

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, January 13, 2026

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: Patrick S. Banger, 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 Roger Pickerill, Lighthouse Fellowship Church.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE DECEMBER 9, 2025 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Bart Turner, seconded by Vice Mayor Lauren Tolmachoff to approve the minutes of the December 9, 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 Vice Mayor Lauren Tolmachoff to make the following appointments:

Audit Committee

Council member Lupe Conchas, Cactus District, to a term expiring January 31, 2028
Council member Dianna Guzman, Yucca District, to a term expiring January 31, 2028
Council member Bart Turner, Barrel District, to a term expiring January 31, 2028
Irene Avalos, Cactus District, to a term expiring January 31, 2028
Marc Floyd, Cholla District, to a term expiring January 31, 2028

Aviation Advisory Commission

Bill Eikost, Cholla District, to a term expiring January 31, 2028
Larry Rovey, Yucca District, to a term expiring January 31, 2028

Board Of Adjustment

Paul Dagostino, Cholla District, to a term expiring January 31, 2028
Donna Duggins, Cactus District, to a term expiring January 31, 2028
Tammy Gee, Yucca District, to a term expiring January 31, 2028

Citizens Transportation Oversight Commission

Sid Andress, Sahuaros District, to a term expiring January 31, 2028
Tanja Shineman, Cactus District, to a term expiring January 31, 2028

Citizens Utility Advisory Commission

Amber Ford, Sahuaros District, to a term expiring January 31, 2028
Kyle Holschlag, Ocotillo District, to a term expiring January 31, 2028
Srikanth Grandhi, Yucca District, to a term expiring January 31, 2028

Commission on Diverse Cultures

Davita Solter, Sahuaros District, to a term expiring January 31, 2028
Chrioni Turner, Cactus District, to a term expiring January 31, 2028

Community Development Advisory Committee

David Giles, Sahuaros District, to a term expiring January 31, 2028
Brandon Hiller, Barrel District, to a term expiring January 31, 2028
Santiago Villegas, Yucca District, to a term expiring January 31, 2028
Joy Calles, Mayoral, Barrel District, to a term expiring January 31, 2028
Theodora Hackenberg, Barrel District, to a term expiring January 31, 2028

Historic Preservation Commission

Brian Gustafson, Barrel District, to a term expiring January 31, 2028
Bryon Joyce, Mayoral, Cactus District, to a term expiring January 31, 2028

Industrial Development Authority

Manuel Ybarra, Cholla District, to a term expiring January 31, 2032

Library Advisory Board

Cody Bro, Sahuaros District, to a term expiring January 31, 2028
Meegan Tosh, Mayoral, to a term expiring January 31, 2028,

Theresa Fowler, Yucca District, to a term expiring January 31, 2028
Thomas Varela, Cactus District, to a term expiring January 31, 2028

Municipal Property Corporation

Kerry Cooper, Yucca District, to a term expiring January 31, 2027
Margaret Gibbons, Sahuaro District, to a term expiring January 31, 2027

Parks & Recreation Advisory Commission

Bud Zomok, Ocotillo District, to a term expiring January 31, 2028
Mary Smith, Cactus District, to a term expiring January 31, 2028
Tonja Oliver, Yucca District, to a term expiring January 31, 2028
Jaclyn Nguyen, Teen, Cholla District, to a term expiring January 31, 2027
Nikhil Bharadwaj, Teen, Cholla District, to a term expiring January 31, 2027

Planning Commission

John Geurs, Ocotillo District, to a term expiring January 31, 2028
Vern Crow, Cactus District, to a term expiring January 31, 2028

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 all board and commission members who were present.

CONSENT AGENDA

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000139-L12, PIZZICATA GLENDALE, 19420 N 59TH AVE STE C117
4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000075-L10, THOMAS LIQUOR 2, 5008 W NORTHERN AVE STE 3
5. AWARD OF RFP 26-03 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PT ADVISORS, LLC (FN) FOR INVESTMENT ADVISORY SERVICES
6. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT FOR CONSTRUCTION – GMP 1B (GUARANTEED MAXIMUM PRICE) WITH HAYDON COMPANIES, LLC FOR THE BETHANY HOME ROAD DRAINAGE IMPROVEMENTS - PHASE A CONSTRUCTION

7. AUTHORIZATION TO ENTER INTO A CHANGE ORDER TO THE CONSTRUCTION AGREEMENT WITH VISUS ENGINEERING CONSTRUCTION, INC. FOR THE BUS PULLOUT PROJECT LOCATED AT 75th AVENUE AND UNION HILLS DRIVE
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FULL CIRCLE ELECTRONICS AZ, LLC, DBA WESTECH RECYCLERS TO PROVIDE ELECTRONIC WASTE RECYCLING AND RELATED SERVICES
9. AWARD OF IFB 26-09 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH KNIGHT INDUSTRIES DBA JR KENNEDY COMPANY, LLC
10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SAFETY-KLEEN SYSTEMS, INC., FOR USED AUTOMOTIVE FLUID REMOVAL AND COLLECTION SERVICES
11. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH RUSH TRUCK CENTERS OF ARIZONA, INC., FOR THE COOPERATIVE PURCHASE OF SOLID WASTE TRUCKS
12. AUTHORIZATION TO ENTER INTO AND RATIFY A LINKING AGREEMENT BETWEEN THE CITY OF GLENDALE AND CENTURYLINK COMMUNICATIONS, LLC
13. AUTHORIZATION TO ENTER INTO AMENDMENT NO. TWO TO THE AGREEMENT WITH SOUTHWEST FABRICATION, LLC., FOR BUS STOP SHELTER FURNITURE INSTALLATION, MAINTENANCE, AND REPAIR SERVICES (CONTRACT NO. C22-0112) (RFP 22-22)

A motion was made by Councilmember Ray Malnar, 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 items by title.

14. RESOLUTION NO. R26-01

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ACQUISITION OF AN EASEMENT FOR RIGHT-OF-WAY PURPOSES ALONG LITCHFIELD ROAD ADJACENT TO LUKE AIR FORCE BASE AND DIRECTING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO COMPLETE SAID ACQUISITION.

15. RESOLUTION NO. R26-02

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, RATIFYING AMENDMENT NO. 1 TO AGREEMENT M23 0034 WITH THE STATE OF ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS; APPROVING SCOPE MODIFICATIONS, EXTENDING THE AGREEMENT TERM, AND AUTHORIZING CONTRACTUAL ARRANGEMENTS WITH A CONTRACTOR FOR OUTREACH AND TRAINING SERVICES UNDER THE FY 2023 ANTI-HUMAN TRAFFICKING GRANT PROGRAM.

16. RESOLUTION NO. R26-03

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 EL MIRAGE AND THE CITY OF TOLLESON REGARDING A DATA SHARING AGREEMENT.

17. RESOLUTION NO. R26-04

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 LITCHFIELD PARK FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A SIGNAL AT LITCHFIELD ROAD AND MISSOURI AVENUE IN THE CITY OF LITCHFIELD PARK.

18. RESOLUTION NO. R26-05

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ACCEPT AND EXECUTE THE AIRPORT DEVELOPMENT GRANT (GRANT NO. E6M4G01P) FROM THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).

19. RESOLUTION NO. R26-06

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ACCEPT AND EXECUTE THE AIRPORT DEVELOPMENT GRANT (GRANT NO. E6M4H01D) FROM THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).

20. RESOLUTION NO. R26-07

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO RESOLUTION NO. R21-118 TO SHARE COSTS FOR THE FEASIBILITY STUDY OF BARTLETT DAM MODIFICATION ALTERNATIVES AMONG COST-SHARE PARTNERS AND SALT RIVER PROJECT AGRICULTURE IMPROVEMENT AND POWER DISTRICT (SRP) TO INCREASE THE AMOUNT BY \$288,000 AND EXTEND THE TERM OF THE AGREEMENT.

A motion was made by Councilmember Dianna T. Guzman, seconded by Vice Mayor Lauren Tolmachoff to adopt Consent Resolutions items 14 through 20.

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

21. ORDINANCE NO. O26-01

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED WEST OF THE NORTHWEST CORNER OF 51ST AVENUE AND CAMELBACK ROAD FROM M-2 (HEAVY INDUSTRIAL) TO C-3 (HEAVY COMMERCIAL); AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING REQUIRED).

Presented By: Sydney Tirella, Senior Planner, Development Services

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Ms. Tirella said the proposed ordinance would rezone the property from M-2 (Heavy Industrial) to C-3 (Heavy Commercial). C-3 zoning would provide an appropriate mix of uses and would compliment the existing uses.

No one wished to speak on the matter.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Ray Malnar to adopt Ordinance No. O26-01.

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. COUNCIL SELECTION OF VICE MAYOR Presented by: Thomas Adkins, Deputy City Manager

Mr. Adkins said in accordance with the Charter and pursuant to City Council Guidelines, the City Council designated from among its members a Vice Mayor. Nominations for Councilmembers Malnar and Turner were discussed at the workshop earlier in the day.

A motion was made by Vice Mayor Lauren Tolmachoff, seconded by Councilmember Dianna T. Guzman to nominate Councilmember Malnar as Vice Mayor for a term ending January 31, 2027.

Councilmember Conchas supported the nominations for both Councilmember Malnar and Councilmember Turner. The Barrel District had not had the Vice Mayor position in 11 years. In the future, he would like to see the Vice Mayor position be rotated through the Council districts. Every district should have the opportunity.

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 Conchas welcomed Mr. Banger to the City.

Councilmember Conchas invited everyone to the Vallarta Supermarket grand opening on Wednesday, January 14th. He encouraged everyone to visit the supermarket for an elevated grocery experience.

Councilmember Conchas said there would be a community meeting on January 21st regarding the Bethany Home Road Drainage Project.

Councilmember Conchas invited everyone to a Housing and Tenants Rights Townhall on January 29th at the Glendale Woman's Clubhouse.

Councilmember Guzman said the Yucca District meeting would be January 14th at Andretti Indoor Karting from 6:00 to 8:00 p.m.

Councilmember Tolmachoff welcomed Mr. Banger to Glendale.

Councilmember Tolmachoff thanked the Public Safety and Transportation staff for an excellent job with the Fiesta Bowl. It required a lot of work, and staff did an excellent job.

Vice Mayor Malnar welcomed Mr. Banger to the City.

Vice Mayor Malnar said the protection provided by Public Safety at major events, such as the Fiesta Bowl, was extensive.

Mayor Weiers said Vallarta Supermarkets was opening its first store in Arizona. It prided itself on having the best cuts of meat, produce and fresh tortillas. The owners were incredible and the store would do very well in Glendale.

CITIZEN COMMENTS

Gary Hirsch, Cactus District resident, commented on Council stipends.

Dave Rosen, Sahuaro District resident, commented on illegal fireworks.

Timothy Dombek, Barrel District resident, commented on Goldensun and disability awareness.

Tammie Kelly, Ocotillo District resident, commented on Frosty the Snowman at Glendale Glitters.

Patty Dunlap, Barrel District resident, commented on the proposed detention center.

James Deibler, Phoenix resident, commented on a code enforcement issue regarding an abandoned house.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:07 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 January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___ day of ___, 2026.

Julie K. Bower, MMC, City Clerk