the Financial Statements had been rendered. It was the highest level of assurance a firm could provide.

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to approve the FY23-24 Annual Comprehensive Financial Report.

AYE: Vice Mayor Lauren Tolmachoff

Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Ray Malnar  
Councilmember Bart Turner  
Other: Mayor Jerry Weiers (ABSENT)  
Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Conchas recognized the board and commission members who were appointed that evening. He thanked Gary Hirsch for his willingness to serve on the Citizens Bond Committee and welcomed back former Councilmember Ian Hugh to the Committee.

Councilmember Conchas strongly supported Consent Agenda items 4, 5 and 6, agreements for heat respite. He was proud that the City was taking action to protect its most vulnerable citizens.

Councilmember Conchas invited the community to participate in the Neighborhood Beautification Day on Saturday, April 26th, at Mary Silva Park at 7:30 a.m.

Councilmember Guzman invited residents to the Hook A Kid on Fishing event on Saturday, April 26th, from 8:00 a.m. to 12:00 p.m., at Bonsall Park South.

Councilmember Malnar thanked everyone for their prayers and support while he was receiving treatment for colon cancer. The prognosis was positive, and he continued to gain strength and stamina.

Councilmember Turner acknowledged Councilmember Malnar's dedication to attending meetings telephonically and fulfilling his role of representing his constituents while undergoing treatment.

## **CITIZEN COMMENTS**

Sophia Gomez, Sahuaro District resident, commented on adding a teen member for the Arts Commission.

James Deibler, Phoenix resident, commented on the Axon headquarters.

## **ADJOURNMENT**

Vice Mayor Tolmachoff adjourned the meeting at 7:15 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 22nd day of April, 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