

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, September 9, 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

Absent: 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 Pastor Eden Fine, Veil Church.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE AUGUST 26, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the August 26, 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
Other: Councilmember Bart Turner (ABSENT)
Passed

PROCLAMATIONS AND AWARDS

2. PROCLAIM THE WEEK OF SEPTEMBER 17-23, 2025 AS CONSTITUTION WEEK IN THE CITY OF GLENDALE
Presented by: Mayor Jerry P. Weiers

Mayor Weiers proclaimed the week of September 17th, 2025 as Constitution Week in the City of Glendale. The proclamation was accepted by Patti McGuigan of the Anasazi Chapter of the Daughters of the American Revolution.

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 Vice Mayor Lauren Tolmachoff to appoint Kyle Holschlag to the Citizens Utility Advisory Commission for a term expiring January 31, 2026.

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

Mayor Weiers administered the oath of office to Mr. Holschlag.

CONSENT AGENDA

4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000135-L12, RED ZONE SPORTS GRILL, 8110 W UNION HILLS DR STE #3-350
5. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000134-L12, LA PERLA SPORTS CANTINA, 5723 W GLENDALE AVE
6. AUTHORIZATION TO ENTER INTO AMENDMENT NO 1 TO THE AGREEMENT FOR COMMUNITY-BASED OPIOID PREVENTION AND OUTREACH PROGRAM WITH COMMUNITY MEDICAL SERVICES ARIZONA-STATE, LLC
7. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT FOR THE GLENDALE WORKS PROGRAM WITH PHOENIX RESCUE MISSION

8. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 3 TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH MGC CONTRACTORS, INC., FOR GMP3 CONSTRUCTION SERVICES RELATED TO THE THUNDERBIRD RESERVOIR PROJECT – ZONE 2/3 DISTRIBUTION PUMP STATION
9. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH ARCADIS U.S., INC. FOR DESIGN SERVICES RELATED TO THE GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER LIFT STATION REHABILITATION
10. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH IRONTREE CONSTRUCTION, INC
11. AWARD RFP 25-61 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MAY MACHINERY, INC. FOR MAINTENANCE AND REPAIR SERVICES FOR LANDFILL HEAVY EQUIPMENT
12. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE AGREEMENT WITH BLUETRITON BRANDS, INC
13. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE AGREEMENT WITH SOUTHERN TIRE MART, LLC
14. AWARD OF RFP 25-30 AND AUTHORIZATION TO ENTER INTO AGREEMENT WITH CONVERGINT TECHNOLOGIES LLC. FOR PREVENTATIVE MAINTENANCE, REPAIRS, AND MATERIALS FOR INTRUSION ALARM, ACCESS CONTROL, CCTV, AND GATE OPERATORS
15. AUTHORIZATION TO INCREASE EXPENDITURE AUTHORITY WITH VINCERE PHYSICIANS GROUP, PLLC FOR CANCER SCREENINGS
16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH MATLICK ENTERPRISES, INC. DBA UNITED FIRE EQUIPMENT COMPANY FOR THE PURCHASE OF SELF-CONTAINED BREATHING APPARATUS (SCBA), REPLACEMENT PARTS, MAINTENANCE AND REPAIR FOR FIXED AND MOBILE SCBA FILL STATIONS AND COMPRESSORS
17. POSITION RECLASSIFICATIONS
18. AUTHORIZATION TO ENTER INTO SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC
19. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH STABILZER SOLUTIONS, INC. FOR GROUNDS AND IRRIGATION PRODUCTS AND SERVICES

20. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE SERVICES AGREEMENT WITH APPRISS, INC. REGARDING THE "VICTIM INFORMATION AND NOTIFICATION EVERYDAY" SERVICE FOR THE POLICE DEPARTMENT
21. AUTHORIZATION TO ENTER INTO AN EQUIPMENT PURCHASE AGREEMENT WITH FX TACTICAL, LLC FOR UNIFORMS AND EQUIPMENT FOR THE GLENDALE POLICE DEPARTMENT
22. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH PARADIGM TRAFFIC SYSTEMS, INC. FOR TRAFFIC SIGNAL CONTROLLER ASSEMBLIES
23. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH TORRENT RESOURCES, INC. FOR DRYWELL MAINTENANCE, INSTALLATION, AND REPAIR SERVICES
24. AWARD OF IFB 25-43 AND AUTHORIZATION TO ENTER INTO AGREEMENTS WITH MULTIPLE VENDORS FOR WATER AND WASTEWATER TREATMENT CHEMICALS AND FILTER MEDIA
25. AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR EQUIPMENT RENTALS WITH PARTY PEOPLE AZ LLC

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Lauren Tolmachoff to approve Consent Agenda items 4 and 6 through 25.

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

CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions by title.

26. RESOLUTION NO. R25-88

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 DEPARTMENT OF TRANSPORTATION FOR THE 75TH AVENUE, BEARDSLEY TO DEER VALLEY ROADS RECONSTRUCTION PROJECT.

27. RESOLUTION NO. R25-89

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR LAND AND WATER CONSERVATION FUNDS (LCWF) TO ARIZONA STATE PARKS AND TRAILS, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT.

28. RESOLUTION NO. R25-90

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, RATIFYING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR LAW ENFORCEMENT, SECURITY, AND TRAFFIC MANAGEMENT SERVICES FOR EVENTS AT STATE FARM STADIUM ON BEHALF OF THE GLENDALE POLICE DEPARTMENT.

29. RESOLUTION NO. R25-91

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ACCEPT AND EXECUTE TWO AIRPORT DEVELOPMENT GRANTS (AIP NO. 3-04-0064-038-2025 AND NO. 3-04-0064-039-2025) FROM THE FEDERAL AVIATION ADMINISTRATION (FAA).

30. RESOLUTION NO. R25-92

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT ONE TO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PEORIA FOR DEFINING ROADWAY SIGNING AND PAVEMENT MARKING MAINTENANCE.

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
Other: Councilmember Bart Turner (ABSENT)
Passed

ORDINANCES

- 31. CONSIDERATION AND POSSIBLE ACTION REGARDING ORDINANCE NO. O22-66, ORDINANCE NO. O22-67 AND ORDINANCE NO. O23-04**
Presented by: Michael D. Bailey, City Attorney

Ms. Bower read the item by title.

Mr. Bailey said the identified ordinances contained language that was being challenged in court. After reviewing the lawsuit, staff believed the alleged offending language could be removed from the ordinances. It would allow the City to continue to address pedestrian and vehicle safety pursuant to other City ordinances and state statutes. He requested that Council entertain a motion repealing the ordinances and return the ordinances to language that existed prior to the adoption of the alleged offending language.

A motion was made by Vice Mayor Lauren Tolmachoff, seconded by Councilmember Dianna T. Guzman to repeal Ordinance No. O22-66, Ordinance No. O22-67 and Ordinance No. O23-04.

Mayor Weiers was concerned about the safety of pedestrians, which was the main reason the ordinances were adopted. He hoped it did not go backwards and could be addressed by state statutes.

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
Other: Councilmember Bart Turner (ABSENT)
Passed

NEW BUSINESS

32. CONSIDERATION AND ACTION ON THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF GLENDALE AND TERRELL PROPERTIES, LLC

Presented by: Michael Bailey, City Attorney

Vice Mayor Tolmachoff recused herself from consideration of the item and left the room.

Ms. Bower read the ordinance by title.

Mr. Bailey said on March 25, 2025, the City and Terrell Properties, LLC. entered into a purchase and sale agreement for the sale of approximately 5.45 acres. The amendment adjusted the final parcel size and set forth a specific closing date of September 25, 2025. The price per square foot remained the same; the final sale price adjustment was due to the change in the parcel size.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Dianna T. Guzman to approve the First Amendment to the Purchase and Sale Agreement with Terrell Properties, LLC.

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

Passed

33. AUTHORIZATION TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR UP TO FIFTY (50) ACRE-FEET PER YEAR OF LONG-TERM STORAGE CREDITS TO VAI RESORTS, LLC

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

Vice Mayor Tolmachoff rejoined the meeting.

Ms. Bower read the item by title.

Mr. Serio said the initial term of the agreement was 25 years and included two 10-year options to extend. The agreement provided VAI with long-term storage credits and VAI would be responsible to install, operate and maintain a well to recover the credits. VAI would use up to 50 acre-feet per year. If VAI used the full amount every year for 45 years, it would equate to 2,250 acre-feet of water. The City expected to receive 450 acre-feet of sewage discharge from VAI per year, which was approximately nine times the amount the City was delivering. The 50 acre-feet equated to .012% of the City's annual potable water demand.

Mr. Serio said the City currently had an effluent agreement to sell 4,000 acre-feet per year with Palo Verde Nuclear Generating Facility and the City sold approximately 2,700 acre-feet to Arrowhead Amenities. Both agreements totaled more per year than the 45-year amount that would be provided to VAI.

Councilmember Conchas asked about the inflationary stipulation in the agreement.

Mr. Serio said the agreement included a rate adjustment based on the CPI or 3%, whichever was greater for that year. The price could also be renegotiated if there was a policy change or a proclamation for a stage 3 or stage 4 drought.

Councilmember Conchas asked for clarification on the stage 3 and stage 4 adjustments.

Mr. Serio said the drought levels were based on the reduction in water the City would use for drinking water. At the higher levels, there could be restrictions.

Councilmember Conchas asked who would build and maintain the well.

Mr. Serio said the well would be constructed, maintained and operated by VAI.

Vice Mayor Tolmachoff said it was not Colorado River water. The agreement stated If any change in law, regulation, government-mandated price control, government policy or declaration affected the ability of either party to perform its obligations under the Agreement, the parties agreed to adjust the terms of the Agreement to ensure compliance with the new law, regulation, or government policy. If the parties were unable to come to an agreement to

adjust the terms, either party could terminate the Agreement by delivering a written termination notice stating the effective termination date. She said that meant if it was a dire situation, the City would not be obligated to deliver the water credits.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to approve a Purchase and Sale Agreement for up to Fifty (50) acre-feet per year of long-term storage credits to VAI Resorts, LLC.

Councilmember Conchas appreciated being included in the conversation and decision.

The vote on the motions was:

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

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Baldenegro said fencing went up at the library and eliminated some parking. He was working with the City Manager's Office to see if any of the parking could be reclaimed. He said one block north of the library was a public parking garage with 550 spaces and encouraged people to take advantage of the parking there.

Councilmember Conchas said there was an upcoming town hall on September 17th at the Glendale Woman's Club Clubhouse. Serving would begin at 5:00 p.m. and the program would begin at 5:30 p.m.

Councilmember Conchase recognized the work of the officers of the DUI Taskforce and the volunteers who provided food and snacks for the officers. He appreciated the community effort to show the officers how much the community cared.

Councilmember Guzman said the next Yucca District meeting would be held at the System of Care Facility on Thursday, October 2nd from 6:00 p.m. to 8:00 p.m.

Councilmember Malnar reminded everyone that September was National Emergency Preparedness Month. There were a lot of resources on FEMA's website for families on how to prepare in the case of an emergency.

Vice Mayor Tolmachoff said at the workshop two weeks ago, during the discussion, a Councilmember referred to three City staff members by name. She said it violated Council's Code of Conduct to name employees. It was inappropriate to drag staff members into the discussion. She apologized to the staff members.

Mayor Weiers said he and Councilmember Guzman were hosting a shred event on November 15th at the System of Care Facility. Anyone with an American flag that needed to be disposed of could drop

the flag off at the event, and the flag would be properly retired.

CITIZEN COMMENTS

Kevin James, Surprise resident, commented on reinstating RideShare.

Stacy Damitio, Barrel District resident, commented on the relocation of peacocks at Sahuaro Ranch Park.

Theresa Christensen, Yucca District resident, thanked Vice Mayor Tolmachoff and Councilmember Guzman for their engagement on childcare.

James Deibler, Phoenix resident, commented on the public library hours.

Bobby Casaves, Barrel District resident, commented on renaming the community center.

Antonio Daniele, Yucca District resident, commented on dust caused by trucks.

Nithil Balamurugan, Mayor's Youth Advisory Committee (MYAC) member, commented on the Preamble of the Constitution.

Jaclyn Nguyen, MYAC member, commented on the Preamble of the Constitution.

Mayor Weiers recognized his Management Assistant, Anne Thomson for her work with MYAC.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:23 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 9th day of September, 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