

DRAFT

City of Glendale

*5850 West Glendale Avenue
Glendale, AZ 85301*



Meeting Minutes

Tuesday, April 28, 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 Pastor Eden Fine, Veil Church.

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

1. APPROVAL OF THE MINUTES OF THE APRIL 14, 2026 VOTING MEETING
Presented by: Julie K. Bower, City Clerk

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to approve the minutes of the April 14, 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 Lupe Conchas Jr. to appoint Craig Kimmell to the Citizens Utility Advisory Commission to a term 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

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

CONSENT AGENDA

3. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000143-L12, G57 SPORTS GRILL & VENUE, 6729 N 57TH DR
4. AWARD OF CONTRACTS FOR RSOQ 26-24 AND AUTHORIZATION TO ENTER INTO AGREEMENTS WITH MULTIPLE VENDORS FOR PROPERTY ABATEMENT
5. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH ARIZONA ECUMENICAL COUNCIL DBA ARIZONA FAITH NETWORK, FOR THE 2026 HEAT RELIEF RESPITE CENTER PROGRAM
6. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH PHOENIX GOSPEL MISSION, INC., DBA PHOENIX RESCUE MISSION FOR 2026 HEAT RELIEF RESPITE PROGRAM CASE MANAGEMENT SERVICES
7. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BALAR HOLDING CORP DOING BUSINESS AS BALAR EQUIPMENT, FOR PARTS AND SERVICE
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FREIGHTLINER OF ARIZONA, LLC, FOR THE PURCHASE OF VEHICLES
9. AUTHORIZATION TO ENTER INTO AGREEMENT WITH SAGEBRUSH RESTORATION, LLC, FOR REMEDIATION, RESTORATION, AND MISCELLANEOUS REPAIRS

10. AWARD OF RFP 26-22 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES FOR CITY OF GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER (GRPSTC) LANDSCAPING SERVICES
11. AUTHORIZATION TO ENTER IN TO A LINKING AGREEMENT WITH L.N. CURTIS & SONS FOR THE PURCHASE OF FIREFIGHTING PERSONAL PROTECTIVE EQUIPMENT AND CLOTHING
12. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH VIASUN CORPORATION FOR CONCRETE REPAIR AND MAINTENANCE SERVICES
13. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SHADE 'N NET OF ARIZONA, INC., FOR PRE-ENGINEERED FABRIC SHADE STRUCTURES FOR PARKS AND RECREATION FACILITIES
14. AWARD OF RFP 26-06 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PLAN-B FACILITY SERVICES, LLC, FOR CUSTODIAL SERVICES FOR CITY PARKS
15. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH PRAGMATICA LLC FOR ANNUAL SOFTWARE MAINTENANCE AND SUPPORT FOR THE JUSTICE WEB INTERFACE (JWI) UTILIZING A STATE OF ARIZONA COOPERATIVE PURCHASING CONTRACT
16. AUTHORIZATION TO ENTER INTO A SERVICE AGREEMENT WITH URW, LLC FOR RIGHT-OF-WAY (ROW) AND MEDIAN LANDSCAPE PROJECT AND MAINTENANCE SERVICES
17. AWARD OF REQUEST FOR PROPOSAL 26-27 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR LANDSCAPING SERVICES

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Dianna T. Guzman to approve Consent Agenda items 3 through 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

CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions by title.

18. RESOLUTION NO. R26-32

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE SUBMISSION OF ONE PASS THROUGH APPLICATION FOR THE 2026 FORT MCDOWELL YAVAPAI NATION PROPOSITION 202 GRANT APPLICATION ON BEHALF OF A COMMUNITY-BASED ORGANIZATION SERVING GLENDALE RESIDENTS IN THE TOTAL AMOUNT OF \$35,485.96.

19. RESOLUTION NO. R26-33

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 3 OF THE INTERGOVERNMENTAL AGREEMENT FOR LEGAL SERVICES WITH THE CITIES OF AVONDALE, MESA, SCOTTSDALE AND TEMPE RELATING TO JOINT LEGAL REPRESENTATION IN THE GILA RIVER GENERAL STREAM ADJUDICATION MATTER.

20. RESOLUTION NO. R26-34

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH THE SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY FOR JURY SERVICES.

21. RESOLUTION NO. R26-35

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF AMENDMENT NO. 2 TO THE MEMORANDUM OF UNDERSTANDING BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND CITY OF GLENDALE FOR WORKFORCE DEVELOPMENT SERVICES.

22. RESOLUTION NO. R26-36

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 8 TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND CITY OF GLENDALE, CONCERNING THE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM.

23. RESOLUTION NO. R26-37

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE AUTHORIZING THE ACQUISITION OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR THE ARROWHEAD MANOR FIRE PUMP STATION PROJECT.

24. RESOLUTION NO. R26-38

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE AUTHORIZING THE ACQUISITION OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR THE 74TH AVENUE AND CLAREMONT SCALLOP STREET PROJECT.

25. RESOLUTION NO. R26-39

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PEORIA (C24-1129) FOR LANDFILL DISPOSAL SERVICES.

26. RESOLUTION NO. R26-40

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF GOODYEAR (C23-0640) FOR LANDFILL DISPOSAL SERVICES.

27. RESOLUTION NO. R26-41

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF AVONDALE (C24-0780) FOR LANDFILL DISPOSAL SERVICES.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Dianna T. Guzman to adopt Consent Resolutions items 18 through 27.

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

28. RESOLUTION NO. R26-42

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH BACCARA EAGLE LAND, LLC TO FACILITATE THE ANNEXATION AND DEVELOPMENT OF PROPERTIES WITHIN UNINCORPORATED MARICOPA COUNTY AND WITHIN THE CITY'S MUNICIPAL PLANNING AREA; AND DIRECTING THAT THE CITY CLERK RECORD ANY AND ALL NECESSARY DOCUMENTS.
Presented by: Randy Huggins, Director, Development Services

Ms. Bower read the resolution by title.

Mr. Huggins said the project for the 160-acre property was a group of data centers and an APS substation and a utility-scale gas-powered plant to generate wholesale electricity. The property was currently zoned in the county as IND-3 (Heavy Industrial) for intensive uses. The proposed pre-annexation development agreement (PADA) laid out terms for annexation and guided development.

Mr. Huggins said the property would seek no additional entitlements from the County except for the military compatibility permit (MCP). A vote by the County Board of Supervisors was set for May 6th. The City would recognize the development standards contained in the MCP. The property would receive water and wastewater services from EPCOR.

Mr. Huggins said Luke Air Force Base (LAFB) had provided a letter with compatibility findings and the conditions for compatibility.

Mr. Huggins said approval of the PADA would allow the development to officially start the annexation process and EPCOR to complete its sewer application process.

The following people spoke in opposition to the resolution:

Hillary Webber, Surprise resident
Roy Dunbar, Surprise resident
April Butler, Waddell resident
Beth Mortensen, Waddell resident
Troy Mortensen, Waddell resident

Ed Bull, Project Baccarra representative, spoke in favor of the resolution.

Councilmember Guzman asked if two million gallons of propane would be stored above ground.

Mr. Bull said the propane would be stored under a concrete lid, partially submerged in a bunker-like environment.

Councilmember Guzman asked about the 18 natural gas turbines.

Mr. Bull said the 18 turbines were powered with natural gas which was delivered to the site by an underground pipeline. Propane was also delivered via underground pipeline. Natural gas would not be stored onsite.

Councilmember Guzman asked if the turbines generated a lot of heat.

Mr. Bull said turbines did generate heat that was dissipated into the air over distance. The closest residential area was nearly one half mile away.

Councilmember Guzman asked if an environmental impact study had been completed.

Mr. Bull said through the process, all kinds of environmental analysis and review had taken place. All the reviewing county and state agencies had approved the project, including LAFB.

Councilmember Conchas asked if the facility would emit nitrogen oxide, particulate matter, carbon monoxide, sulfur oxide, volatile organic compounds or any other pollutants.

Mr. Bull said he was not an expert and did not know. The project had been reviewed and

approved by county and state agencies.

Councilmember Conchas asked if it was well known that particulate matter entered the lungs and blood stream and was associated with asthma, reduced lung development in children and cardiovascular issues.

Councilmember Tolmachoff asked for a point of order. She asked if Councilmember Conchas' question was relevant to the matter before Council.

Mr. Bailey said the matter before Council was approval of a contract regarding the annexation process. It did not go into the substantive use or operation of the facility. It was probably not the appropriate forum for it.

Councilmember Conchas asked for a point of order. He said Mr. Bull had exceeded his three minutes.

Mayor Weiers said Mr. Bull was responding to Council questions because of accusations made by other speakers. He said Councilmembers were not going to get into a debate or read off questions prepared by someone else.

Councilmember Conchas asked if the site was a distance of 1.5 miles from any elementary school.

Mr. Bull believed that was correct.

Councilmember Conchas said he had prepared his own statement. No one fed him any talking points. He did the research on his own.

Councilmember Turner said there seemed to be disagreement about LAFB's position on the project.

Mr. Bull said the letter from LAFB, dated March 13, 2026, determined the facility was a utility which was generally not compatible with the noise contour, unless conditions and requirements outlined in the letter were met. The project would abide by the conditions and requirements contained in the letter and would be deemed compatible.

Mr. Huggins said the LAFB letter was included as an exhibit of the PADA.

Mr. Bailey said the letter was part of the agreement.

Councilmember Tolmachoff said Council was not deciding on land use or zoning. It was subject to the County's decision on zoning. It was simply a pre-annexation development agreement.

Mr. Bailey said that was correct.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Lauren Tolmachoff to adopt Resolution No. R26-42.

Councilmember Baldenegro said with the information provided to Council from LAFB, he was confident the project had been reviewed by Luke and he was in support.

Councilmember Conchas said his questions related to the project's effect on children and pregnant women. He did not appreciate the person in the audience who called out "liar" to

Mr. Bull. In Glendale, we respect each other's difference, and he did not appreciate it.

Councilmember Conchas said he was only trying to ask questions, but when it seemed like the questions were not favorable, he got called on a point of order. He just wanted to make sure asthma, birth defects and health concerns were brought up. Because it was only a PADA, he would vote yes.

Councilmember Guzman said it was just a PADA. Council was not approving zoning. She would be voting yes.

Mayor Weiers said LAFB did not tell Council how to vote or how to do things. It only expressed an opinion on how something impacted it. LAFB had no issues with the project.

The vote on the motion:

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

29. ORDINANCE NO. O26-21

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING CASH AND APPROPRIATION BALANCE TRANSFERS BETWEEN BUDGET ITEMS IN THE ADOPTED FISCAL YEAR 2025-2026 BUDGET.

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

Ms. Bower read the ordinance by title.

Mr. Gibson said the ordinance would transfer cash between funds and transfer budget appropriation between funds or from contingency. All the transfers were within the restrictions of the City Charter and within the Cash and Budget Appropriation Transfer Policy. The City's FY25-26 total budget appropriation across all funds remained unchanged with the action. Exhibit A contained the requested cash and appropriation transfers between departments and funds.

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O26-21.

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

30. ORDINANCE NO. O26-22

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF THE GRANT OF EASEMENTS IN FAVOR OF SOUTHWEST GAS CORPORATION AT THE NORTHWEST CORNER AND SOUTHWEST CORNER OF CARDINALS WAY AND 91ST 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 Southwest Gas was requesting both permanent and temporary easements to install gas lines connecting to the VAI Resort. Southwest Gas was requesting the easements to allow for the installation, construction, operation, repair, maintenance, replacement, and reconstruction, if necessary, of its facilities.

A motion was made by Councilmember Lupe Conchas Jr., seconded by Councilmember Dianna T. Guzman to adopt Ordinance No. O26-22.

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

NEW BUSINESS

31. APPROVAL OF THE FY24-25 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AND ANNUAL AUDIT

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

Megan L. Ellgen, Controller, Budget and Finance

Guest Presenter: Jean Marie Dietrich, CPA, Director, CliftonLarsonAllen, LLP

Ms. Bower read the item by title.

Ms. Dietrich provided an overview of the Annual Comprehensive Financial Report and the Annual Audit. She said CliftonLarsonAllen, LLP had rendered Unmodified ("Clean") Opinions on the Financial Statements. The results of the Single Audit were that there were no material weaknesses or significant deficiencies in internal control over financial reporting and issued an Unmodified ("Clean") Opinion and found that there were no matters of noncompliance with laws

or regulations.

A motion was made by Councilmember Dianna T. Guzman, seconded by Councilmember Lupe Conchas Jr. to approve the FY24-25 Annual Comprehensive Financial Report and Annual Audit.

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 thanked everyone who attended the third Sunday Brunch Art Crawl. It was having a positive impact on downtown businesses.

Councilmember Baldenegro said his father's 90th birthday was on Sunday. He said any Glendale resident who was 90 or older deserved to get a "ride in the Mayor's car" pass or something similar.

Councilmember Conchas said he had attended and enjoyed the Sunday Brunch Art Crawl.

Councilmember Conchas said the storm drain project at Missouri and 45th Avenue was causing street closures.

Councilmember Conchas spoke with many small business owners at Cubanitas Kitchen.

Councilmember Conchas toured the new City Hall and said it was amazing. He thanked everyone involved in the project.

Councilmember Conchas had a tour of Luke Air Force Base. It was great to be on the runway to see the F35s take off and return. He looked forward to seeing the base thrive in the Glendale community.

Councilmember Guzman said a Yucca District Meeting would be held on Thursday, April 30th at the Heroes Regional Park Library.

Councilmember Tolmachoff said the Cholla District Meeting would be held on May 7th at Foothills Recreation and Aquatics Center from 5:00 p.m. to 7:30 p.m.

Councilmember Tolmachoff said it was very trying times when navigating around the 67th Avenue and 75th Avenue interchanges on the Loop 101. It was going to be nice when it was finished. She thanked everyone for their patience while the improvements were being made.

Mayor Weiers participated in a ride along with the Glendale Police Department in the Westgate area. He was impressed by how well the officers treated the people they pulled over. The officers were incredibly professional, and he was extremely proud of them.

CITIZEN COMMENTS

James Deibler, Phoenix resident, commented on crime issues at Glendale Community College.

Michael Calles, Barrel District resident commented on economic growth, supporting local businesses, taxes and affordability.

ADJOURNMENT

Mayor Weiers adjourned the meeting at 6:45 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 28th day of April, 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