

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, December 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
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 NOVEMBER 25, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Leandro Baldenegro to approve the minutes of the November 25, 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

BOARDS, COMMISSIONS AND OTHER BODIES

2. APPROVE RECOMMENDED APPOINTMENTS TO BOARDS, COMMISSIONS & OTHER BODIES

Presented by: Councilmember Raymond Malnar

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Lupe Conchas Jr. to appoint Helena Johnson Vasquez to the Planning Commission for a term expiring January 31, 2027.

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

Mayor Weiers administered the oath of office to Ms. Johnson Vasquez.

CONSENT AGENDA

- 3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000072-L10, NEW AFRICA SUPERMARKET, 4734 W GLENDALE AVE**
- 4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000073-L10, CHARGE N GO 4, 5103 W PEORIA AVE**
- 5. ADOPTION OF THE 2026 COUNCIL WORKSHOP AND VOTING MEETING SCHEDULE**
- 6. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 FOR HOMELESSNESS SERVICES WITH SUBRECIPIENT PHOENIX GOSPEL MISSION, INC. DBA PHOENIX RESCUE MISSION**
- 7. APPROVAL OF LOTS 236 AND 237 LEGACY PLACE PHASE 1 GLENDALE FINAL PLAT (FP25-04) LOCATED AT THE SOUTHWEST CORNER OF 75TH AVENUE AND NORTHERN AVENUE**
- 8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH LOFTIN EQUIPMENT COMPANY FOR MAINTENANCE, REPAIR AND SERVICE OF EMERGENCY GENERATORS**
- 9. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH REFRIGERATION SUPPLIES DISTRIBUTOR FOR HVAC SUPPLIES**

10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH JOHNSTONE SUPPLY, LLC FOR HVAC PARTS AND SUPPLIES
11. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH GENUINE PARTS COMPANY DOING BUSINESS AS NAPA INTEGRATED BUSINESS SOLUTIONS FOR ONSITE AUTOMOTIVE PARTS OPERATION
12. AUTHORIZATION TO ENTER INTO PROFESSIONAL SERVICES AGREEMENT WITH ROI INSIGHT GROUP, LLC
13. AUTHORIZATION TO UPDATE CONTRACT SPENDING AUTHORITY FOR THE SOFTWARE SERVICES AGREEMENT FOR FORENSIC SOFTWARE FOR GRAYKEY ADVANCED FORENSIC SOFTWARE LICENSE

A motion was made by Councilmember Leandro Baldenegro, seconded by Vice Mayor Lauren Tolmachoff to approve Consent Agenda items 3 through 13.

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.

14. RESOLUTION NO. R25-113

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING ACCEPTANCE AND DIRECTING THE ENTERING INTO OF THE GRANT-IN-AID AWARD OF \$115,000 FROM THE TOHONO O'ODHAM NATION ON BEHALF OF THE ORGANIZATION'S FIGHTER COUNTRY FOUNDATION, MARICOPA COMMUNITY COLLEGES FOUNDATION, AND NEW LIFE COMMUNITY CHURCH.

15. RESOLUTION NO. R25-114

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 FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR FLOODPLAIN REGULATORY SERVICES AND OVERSIGHT FOR A PORTION OF THE AGUA FRIA RIVER.

16. RESOLUTION NO. R25-115

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY, ON BEHALF OF THE SHERIFF'S OFFICE, TO COLLABORATE ON SHARED COMPONENTS OF THE SWORN OFFICER BASIC TRAINING ACADEMY, ON BEHALF OF THE GLENDALE POLICE DEPARTMENT.

17. RESOLUTION NO. R25-116

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN EDUCATIONAL SERVICES AGREEMENT WITH THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT, ON BEHALF OF GLENDALE COMMUNITY COLLEGE, PUBLIC SAFETY SCIENCES, FOR GLENDALE POLICE OFFICER RECRUITS TO PARTICIPATE IN THE LAW ENFORCEMENT TRAINING ACADEMY.

18. RESOLUTION NO. R25-117

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 FOR ADOPTION AND ACCEPTANCE OF THE CITY OF GLENDALE'S UPDATED PUBLIC TRANSPORTATION SAFETY PLAN (PTASP).

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 14 through 18.

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

19. ORDINANCE NO. O25-50

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 8 (MOTORIZED SKATEBOARDS) OF THE GLENDALE CITY CODE AS IT RELATES TO ELECTRIC BICYCLES AND ELECTRIC STANDUP SCOOTERS.

Presented by: Rick St. John, Deputy City Manager

Ms. Bower read the ordinance by title.

Mr. St. John said the proposed ordinance would regulate the use of electric bikes and electric scooters on public roadways, rights-of-way, and parking areas.

Vice Mayor Tolmachoff asked if there was a plan to inform residents about the new regulations.

Mr. St. John said there was a plan.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lupe Conchas Jr. to adopt Ordinance No. O25-50.

Councilmember Turner was in support but had reservations because there was no data to show that a young person would operate the vehicles more safely at an older age. He was hopeful as more such ordinances were adopted, data collection would be part of it. As more data was collected, Council could review the age and speed regulations. It sent the message that it was a distinct hazard.

Vice Mayor Tolmachoff said the ordinance did not contain everything she had hoped for such as the age requirements. Sixteen was the age a person could get a driver's license. She felt twelve was too young for scooters. She believed the ordinance would prevent accidents.

Mayor Weiers said the responsibility should fall on the parents. He did not think the City should pass laws that were too often impossible for law enforcement to enforce. Until parents started taking responsibility for their children, he would support the ordinance.

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
Councilmember Bart Turner

Passed

20. ORDINANCE NO. O25-51

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 9 (BUILDINGS AND BUILDING REGULATIONS), ARTICLE II (TECHNICAL CODES) AND ARTICLE III (WATER CONSERVATION PLUMBING REQUIREMENTS), REGARDING THE ADOPTION OF AND AMENDMENTS TO THE TECHNICAL CODES RELATING TO BUILDINGS, BUILDING REGULATIONS AND WATER CONSERVATION; AND SETTING FORTH AN EFFECTIVE DATE.

Presented by: Randy Huggins, Director, Development Services
Brian Hickman, Interim Deputy Director, Development Services

Ms. Bower read the ordinance by title.

Mr. Huggins provided the presentation would cover both items 20 and 21. He said the last code adoption occurred in 2019 with the 2018 Building and Fire Codes. The City typically adopted updated codes every 6 years and most of the codes adopted were published by the International Code Council (ICC).

Mr. Huggins said the major steps of the process were:

- Staff analyzed the new codes
- Revises or deleted existing amendments and added new amendments as needed
- Published proposed draft amendments and gathered public input
- Presented proposed code adoption to Council at a workshop
- Ratification of Code Adoption Ordinances

Mr. Huggins said community involvement included:

- Interested Parties List
- Home Builders Association of Central Arizona
- Arizona Registrar of Contractors
- Glendale Chamber of Commerce
- American Institute of Architects
- Structural Engineers Association of Arizona
- Arizona Building Officials Central Chapter
- Utilities (APS, SRP, SWG)

Mr. Huggins said the amendments made were based on Council direction:

- Kitchen island outlet – Allowed both top and side outlets
- Electric vehicle outlets in residential garages – EV capable
- 5-foot-wide sidewalk to right-of-way – Did not apply to existing sites and extension of premises

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lupe Conchas Jr. to adopt Ordinance No. O25-51.

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

21. ORDINANCE NO. O25-52

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 16 (FIRE PREVENTION AND PROTECTION), ARTICLE II (TECHNICAL CODES) AND ARTICLE III (SPRINKLER SYSTEMS); AND SETTING FORTH AN EFFECTIVE DATE.

Presented by: Randy Huggins, Director, Development Services

Brian Hickman, Interim Deputy Director, Development Services

Stephen Dudley, Code Consultant, Development Services

Ms. Bower read the ordinance by title.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O25-52.

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

22. AUTHORIZATION TO ENTER INTO SHARED ACCESS DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT WITH VAI RESORTS LLC

Presented by: Randy Huggins, Director, Development Services

Ms. Bower read the item by title.

Mr. Huggins said the item was discussed at the workshop. VAI would be responsible for the cost of design and construction of driveway improvements, the cost of maintenance, repair and upkeep and the cost of water, power, and related utility billing. The City maintained ownership of the driveway and improvements within it.

Mr. Huggins said Exhibits C and D illustrated the extent of the driveway. The actual exhibits would be based on the final construction documents.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to approve item 22 and to clarify that Exhibits C and D were intended to illustrate the extent of driveway improvements, the easement, legal description and driveway improvements constructed would be based on the final construction documents when approved by the City and to authorize the City Manager to make any necessary changes as a result of the final construction documents.

Councilmember Conchas did not like to approve items that were not finalized, but it was important for the City to support VAI Resort in order for it to open as soon as possible.

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
Councilmember Bart Turner

Passed

COUNCIL COMMENTS AND SUGGESTIONS

Councilmember Baldenegro thanked everyone who made the dedication of Veteranos Park such a special event. He congratulated Matt Madrid for finally receiving the ribbons and awards he earned 57 years ago in Vietnam. Over 300 people attended the event.

Councilmember Baldenegro thanked Mr. Phelps for the advice and assistance he had given and all he had done for the City.

Councilmember Conchas thanked the Cactus District community for allowing him to represent them and uplifting their community together. His goal was to improve the lives of the people he served.

Councilmember Conchas thanked Mr. Phelps, Council, his Council Assistant Isela Rivas and City employees for their assistance and service to the City.

Councilmember Guzman thanked Mr. Phelps for the advice and leadership he had provided to her over the past year. She wished everyone a very Merry Christmas and a Happy New Year.

Councilmember Malnar wished everyone happy holidays. He thanked Mr. Phelps. It had been great working with him and he appreciated everything Mr. Phelps had done.

Councilmember Turner wished residents and employees safe and happy holidays.

Councilmember Turner had decided not to stand for re-election. He would continue to do the very best for citizens over the next year.

Councilmember Turner said Mr. Phelps and the Council had moved the City forward over the past ten years. He thanked him for his service to the community.

Vice Mayor Tolmachoff thanked everyone who attended the Cholla District Holiday Mixer.

Vice Mayor Tolmachoff said if it had not been for Councilmember Turner, it was possible Council would have overlooked Mr. Phelps because he was so uniquely qualified. There was a lot of work to do when Mr. Phelps joined the City. He had done a great job and cared about what the right thing was for Glendale.

Mayor Weiers said although initially he was not in support of Mr. Phelps, he thought the world of him and appreciated everything Mr. Phelps had done for the City.

Mayor Weiers said the Hometown Christmas Parade was taking place on Saturday. It was the largest parade in Arizona and there were more entries this year than there had ever been. It included a food drive for Hope for Hunger. Proceeds of the parade also went to Hope for Hunger.

Mayor Weiers wished everyone a Merry Christmas and Happy Hanukkah.

CITIZEN COMMENTS

Rory Goree, Ocotillo District resident, commented on Sounds of Autism.

Rick Picard, Sahuaro District resident, commented on the wall painting project on 67th Avenue between Union Hills Drive and Skunk Creek.

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 9th day of December, 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