

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, March 24, 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**

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

## **ROLL CALL**

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

Also Present: Patrick S. Banger, City Manager  
Michael Bailey, City Attorney  
Julie K. Bower, City Clerk  
Vicki Rios, Assistant City Manager

## **PRAYER/INVOCATION**

The invocation was offered by Senior Leader Emmanuel Allen, Breakthrough Life Church.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE MARCH 10, 2026 VOTING MEETING  
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Lauren Tolmachoff to approve the minutes of the March 10, 2026 voting meeting.

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

Passed

## **BOARDS, COMMISSIONS AND OTHER BODIES**

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

Presented by: Councilmember Dianna Guzman

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

Citizens Transportation Oversight Commission

Tristan Le to a term expiring on January 31, 2028

Commission on Community and Culture

Tanner Contreras-Russell to a term as Chair expiring January 31, 2027

Historic Preservation Commission

Elaine Gomez to a term as Vice Chair expiring January 31, 2027

Library Advisory Board

Victoria Fernandes to a term expiring on January 31, 2028

Parks & Recreation Advisory Commission

Jeremiah Smith to a term expiring on January 31, 2028

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

Personnel Board

Joyce Clark to a term as Chair expiring January 31, 2027

Frank Contreras to term as Vice Chair expiring January 31, 2027

AYE: Mayor Jerry Weiers

Vice Mayor Ray Malnar

Councilmember Leandro Baldenegro

Councilmember Lupe Conchas Jr.

Councilmember Dianna T. Guzman

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

Passed

**CONSENT AGENDA**

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000142-L12, THE LOCAL SPORTS GRILL, 5940 W UNION HILLS DR STE E100
4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000051-L06, LA PERLA SPORTS CLUB, 5723 W GLENDALE AVE
5. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000141-L12, OSCAR'S PIER 83, 18589 N 59TH AVE STE 111
6. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000078-L10, MARKET AND SMOKE, 6530 W GLENDALE AVE STE 100

7. AUTHORIZATION TO ENTER INTO AMENDMENT 1 TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT FOR CONSTRUCTION – GUARANTEED MAXIMUM PRICE WITH HAYDON COMPANIES, LLC, FOR THE THUNDERBIRD CONSERVATION PARK IMPROVEMENTS PROJECT
8. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH MAKPRO SERVICES, LLC, FOR PUBLIC RELATIONS CONSULTING SERVICES
9. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH B & F CONTRACTING, INC., FOR WET UTILITY CONTRACTING SERVICES
10. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH HUNTER CONTRACTING CO., FOR WET UTILITY CONTRACTING SERVICES
11. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH TF CONTRACTING, LLC, FOR WET UTILITY CONTRACTING SERVICES
12. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH MGC CONTRACTORS, INC., FOR WET UTILITY CONTRACTING SERVICES
13. AUTHORIZATION TO ENTER INTO A JOB ORDER MASTER CONTRACT WITH HAYDON COMPANIES, LLC, FOR WET UTILITY CONTRACTING SERVICES
14. AUTHORIZATION TO ENTER INTO AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PERENNIAL ENERGY, LLC, FOR THE LANDFILL FLARE SYSTEM PREVENTATIVE MAINTENANCE PARTS AND SERVICES
15. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH DON SANDERSON FORD, INC. FOR VEHICLE MAINTENANCE AND REPAIR SERVICES
16. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH L.N. CURTIS AND SONS, INC. DBA CURTIS BLUE LINE FOR BALLISTIC HELMETS AND FACE SHIELDS
17. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO A LINKING AGREEMENT WITH CARAHSOFT TECHNOLOGY CORP
18. AWARD OF REQUEST FOR PROPOSAL (RFP) 26-11 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH INTER TECHNOLOGIES CORPORATION FOR TRAFFIC MANAGEMENT CENTER VIDEO SYSTEMS UPGRADE
19. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ARCADIS U.S., INC. TO PROVIDE WATER METER REPLACEMENT CONSULTANT SERVICES

20. AWARD OF REQUEST FOR PROPOSAL 25-14 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BADGER METER, INC. FOR DATA COLLECTION SERVICES FOR THE ADVANCED METERING INFRASTRUCTURE
21. AWARD OF REQUEST FOR PROPOSAL 25-14 AND AUTHORIZATION TO ENTER INTO AN EQUIPMENT PURCHASE AND SERVICES AGREEMENT WITH BADGER METER, INC. FOR WATER METER REPLACEMENT EQUIPMENT FOR THE ADVANCED METERING INFRASTRUCTURE

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Lauren Tolmachoff to approve Consent Agenda items 3 through 21.

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

Passed

## **CONSENT RESOLUTIONS**

Ms. Bower read the Consent Resolutions by title.

22. RESOLUTION NO. R26-19

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 WELL SITE 52 MAYO CLINIC PROJECT.

23. RESOLUTION NO. R26-20

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A BHHS LEGACY FOUNDATION GRANT AGREEMENT AND AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE GRANT AWARD IN THE APPROXIMATE AMOUNT OF \$57,195.00 FOR THE PURCHASE OF INDIVIDUAL FIRST AID KITS FOR GLENDALE POLICE OFFICERS.

24. RESOLUTION NO. R26-21

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 THE INSTALLATION, OPERATION, AND MAINTENANCE OF A SIGNAL AT 43RD AVENUE AND MISSOURI AVENUE INTERSECTION IN THE CITY OF PHOENIX.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Dianna T. Guzman to adopt Consent Resolutions items 22 through 24.

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

Passed

## LAND DEVELOPMENT ACTIONS

### 25. RESOLUTION NO. R26-22

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING GENERAL PLAN AMENDMENT GPA25-01 FOR PROPERTY LOCATED SOUTH OF THE SOUTHEAST CORNER OF 67TH AVENUE AND BELL ROAD. (PUBLIC HEARING REQUIRED)

AND

ORDINANCE NO. O26-14

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING APPROXIMATELY THREE ACRES LOCATED SOUTH OF THE SOUTHEAST CORNER OF 67TH AVENUE AND BELL ROAD FROM SINGLE RESIDENCE (R1-6) TO PLANNED AREA DEVELOPMENT (PAD) FOR A DEVELOPMENT PLAN ENTITLED "NIKKI'S NEXT STEP"; 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 resolution and ordinance by title.

Mayor Weiers opened the public hearing.

Ms. Tirella said the request was for a Minor General Plan Amendment (GPA25-01) from Medium High Density Residential 8.0-12.0 du/ac (MHDR 12) to High Density Residential 12.0-20.0 du/ac (HDR 20) and a rezone (ZON25-01) from Single Residence (R1-6) to Planned Area Development (PAD). The PAD permitted residential uses and an adult day center.

No one wished to speak on the matter.

Mayor Weiers closed the public hearing.

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Dianna T. Guzman to adopt Resolution No. R26-22.

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

Passed

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O26-14.

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

Passed

**26. CONDITIONAL USE PERMIT APPEAL: CUP25-15 REVIEW OF PLANNING COMMISSION DENIAL (PUBLIC HEARING REQUIRED)**

Presented by: Gurnoor K. Tschudy, Planner, Development Services

Ms. Bower read the item by title.

Mayor Weiers opened the public hearing.

Ms. Tschudy said the applicant was appealing a denial of CUP25-15 by the Planning Commission. The CUP would allow a retail smoke and vape shop in the C-2 (General Commercial) zoning district. If Council approved the CUP, it should be subject to the findings and stipulations contained in the Planning Commission Staff Report.

Councilmember Baldenegro asked why the application was denied.

Ms. Tschudy said staff recommended approval. The Planning Commission did not make any deliberations based on staff's findings.

Vice Mayor Malnar said the shop was located in his district on a busy commercial corner. He had met with the applicant and his attorney and received a lot of information. He was in support of the approval.

Councilmember Conchas asked the result of a yes or no vote.

Mr. Bailey said an affirmative vote would grant the CUP and a negative vote would deny the CUP.

Councilmember Tolmachoff asked if the proposed business met all of the City's requirements, but

the type of business needed a CUP.

Ms. Tschudy said that was correct.

The following people were in support of the application but did not wish to speak:

Megan Bradley, Peoria resident  
Sarah Johns, Glendale resident

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lauren Tolmachoff to approve the conditional use permit appeal CUP25-15 per the findings and subject to the stipulations contained in the staff report.

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

Passed

## **ORDINANCES**

### **27. ORDINANCE NO. O26-15**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 25 (NUISANCES), ARTICLE II (SPECIFIC ACTS, OMISSIONS AND CONDITIONS), SECTION 25-24 (MISCELLANEOUS) AND SETTING FORTH AN EFFECTIVE DATE.

Presented by: John Kennedy, Director, Parks and Recreation

Ms. Bower read the ordinance by title.

Mr. Kennedy said the proposed ordinance would add language to address the feeding of peafowl to Section 25-25 of the City Code.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O26-15.

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

Councilmember Bart Turner

Passed

**28. ORDINANCE NO. O26-16**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF AN AMENDED EASEMENT IN FAVOR OF EL PASO NATURAL GAS COMPANY, LLC., ALONG NORTHERN PARKWAY WEST OF 99TH AVENUE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Djordje Pavlovic, P.E., Director, Engineering

Ms. Bower read the ordinance by title.

Mr. Pavlovic said the proposed ordinance would allow El Paso Natural Gas to relocate its facility further south of the existing limits to accommodate the new Northern Parkway alignment.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O26-16.

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

Passed

**29. ORDINANCE NO. O26-17**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE CHAPTER 2 (ADMINISTRATION), ARTICLE VIII (BOARDS, COMMISSIONS, ETC.), SECTION 2-270 (BYLAWS) AS IT RELATES TO BYLAWS FOR CITY OF GLENDALE BOARDS, COMMISSIONS AND COMMITTEES.

Presented by: Michael Bailey, City Attorney

Ms. Bower read the ordinance by title.

Mr. Bailey said the proposed ordinance would make changes as directed by the Government Services Committee regarding member qualifications relating to chairs and vice chairs.

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O26-17.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar

Councilmember Leandro Baldenegro  
Councilmember Lupe Conchas Jr.  
Councilmember Dianna T. Guzman  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Baldenegro invited everyone to the downtown Sunday Brunch Art Crawl from 9:00 a.m. to 12:00 p.m. There would be food and a mini car show. He reminded everyone to remain hydrated.

Councilmember Conchas invited residents to the Cactus District Meeting on March 31st, 5:30 p.m. to 7:30 p.m. at St. John's Lutheran Church.

Councilmember Conchas thanked first responders who assisted residents with heat illnesses.

Councilmember Conchas attended the National League of Cities Congressional Cities Conference. It was a great experience.

Councilmember Tolmachoff thanked the City's Public Safety and Traffic personnel who managed the Luke Days event. Their hard work was appreciated.

Councilmember Turner agreed with Councilmember Tolmachoff's comments. City staff did an excellent job managing the Luke Days event. He encouraged everyone to keep cool and keep hydrated.

Vice Malnar said Luke Days was an awesome event. Everyone could be proud of the awesome Air Force we had in this county.

Mayor Weiers said Mecum Auto Auction took place the past weekend. It was its third largest auto auction. The owner of Martin Auto Museum donated a Jaguar convertible with the proceeds of \$20,000 going to the Veterans Community Project (VCP). Mayor Weiers informed the winning bidder where the proceeds were going and he then donated the car to be sold again with the proceeds going to the VCP. The car was sold again for \$20,000. It was a special day.

## **CITIZEN COMMENTS**

Rory Goree, Ocotillo District, commented on the condition of City parks.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 6:02 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 24th day of March, 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