

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

**Tuesday, August 12, 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 Jolley Demiah, Mount Zion Prayer Ministries, International Church.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE JUNE 24, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the June 24, 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

CONSENT AGENDA

2. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000019-L07, DESERT MIRAGE GOLF & PRACTICE CENTER, 8710 W MARYLAND AVE
3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000069-L10, CHEVRON EXTRA MILE # 7018, 5059 W OLIVE AVE
4. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE SERVICES AGREEMENT WITH LANCE STRATEGIES, LLC (NO. C24-0224)
5. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH OVERDRIVE, INC. FOR ELECTRONIC RESOURCES
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CENTRAL CREATIVE, LLC, FOR PUBLIC RELATIONS CONSULTING SERVICES
7. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 WITH PRECISION ELECTRIC CO. FOR MOTOR, PUMP, WELL REPAIR AND REPLACEMENT SERVICES
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH D.P. ELECTRIC, INC
9. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH RELIABLE PORTABLE BATHROOMS LLC
10. AUTHORIZATION TO RATIFY AND ENTER INTO AN AGREEMENT WITH VALLEY SCHOOLS EMPLOYEE BENEFITS GROUP FOR ADMINISTRATION OF EMPLOYEE DENTAL AND VISION PROGRAMS
11. AMENDMENT NO. 1 TO THE MASTER SUBSCRIPTION AGREEMENT WITH GRANICUS, LLC
12. AUTHORIZATION TO RATIFY AND ENTER INTO A SERVICE AGREEMENT WITH POWER TECH CONTRACTING LLC, FOR STREET LIGHTING REPAIRS AND MAINTENANCE
13. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AZ WASTEWATER INDUSTRIES, INC. FOR CUES CCTV EQUIPMENT, PARTS, SOFTWARE, AND REPAIR SERVICES
14. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH VWR INTERNATIONAL, LLC FOR LABORATORY EQUIPMENT AND SUPPLIES

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to approve Consent Agenda items 2 through 14.

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.

15. RESOLUTION NO. R25-74

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF ECONOMIC SECURITY FOR COMMUNITY ACTION PROGRAM FUNDING EFFECTIVE JULY 1, 2025, THROUGH JUNE 30, 2030.

16. RESOLUTION NO. R25-75

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A DEVELOPMENT AGREEMENT WITH BANNER HEALTH.

17. RESOLUTION NO. R25-76

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN EQUITABLE SHARING AGREEMENT WITH THE UNITED STATES DEPARTMENT OF JUSTICE FOR CONTINUED PARTICIPATION IN THE FEDERAL EQUITABLE SHARING PROGRAM ON BEHALF OF THE GLENDALE POLICE DEPARTMENT.

18. RESOLUTION NO. R25-77

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO SUB-RECIPIENT AGREEMENT (NO. 24-AZDOHS-HSGP-240809-02) WITH THE ARIZONA DEPARTMENT OF HOMELAND SECURITY REGARDING THE URBAN AREA SECURITY INITIATIVE (UASI) GRANT.

19. RESOLUTION NO. R25-78

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO AMENDMENT NO. 1 TO THE DATA SHARING AGREEMENT (NO. 225512) FOR DATA EXCHANGE WITH THE ARIZONA DEPARTMENT OF ECONOMIC SECURITY, DIVISION OF EMPLOYMENT AND REHABILITATION SERVICES, ON BEHALF OF THE GLENDALE POLICE DEPARTMENT.

20. RESOLUTION NO. R25-79

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 CITY OF PHOENIX (FAIN NO. AZ-2025-013-00) FOR ACCEPTANCE AND EXPENDITURE OF FEDERAL TRANSIT ADMINISTRATION GRANT FUNDING FOR TRANSIT SERVICES.

21. RESOLUTION NO. R25-80

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 24-0009583-I), CITY OF PEORIA, MARICOPA DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF NORTHERN AVENUE BETWEEN 103RD AVENUE AND 91ST AVENUE.

22. RESOLUTION NO. R25-81

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 MARICOPA COUNTY (TT0600), THE CITY OF PEORIA, AND THE MARICOPA DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF NORTHERN PARKWAY BETWEEN AGUA FRIA AND 103RD AVENUE.

23. RESOLUTION NO. R25-82

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A WATER EXCHANGE AGREEMENT WITH THE CITY OF GOODYEAR (GOODYEAR) AND SALT RIVER PROJECT (SRP).

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 15 through 23.

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

- 24.** AN-268 THREE ROCKS MINING PHASE 2 ANNEXATION LOCATED ALONG THE AGUA FRIA RIVER BETWEEN BETHANY HOME ROAD (ALIGNMENT) AND MARYLAND AVENUE (ALIGNMENT) APPROXIMATELY 2,500 FEET EAST OF EL MIRAGE ROAD (PUBLIC HEARING REQUIRED)
Presented by: Duane Hoskins, Principal Planner

Ms. Bower read the item by title.

Mayor Weiers opened the public hearing.

Mr. Hoskins said the annexation request was for approximately 39 acres of vacant property. The site would be developed for the industrial use of sand and gravel mining, and no structures would be constructed.

Mr. Hoskins said, as required by state statute, the blank petition was filed with the Maricopa County Recorder on July 16, 2025. The property was currently within the Maricopa County jurisdiction, zoned RU-43 (Rural). Equivalent City zoning applied upon annexation would be RR-45 (Rural Residence). Following annexation, the applicant was requesting a General Plan amendment to change the land use designation to HI (Heavy Industrial) and rezone the property to M-2 (Heavy Industrial) with a Special Use Overlay for mining.

No one wished to speak on the matter.

Mayor Weiers closed the public hearing.

NEW BUSINESS

- 25.** PROTEST LIQUOR LICENSE NO. 600000068-L10, MARKET AND SMOKE, 6530 W GLENDALE AVE #100
Presented by: Levi D. Gibson, Director, Budget and Finance

Ms. Bower read the item by title.

Mr. Gibson said, based upon information obtained during the background investigation of the liquor license application, a recommendation of denial/protest was being made.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lupe Conchas Jr. to protest the liquor license application.

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 invited Cactus District residents to the next Coffee with a Councilmember being held on August 23rd, 11:00 a.m. to 12:00 p.m., at Cactus Blossom Coffee.

Councilmember Guzman welcomed the newest Yucca District resident, her grandson, Theodore Brooks Guzman, born that morning, weighing 7 pounds, 7 ounces.

Vice Mayor Tolmachoff thanked staff for its work on several special events that took place the previous weekend.

CITIZEN COMMENTS

Rory Goree, Ocotillo District resident, commented on the peacocks at Sahuaro Ranch Park.

James Deibler, Phoenix resident, commented on picking up library materials.

Theresa Christensen, Yucca District resident, commented on issues regarding childcare.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 5:49 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 12th day of August, 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