

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, January 27, 2026  
5:30 P.M.  
Voting Meeting  
Civic Center**

### **City Council**

*Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner*

## **CALL TO ORDER**

Vice Mayor Malnar called the meeting to order at 5:30 p.m.

## **ROLL CALL**

Present: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Absent: Mayor Jerry Weiers

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 Prophetess Jolley Demiah, Mount Zion Prayer Ministries International.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE JANUARY 13, 2026 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 January 13, 2026 voting meeting minutes.

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

## PROCLAMATIONS & AWARDS

2. PROCLAIM JANUARY 2026 AS HUMAN TRAFFICKING PREVENTION MONTH  
Presented by: Vice Mayor Ray Malnar

Vice Mayor Malnar proclaimed the month of January as Human Trafficking Prevention Month in the City of Glendale.

The proclamation was accepted by Government Liaison Joe Grossman, Pastor Dan Steffen, Scott September, Glendale Police Sergeant Eric Hardt and Lieutenant Elaine Singer.

## BOARDS, COMMISSIONS AND OTHER BODIES

3. APPROVE RECOMMENDED APPOINTMENTS TO BOARDS, COMMISSIONS & OTHER BODIES  
Presented by: Councilmember Dianna T. Guzman

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lauren Tolmachoff to make the following appointments:

### Arts Commission

Kurt Melling to a term expiring January 31, 2028

Lizbeth Feria to a term as Chair expiring January 31, 2027

Anne Marie Chaney to a term as Vice Chair expiring January 31, 2027

### Aviation Advisory Commission

Bud Zomok to a term as Chair expiring January 31, 2027

Bill Eikost to a term as Vice Chair expiring January 31, 2027

### Board of Adjustment

Benjamin Naber to a term as Chair expiring January 31, 2027

Donna Duggins to a term as Vice Chair expiring January 31, 2027

### Citizen Bond Election Committee

Ian Hugh to a term ending January 31, 2027

Lisa Baker to a term ending January 31, 2027

James Nguyen to a term ending January 31, 2027

David Giles to a term ending January 31, 2027

Joyce Clark to a term ending January 31, 2027

Gary Hirsch to a term ending January 31, 2027

Cory Robinette to a term ending January 31, 2027

### Citizens Transportation Oversight Commission

Tiana Roberts to a term as Chair expiring January 31, 2027

Tanja (SHIN-uh-muhn) Shineman to a term as Vice Chair expiring January 31, 2027

### Citizens Utility Advisory Commission

Amber Ford to a term as Chair expiring January 31, 2027

Scott Scherer to a term as Vice Chair expiring January 31, 2027

### Community Development Advisory Committee

Lisa Baker to a term as Chair expiring January 31, 2027

Theodora Hackenberg to a term as Vice Chair expiring January 31, 2027

Historic Preservation Commission

Timothy Quinn to a term as Chair expiring January 31, 2027

Library Advisory Board

Cody Bro to a term as Chair expiring January 31, 2027

Meegan Tosh to a term as Vice Chair expiring January 31, 2027

Parks & Recreation Advisory Commission

Adina Lund to a term expiring January 31, 2028

Marie Nesfield to a term as Vice Chair expiring January 31, 2027

Personnel Board

Irene Avalos to a term expiring January 31, 2027

Joyce Clark to a term expiring January 31, 2028

Planning Commission

Vern Crow to a term as Chair expiring January 31, 2027

Tom Cole to a term as Vice Chair expiring January 31, 2027

Public Safety Personnel Retirement Boards

Patrick Banger to a term expiring January 31, 2029

Charles Erickson to a term as Chair expiring January 31, 2027

Risk Management and Worker's Compensation Trust Fund Board

Ray Malnar to a term as Chair expiring January 31, 2027

Kevin Gratton to a term as Vice Chair expiring January 31, 2027

AYE: Vice Mayor Ray Malnar

Councilmember Leandro Baldenegro

Councilmember Lupe Conchas Jr.

Councilmember Dianna T. Guzman

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

Vice Mayor Malnar administered the oath of office to the members present.

**CONSENT AGENDA**

4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000140-L12, TORTAS PAQUIME, 5149 W OLIVE AVE STE 2
5. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH B & F CONTRACTING, INC., FOR THE STREETLIGHT INFILL LIGHTING PROJECT

6. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH AA ANCHOR FENCE, INC. DBA ASSOCIATED FENCE FOR FENCING: INSTALLATION, SERVICE AND SUPPLIES
7. AUTHORIZATION TO ENTER INTO AND RATIFY AMENDMENT NO. 1 TO THE LINKING AGREEMENT WITH ORACLE AMERICA, INC

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Bart Turner to approve Consent Agenda items 4 through 7.

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

8. AUTHORIZATION TO ENTER INTO THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR TERRELL PROPERTIES, LLC

Councilmember Tolmachoff pulled the item from the Consent Agenda for a separate vote.

Councilmember Tolmachoff recused herself from voting on the item.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lupe Conchas Jr. to approve Consent Agenda item 8.

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

## **CONSENT RESOLUTIONS**

Ms. Bower read the Consent Resolutions items by title.

**9. RESOLUTION NO. R26-08**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACQUISITION OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR THE 83RD AVENUE FROM GLENDALE TO NORTHERN CAPITAL IMPROVEMENT PROJECT (CIP 202121).

**10. RESOLUTION NO. R26-09**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADJUSTING SOLID WASTE COMMERCIAL RATES FOR FRONT LOAD AND ROLL-OFF SERVICES; AND ESTABLISHING AN EFFECTIVE DATE.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Dianna T. Guzman to adopt Consent Resolutions items 9 and 10.

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

**LAND DEVELOPMENT ACTIONS**

**11. APPEAL TO CITY COUNCIL FOR CUP25-10**  
Presented by: Phil Martinez, Senior Planner, Development Services

The item was pulled from the agenda at the request of City staff.

**ORDINANCES**

**12. ORDINANCE NO. O26-02**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING DESIGNATED OFFICERS TO DEPOSIT AND WITHDRAW CITY FUNDS FROM DESIGNATED BANK ACCOUNTS; DIRECTING ALL BANKS WITH CITY ACCOUNTS TO RECOGNIZE THE SIGNATURES OF SAID OFFICERS ON ELECTRONIC FUND TRANSFERS, CHECKS FOR DEPOSIT AND/OR WITHDRAWAL; AND DECLARING AN EMERGENCY.

Presented by: Levi D. Gibson, Director, Budget and Finance

Ms. Bower read the ordinance by title.

Mr. Gibson said the City had various bank accounts that were used for day-to-day operations, to receive deposits and to pay necessary expenses as authorized by Council. Changes in the organization, including the appointment of a new City Manager and Deputy City Manager necessitated updates to the signature authority so that the City's business operations and interests were not adversely affected.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O26-02.

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

**13. ORDINANCE NO. O26-03**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE VIII (BOARDS, COMMISSIONS, ETC.), DIVISION 5 (COMMISSION ON DIVERSE CULTURES) OF THE GLENDALE CITY CODE.

Presented by: Julie K. Bower, City Clerk

Ms. Bower read the ordinance by title. She said the Commission on Diverse Cultures had requested the name of the commission be changed to the Commission on Community and Culture. The Government Services Committee was in support of the name change.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O26-03.

Councilmember Conchas said that he would typically vote no because the word "diverse" was in the list of the duties of the Commission but because it was recommended by the Commission, he would vote yes.

The vote on the motion was:

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

**14. ORDINANCE NO. O26-04**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REVOKING ORDINANCE 019-81 AND ESTABLISHING AN AD-HOC CITIZEN BOND ELECTION COMMITTEE, ASSIGNING DUTIES AND RESPONSIBILITIES TO THE COMMITTEE, ESTABLISHING EFFECTIVE DATES, AND DECLARING AN EMERGENCY. Presented by: Vicki Rios, Assistant City Manager

Ms. Bower read the ordinance by title.

Ms. Rios said the ordinance would dissolve the existing Citizen Bond Election Committee and establish a new ad-hoc Citizen Bond Election Committee. It would assign duties and responsibilities to the Bond Committee, and declare an emergency so that the new Bond Committee could begin work immediately. In addition, it would be charged with seeking and obtaining recommendations from the existing Parks and Recreation Commission and the Library Advisory Board on similar questions regarding a potential bond election in 2026.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Leandro Baldenegro to adopt Ordinance No. O26-04.

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

**15. ORDINANCE NO. O26-05**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 25 (NUISANCES), ARTICLE V (NOISE), SECTION 25-68 (CONSTRUCTION OF BUILDINGS AND OTHER PROJECTS); AND SETTING FORTH AN EFFECTIVE DATE. Presented by: Randy Huggins, Director, Development Services

Ms. Bower read the ordinance by title.

Mr. Huggins said Senate Bill 1182 was passed by the legislature and signed into law changing summertime construction hours throughout the state. The City's summertime date range would be April 15th to October 15th. The summertime construction start time was changed to 5:00 a.m. and the start time for the pouring of concrete was changed to 4:00 a.m. There was now no exemption for holidays.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O26-05.

AYE: Vice Mayor Ray Malnar  
Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Other: Mayor Jerry Weiers (ABSENT)

Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Baldenegro invited everyone to the Arts & Culture Fest on Saturday, January 31st taking place at the Civic Center.

Councilmember Baldenegro invited Ocotillo District residents to sign up for his newsletter and social media platforms to get information on events happening throughout the City.

Councilmember Baldenegro congratulated his niece Mariah and her new husband David on their wedding that took place on Saturday. It was a beautiful event.

Councilmember Conchas said during the Great Depression, the U.S. government forcibly repatriated hundreds of thousands of people of Mexican descent, many of them U.S. citizens. History did not judge that moment kindly. It taught us that when fear and scapegoating were allowed to guide policy, entire communities were harmed. A lot of people were now scared and fearful which included lawful U.S. residents, citizens and refugees. He thanked City staff for the care and service to people being directly impacted.

Councilmember Conchas thanked Councilmember Baldenegro and City staff for attending the Bethany Home Road and 47th Avenue Flooding and Storm Drainage Project event at Rose Lane Community Center.

Councilmember Conchas thanked the City's Transportation Department for the new Gus Bus stop at Glenn and 49th Avenue. He encouraged everyone to use it.

Councilmember Conchas invited everyone to a town hall on housing justice with Arizona Attorney General Kris Mayes on Thursday at the Glendale Woman's Club from 5:30 p.m. to 7:00 p.m.

Councilmember Guzman invited everyone to the Hope Walk event on Saturday, January 31st, 9:00 a.m. to 11:30 a.m., at the Westgate Entertainment District.

Vice Mayor Malnar invited everyone to the annual Granada Estates Serve Day on Saturday, February 7th, 8:00 a.m. to 12:00 p.m.

## **CITIZEN COMMENTS**

Kelly Austin, Sahuaro District resident, commented on traffic issues and the need for cameras at Marshall Ranch.

## ADJOURNMENT

Vice Mayor Malnar 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 27th 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.

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Julie K. Bower, MMC, City Clerk