

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, May 13, 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

PRAYER/INVOCATION

The invocation was offered by Andre Ivory, Education Director, Congregation Or Tzion.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE APRIL 22, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Lupe Conchas Jr., seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the April 22, 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 MAY 2025 AS MILITARY APPRECIATION MONTH IN THE CITY OF GLENDALE
Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed May as Military Appreciation Month in the City of Glendale. The proclamation was accepted by Brigadier General David Berkland, 56th Fighter Wing Commander and Mark James, Interim Director, Community Initiative Team, 56th Fighter Wing, Luke Air Force Base.

CONSENT AGENDA

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000063-L10, MARATHON FOOD MART, 5905 W CACTUS RD
4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000064-L10, 63RD AVENUE CONVENIENCE STORE LLC, 6305 W MARYLAND AVE
5. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000124-L12, SONORA TACO SHOP, 7800 N 55TH AVE STE 110
6. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000123-L12, TACOS WINGS & CERVEZA, 6766 W GLENDALE AVE STE 115
7. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000125-L12, THE V SPOT SPORTS GRILL, 5601 W GLENDALE AVE
8. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000045-L06, JIMBO'S SPORTS BAR & GRILL, 12224 N 51ST AVE
9. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000065-L10, LA HACIENDA CARNICERIA, 4648 W BETHANY HOME RD
10. AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR A COMMUNITY-BASED OPIOID PREVENTION AND OUTREACH PROGRAM WITH COMMUNITY MEDICAL SERVICES ARIZONA-STATE, LLC
11. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH AUZA CONTRACTING INC., FOR WET UTILITY CONTRACTING SERVICES
12. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT FOR EARLY PROCUREMENT OF MATERIALS – GMP 1A (GUARANTEED MAXIMUM PRICE) WITH HAYDON COMPANIES, LLC FOR THE BETHANY HOME ROAD DRAINAGE IMPROVEMENTS - PHASE A
13. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FIRE TRUCK SOLUTIONS, LLC, FOR FIRE VEHICLES MAINTENANCE AND REPAIR SERVICES

14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SWAIN ELECTRIC INC., FOR ELECTRICAL SERVICES
15. AWARD OF REQUEST FOR PROPOSAL 25-30 AND AUTHORIZATION TO ENTER INTO AGREEMENT WITH CLIMATEC, LLC. FOR PREVENTATIVE MAINTENANCE, REPAIRS, AND MATERIALS FOR INTRUSION ALARM, ACCESS CONTROL, CCTV, AND GATE OPERATORS
16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH UNIFIRST CORPORATION FOR UNIFORMS WITH RELATED PRODUCTS AND SERVICES
17. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH THE W.W. WILLIAMS COMPANY, LLC, FOR PARTS AND REPAIR SERVICES TO HEAVY-DUTY VEHICLES AND EQUIPMENT
18. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH MIDWAY CHEVROLET COMPANY, I, LLC, FOR AUTOMOTIVE PARTS AND REPAIR OF LIGHT DUTY VEHICLES
19. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH WALTZ OUTFITTING, LLC FOR THE PURCHASE AND INSTALLATION OF ONE HUNDRED AND FIFTY RAPTOR MOVING RADARS AND VEHICLE UPFITTING SERVICES
20. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WESTERN TOWING OF PHOENIX, INC.
21. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH L.N. CURTIS AND SONS INC. DBA CURTIS BLUE LINE FOR RIOT BODY SHIELDS
22. AWARD OF RFP 24-09 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH STANLEY CONSULTANTS, INC., FOR THE DEVELOPMENT OF A VISION ZERO AND SAFETY ACTION PLAN
Presented by: Purab Adabala, Interim Director, Transportation

Ms. Bower read the item by title.

Vice Mayor Tolmachoff requested a presentation of the item.

Mr. Adabala said the contract would authorize the development of a Vision Zero Plan and Safety Action Plan funded by the Safe Streets and Roads for All Grant from the federal government. The Vision Zero and Safety Action Plan would help improve the safety of the roadway network and reduce the number of crashes. The goal was to develop holistic, well-defined data-driven strategies and projects to prevent roadway fatalities and serious injuries.

23. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH GOBLE SAMPSON ASSOCIATES, INC. FOR WATER AND WASTEWATER EQUIPMENT & PARTS

24. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH AZ WASTEWATER INDUSTRIES, INC. FOR SEWER MAINTENANCE PARTS, ACCESSORIES, AND SUPPLIES
25. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH MGC CONTRACTORS, INC. FOR GMP1 CONSTRUCTION SERVICES FOR IMPROVEMENTS AT THE WEST AREA WATER RECLAMATION FACILITY

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lupe Conchas Jr. to approve Consent Agenda Items 3 through 25.

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.

26. RESOLUTION NO. R25-34

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, DIRECTING AND ENTERING INTO AMENDMENT NO. 1 OF THE INTERGOVERNMENTAL AGREEMENT WITH THE MARICOPA COUNTY PUBLIC HEALTH DEPARTMENT FOR HEAT RELIEF RESPONSE.

27. RESOLUTION NO. R25-35

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A RECIPROCAL SERVICES INTERGOVERNMENTAL AGREEMENT FOR LANDFILL DISPOSAL SERVICES WITH THE CITY OF PHOENIX.

28. RESOLUTION NO. R25-36

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, INCREASING LANDFILL RATE FEES PURSUANT TO GLENDALE CITY CODE; AND SETTING FORTH EFFECTIVE DATES.

29. RESOLUTION NO. R25-37

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 STATE OF ARIZONA (IGA 25-0010966-I) FOR THE INSTALLATION OF FLASHING YELLOW ARROWS AT ELEVEN (11) INTERSECTIONS THROUGHOUT THE CITY.

30. RESOLUTION NO. R25-38

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 STATE OF ARIZONA (IGA 25-0010965-I) FOR THE SCOPING OF A MEDIAN CABLE BARRIER ALONG NORTHERN PARKWAY FROM DYSART ROAD TO 143RD AVENUE WITHIN THE CITY.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 26 through 30.

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

31. ORDINANCE NO. O25-22

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING CASH AND APPROPRIATION BALANCE TRANSFERS BETWEEN BUDGET ITEMS IN THE ADOPTED FISCAL YEAR 2024-2025 BUDGET. Presented by: Levi D. Gibson, Director, Budget and Finance

Ms. Bower read the ordinance by title.

Mr. Gibson said the proposed ordinance would approve Fiscal Year 2024-2025 (FY24-25) budget amendments including the transfer of cash and appropriation. The City's FY24-25 total budget appropriation across all funds remained unchanged with the action.

Mr. Gibson said Exhibit A contained the requested cash and appropriation transfers between departments and funds consistent with both Article VI, Section 11 of the City Code and Resolution No. 5038. Line 1 of the exhibit transferred cash from the MPC Debt Service Fund (3030) to the Excise Tax Debt Service Fund (3050). Many of the MPC Bonds were refinanced, and the City had re-issued Excise Tax Bonds at a lower interest rate. The transfer moved the cash to the correct fund where the debt service payments were made. The remaining items in

the exhibit were appropriation transfers and no cash was transferred between funds.

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-22.

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

32. ORDINANCE NO. O25-23

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE CHAPTER 35 (UNIFIED DEVELOPMENT CODE), ARTICLE 6 (ADMINISTRATION & PROCEDURES), SECTION 35.6.002 (PLANNING COMMISSION) AS IT RELATES TO THE PLANNING COMMISSION, BOARD OF ADJUSTMENT AND HISTORIC PRESERVATION COMMISSION.

Presented by: Michael Bailey, City Attorney

Ms. Bower read the ordinance by title.

Mr. Bailey said in 2022, the Council adopted Ordinance No. O22-32 amending, among other things, the bylaws for City boards, commissions, and committees. Notably, it amended the bylaws for the Planning Commission, Board of Adjustment and Historic Preservation Commission (codified in the 1993 Zoning Code). In December 2023, Council adopted Ordinance No. O23-60 repealing the 1993 Zoning Code and replacing it with the Unified Development Code (UDC). The ordinance contained changes to the Planning Commission, Board of Adjustment and Historic Preservation Commission, amending the bylaws to those prior to the amendments in Ordinance No. O22-32.

Mr. Bailey said the ordinance would correct an inadvertent error and was not a discussion of the substance. If Council wanted to discuss the substance or make further changes, he requested that it be done at a future meeting.

Vice Mayor Tolmachoff said it was not a policy change but would correct an error that occurred during the adoption of the UDC.

Mr. Bailey said that was correct.

Councilmember Turner asked if it would be appropriate to adopt the ordinance in two motions, one dealing with the Planning Commission and one dealing with the Board of Adjustment and the Historic Preservation Commission.

Mr. Bailey said it was a single piece of legislation and a single vote would be in order.

Councilmember Conchas asked why the matter did not go to the Government Services Committee first.

Mr. Bailey said it was the result of an error and furthered the intent of Council in 2022. But for that error, it would be the existing Code.

Councilmember Conchas wanted to table the matter because he had questions regarding the membership requirements for the Planning Commission, the selection of the chair and vice chair and why it only included the Planning Commission, Board of Adjustment and Historic Preservation Commission.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Bart Turner to table the ordinance.

AYE: Councilmember Lupe Conchas Jr.
Councilmember Bart Turner

NAY: Mayor Jerry Weiers
Vice Mayor Lauren Tolmachoff
Councilmember Leandro Baldenegro
Councilmember Dianna T. Guzman
Councilmember Ray Malnar

Failed

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O25-23.

Councilmember Turner would vote no due to the changes to the Planning Commission. He voted against the change to have non-residents serving on the Planning Commission when it was adopted in 2022.

Vice Mayor Tolmachoff would vote aye because it was correcting a clerical error.

Mr. Bailey said Council could consider a change to the policy at a future meeting.

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

NAY: Councilmember Bart Turner

Passed

RESOLUTIONS

33. RESOLUTION NO. R25-39

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A TENTATIVE BUDGET OF THE AMOUNTS REQUIRED FOR THE PUBLIC EXPENSE FOR THE CITY OF GLENDALE FOR THE FISCAL YEAR 2025-2026; SETTING FORTH THE REVENUE AND THE AMOUNT TO BE RAISED BY DIRECT PROPERTY TAXATION FOR THE VARIOUS PURPOSES; ADOPTING CITY COUNCIL'S FINANCIAL POLICIES AND GIVING NOTICE OF THE TIME FOR HEARING TAXPAYERS AND FOR FIXING TAX LEVIES.

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

Ms. Bower read the resolution by title.

Mr. Gibson said the resolution would adopt the tentative budget. Once approved, the final budget could be lowered but could not be higher. It was also a request for Council to give notice of the date for public hearings. The public hearing for the FY25-26 Final Budget adoption and the property tax levy would be held on June 10, 2025, at 5:30 p.m. and the FY25-26 property tax levy adoption would be held on June 24, 2025, at 5:30 p.m. Both hearings would take place at the Glendale Civic Center.

Mr. Gibson said the proposed Tentative Budget for FY25-26 was \$1.46 billion and included an operating budget of \$710 million, a capital improvement budget of \$478 million, a debt service budget of \$115 million, and a contingency appropriation of \$157 million. The total revenue budget was \$1.02 billion and the total transfer budget was \$223 million. The budget did not include an increase to the primary property tax rate.

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Leandro Baldenegro to adopt Resolution No. R25-39.

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

NEW BUSINESS

34. A PUBLIC HEARING OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REGARDING THE ADOPTION OF THE CITYWIDE DEVELOPMENT IMPACT FEES

Presented by: John Murphey, CIP Administrator, Engineering

Ms. Bower read the item by title.

Mayor Weiers opened the public hearing.

Mr. Murphey said the public hearing was legislatively required prior to the consideration of the ordinance to adopt the City's Development Impact Fees. The ordinance to formally adopt the Development Impact Fees would be presented for Council adoption at the June 24, 2025, voting meeting.

There was no one who wished to speak on the matter.

Mayor Weiers closed the public hearing.

35. AUTHORIZATION TO EXECUTE A RECOVERY WELL CONSENT LETTER AND ENTER INTO A PURCHASE AND SALE AGREEMENT FOR ONE ACRE-FOOT EFFLUENT CREDIT TO VAI RESORTS, LLC.

Presented by: Ron Serio, P.E., Director, Water Services

The item was removed from the agenda and would be discussed at the May 27, 2025 workshop and voting meeting.

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Baldenegro said with current events in the world, the country and downtown Glendale, he hoped that everyone could be kind and be better with each other.

Councilmember Conchas invited Cactus District residents to Coffee with a Councilmember on Saturday, May 17th, from 11:00 a.m. to 1:00 p.m. at 43rd Avenue and Peoria Avenue. He would also be hosting a town hall at 5:30 p.m. on June 5th at the Glendale Womens Clubhouse. Councilmember Conchas said a Water Safety Day would be held at Rose Lane Aquatic Center in May.

Councilmember Guzman said she and Councilmember Baldenegro participated in a fishing challenge, but neither one had caught a fish. They decided to hold a race challenge at the opening of the Andretti Karting and Games facility. Councilmember Baldenegro won the challenge, and she would be purchasing a bench to be placed in an Ocotillo District park and would be completing community service at the Glendale Community Center.

Councilmember Guzman said the ribbon cutting at Heroes Regional Park took place that morning. There were now eight pickleball courts, a mini-pitch court, three new soccer fields, a new playground, two large dog parks and two small dog parks. She invited residents to experience Glendale at Heroes Regional Park.

Councilmember Turner wanted people to know that downtown Glendale was a safe place to come to shop and dine. He thanked the Glendale police officers who bravely threw themselves into a dangerous situation and brought peace and protected hundreds at a moment's notice. He was overwhelmed by the officers' bravery on behalf of the residents and visitors of the City.

Vice Mayor Tolmachoff congratulated the staff on the successful Experience Glendale event at Andretti Karting and Games. It was a great event.

Mayor Weiers said the Military Induction Ceremony held on May 12th was incredible. Nearly 450 high school graduates who made the decision to serve the country were recognized and honored. He was

proud of all the people who came together to make it happen.

CITIZEN COMMENTS

James Deibler, Phoenix resident, commented on an Adopt-a-Street event at the Main Library on Saturday, May 17, 2025.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:11 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 13th day of May, 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