

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, May 27, 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

PRAYER/INVOCATION

The invocation was offered by Councilmember Malnar.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE MAY 13, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the May 13, 2025 voting meeting.

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

PROCLAMATIONS AND AWARDS

2. PROCLAIM MAY 27, 2025 AS MAYOR 'S YOUTH ADVISORY COMMISSION (MYAC) DAY IN THE CITY OF GLENDALE
Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed May 27, 2025 as Mayor's Youth Advisory Commission (MYAC) Day in the City of Glendale. The proclamation was accepted by the founder of the MYAC, former Glendale Mayor George Renner and members of the MYAC.

CONSENT AGENDA

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000066-L10, ZACH'S SMOKE SHOP, 4810 W GLENDALE AVE
4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000127-L12, MARISCOS MI LINDO GUAYMAS, 5025 N 67TH AVE
5. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH CARAHSOFT TECHNOLOGY CORP. FOR PAYMENTWORKS INC. VENDOR VALIDATION SOFTWARE
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH THE ARIZONA HUMANE SOCIETY FOR VETERINARY AND SHELTERING SERVICES FOR INJURED OR ABANDONED ANIMALS
7. AUTHORIZATION TO ENTER INTO A STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGN PROFESSIONAL (CONSTRUCTION MANAGER AT RISK) WITH ARCHITEKTON, INC., FOR THE GLENDALE OPERATIONS CAMPUS
8. 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 (GMP2)
9. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH MGC CONTRACTORS, INC. FOR THE GLENDALE-PHOENIX WATER SUPPLY INTER-CONNECT PROJECT (GMP1)
10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BROWN & BROWN INSURANCE SERVICES, INC., FOR EMPLOYEE BENEFIT CONSULTING SERVICES
11. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BLUE CROSS BLUE SHIELD OF ARIZONA FOR ADMINISTRATION OF THE CITY'S SELF-INSURED EMPLOYEE MEDICAL BENEFITS PLAN
12. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE SERVICES AGREEMENT WITH BETTS SPRING COMPANY, DOING BUSINESS AS BETTS TRUCK PARTS AND SERVICE, FOR REPAIR OF HEAVY-DUTY VEHICLES

13. AUTHORIZATION TO ENTER WORK ORDER WITH SHI INTERNATIONAL CORP. FOR THE PURCHASE OF MICROSOFT UNIFIED SUPPORT
14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH HYE TECH NETWORK & SECURITY SOLUTIONS, LLC
15. AUTHORIZATION TO ENTER INTO LINKING AGREEMENT WITH QUISITIVE, LLC TO PROVIDE MICROSOFT INTEGRATION SERVICES
16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH STRYKER SALES, LLC ACTING THROUGH ITS MEDICAL DIVISION FOR THE PURCHASE OF AUTOMATIC EXTERNAL DEFIBRILLATORS (AEDS) FOR THE POLICE DEPARTMENT UTILIZING A SOURCEWELL COOPERATIVE PURCHASING CONTRACT
Presented by: Colby Brandt, Interim Police Chief

Vice Mayor Tolmachoff requested a presentation on the item.

Ms. Bower read the item by title.

Chief Brandt said the agreement would authorize the purchase of 146 Automated External Defibrillators (AED). The AEDs would be deployed in patrol vehicles. Recognizing that every second was crucial during cardiac emergencies, equipping police vehicles with AEDs empowered officers to deliver immediate, life-saving care, bridging the critical gap until advanced medical services were on scene. The initiative not only augmented frontline capabilities but also demonstrated the City's steadfast commitment to public health and safety.

17. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH LEXISNEXIS RISK SOLUTIONS FL INC. FOR AN ACCURINT VIRTUAL CRIME CENTER ONLINE SUBSCRIPTION
18. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PEAK TRANSIT, LLC FOR THE PROVISION OF FIXED ROUTE AUTOMATIC VEHICLE LOCATION (AVL), PASSENGER COUNTING TRACKING SYSTEM SOFTWARE, ASSOCIATED LICENSES, AND MAINTENANCE FEES
19. AUTHORIZATION TO APPROVE EXPENDITURE OF FUNDS FOR ORGANIZATIONAL MEMBERSHIP IN THE ARIZONA MUNICIPAL WATER USERS ASSOCIATION
20. AUTHORIZATION TO APPROVE EXPENDITURE OF FUNDS FOR THE COSTS ASSOCIATED WITH PARTIAL OWNERSHIP OF NEW RIVER-AGUA FRIA UNDERGROUND STORAGE PROJECT FROM SALT RIVER VALLEY USERS' ASSOCIATION
21. AUTHORIZATION TO APPROVE EXPENDITURE OF FUNDS FOR THE SUPPLY OF RAW WATER FROM SALT RIVER VALLEY WATER USERS' ASSOCIATION

22. AUTHORIZATION TO APPROVE EXPENDITURE OF FUNDS FOR THE COSTS ASSOCIATED WITH PARTIAL OWNERSHIP IN THE SUB-REGIONAL OPERATING GROUP
23. AUTHORIZATION TO APPROVE EXPENDITURE OF FUNDS FOR THE SUPPLY OF RAW WATER FROM CENTRAL ARIZONA PROJECT
24. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH KEMIRA WATER SOLUTIONS, INC. FOR FERRIC CHLORIDE
25. AWARD OF INVITATION FOR BID 25-49 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH CENTRAL POLY-BAG CORP. FOR TRASH LINERS AND POLY SHEETING
26. 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

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to approve Consent Agenda items 3 through 26.

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

LAND DEVELOPMENT ACTIONS

27. RESOLUTION NO. R25-40

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE, ARIZONA GENERAL PLAN MAP, BY APPROVING GENERAL PLAN AMENDMENT GPA24-05 FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF 63RD AVENUE AND GRAND AVENUE.

AND

ORDINANCE NO. O25-24

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY 10 ACRES LOCATED AT THE NORTHWEST CORNER OF 63RD AVENUE AND GRAND AVENUE FROM M-1 (LIGHT INDUSTRIAL), R-4 (MULTIPLE RESIDENCE-4) AND C-3 (HEAVY COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "VETERANS COMMUNITY PROJECT"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND

ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING)

Presented by: Alex Lerma, Senior Planner, Development Services

Ms. Bower read the resolution and ordinance by title.

Mayor Weiers opened the public hearing.

Mr. Lerma said the applicant's request included an amendment to the site's land use designation and the adoption of a PAD to facilitate the development of a small home veterans' community with ancillary support services to address a housing initiative for veterans.

Mr. Lerma said the project would provide fifty (50) small, site-built homes. Two of the homes would be fully ADA-accessible, six of the homes would be designed to accommodate families, and the remainder forty-two homes would be individual units. Housing was intended to be transitional, providing residents with stability so that they could then move on to permanent, independent housing.

Mr. Lerma said the project would also include support services for the veterans, which would be designated as a commercial building identified as the "Village Center." The commercial building would include offices for the support staff, community meeting spaces, mailboxes, counseling/training rooms, and other necessary amenities.

Mr. Lerma said at its meeting on April 24, 2025, the Planning Commission recommended approve of GPA24-05 as written and ZON24-10 subject to three stipulations.

No one wished to speak on the matter.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to adopt Resolution No. R25-40.

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

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-24.

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

Councilmember Bart Turner
Other: Councilmember Lupe Conchas Jr. (ABSENT)
Passed

ORDINANCES

28. ORDINANCE NO. O25-25

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF DEEDS AND EASEMENTS AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

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

Ms. Bower read the ordinance by title.

Ms. Chapin said construction of public infrastructure was occurring at several locations throughout the City. By accepting the land rights, the City would be able to operate and maintain the associated public infrastructure in the future.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Ordinance No. O25-25.

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

RESOLUTIONS

29. RESOLUTION NO. R25-41

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

Presented by: Michael Carr, Deputy Director, Field Operations

Ms. Bower read the resolution by title.

Mr. Carr said the resolution would authorize the City Manager to enter into an Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County for landfill disposal services. The resolution was missing the initiating date. Because Maricopa County was the requesting agency, its Board of Supervisors would approve the final version

of the IGA. The effective date would be added once the Board approved the IGA. The term would be through June 30, 2027.

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to adopt Resolution No. R25-41.

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

30. RESOLUTION NO. R25-42

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, ARIZONA, ORDERING AND CALLING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 4, 2025, IN AND FOR THE CITY OF GLENDALE, ARIZONA, TO SUBMIT TO THE QUALIFIED ELECTORS THEREOF QUESTIONS OF SELLING AND ISSUING BONDS PAYABLE FROM SECONDARY (AD VALOREM) PROPERTY TAXES.

Presented by: Amy Lindsay, Assistant Director, Budget and Finance

Ms. Bower read the resolution by title.

Ms. Lindsey said the resolution ordered and called for an election to be held on November 4, 2025, for the City to submit to the qualified electors the questions of selling and issuing bonds payable from secondary (ad valorem) property taxes. During the budget process, projects were identified which could potentially be funded using General Obligation Bonds. General Obligation Bonds required voter authorization and were usually paid for using secondary property tax revenues. To ensure funds were available to support projects in the ten-year CIP, an election was needed to request additional voter authorization to issue General Obligation Bonds.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Resolution No. R25-42.

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

31. RESOLUTION NO. R25-43

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, DECLARING THE OFFICIAL CANVASS OF VOTES CAST IN THE CITY OF GLENDALE ELECTION HELD MAY 20, 2025; DECLARING THE RESULTS OF THE CITIZEN-REFERRED PROPOSITION 401 AND PROPOSITION 402; AND ORDERING THAT A CERTIFIED COPY OF THE RESOLUTION BE RECORDED.

Presented by: Julie K. Bower, City Clerk

Ms. Bower read the resolution by title. She said the resolution would declare and adopt the results of the May 20, 2025 election.

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to adopt Resolution No. R25-43.

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

COUNCIL COMMENTS AND SUGGESTIONS

Vice Mayor Tolmachoff was happy that Council was able to approve the zoning changes for the Veterans Village project. The Council was proud that it was one step closer to being able to change the lives of veterans here in the City.

CITIZEN COMMENTS

Cricket Barrientos, Goodyear resident, founder of Sounds of Autism, commented on the issues of underage vaping and the opioid and fentanyl crisis.

Jamie Aldama, Yucca District resident, commented on the problems caused by underage vaping.

James Deibler, Phoenix resident, commented on the Adopt-a-Street program and the Hometown Christmas Parade.

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 27th 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