



City of Glendale

5850 West Glendale Avenue
Glendale, AZ 85301

City Council Workshop Agenda **AMENDED 05/08/2026***

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

Tuesday, May 12, 2026

12:30 PM

Glendale Civic Center
5750 W Glenn Drive
Glendale, AZ 85301

Workshop

One or more members of the City Council may be unable to attend the Council Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4). The public will have access to where the meeting is taking place a minimum of thirty (30) minutes prior to the meeting start time posted on this agenda, pursuant to A.R.S. 38.431.02(H).

CALL TO ORDER

ROLL CALL

WORKSHOP SESSION

1. COMMUNITY RISK REDUCTION PROGRAM EXPANSION
Presented by: Michael O'Neill, Deputy Fire Chief
Trilese DiLeo, Human Services Grants Administrator, Community Services

Attachments

PowerPoint Presentation (Added 05/08/2026)*

2. PROPERTY TAX INFORMATION AND OPTIONS
Presented by: Levi D. Gibson, Director, Budget and Finance
Vicki L. Rios, Assistant City Manager

Attachments

PowerPoint Presentation (Added 05/08/2026)*

3. ***COUNCIL ITEM OF SPECIAL INTEREST – COUNCIL SUBCOMMITTEE ON GLENDALE GLITTERS**
Presented by: John Kennedy, Director, Parks and Recreation

Attachments

Powerpoint Presentation

CITY MANAGER’S REPORT

This report allows the City Manager to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

CITY ATTORNEY'S REPORT

This report allows the City Attorney to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Attorney since they are not itemized on the Council Workshop Agenda.

COUNCIL ITEMS OF SPECIAL INTEREST

Councilmembers may indicate topic(s) they would like to have discussed by the Council at a future Workshop and the reason for their interest. The Council does not discuss the new topics at the Workshop where they are introduced.

MOTION AND CALL TO ENTER INTO EXECUTIVE SESSION

EXECUTIVE SESSION

4. **LEGAL MATTERS**

- A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the City’s position in pending or contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(3)(4))
- B. Council will meet to discuss and consider records exempt by law from public inspection and are specifically required to be maintained as confidential by state or federal law (A.R.S. § 38-431.03(A)(4))

5. **PERSONNEL MATTERS**

- A. The City Council will be discussing appointments and matters relating to the following boards, commissions and other bodies (A.R.S. § 38-431.03(A)(3)(4)):

1. Arts Commission
2. Audit Committee
3. Aviation Advisory Commission
4. Board of Adjustment
5. Citizens Transportation Oversight Commission
6. Citizens Utility Advisory Commission
7. Commission on Community and Culture
8. Community Development Advisory Committee
9. Historic Preservation Commission
10. Industrial Development Authority
11. Library Advisory Board
12. Municipal Property Corporation
13. Parks and Recreation Advisory Commission
14. Personnel Board
15. Planning Commission
16. Public Safety Personnel Retirement Boards - Fire and Police
17. Risk Management/Workers Compensation Trust Fund Board

6. ***EMPLOYMENT/LEGAL ADVICE**

- A. *Discussion and or consultation, to consider its position, and to provide instruction/direction regarding the appointment of the Presiding Judge and discussion/consultation for legal advice with the City Attorney (A.R.S. §38-431.03(A)(1)(3))

7. ***LEGAL ADVICE**

- A. *Discussion/consultation with the City Attorney to receive legal advice, to consider its position, and to provide instruction/direction to the City Attorney regarding Glendale's position in connection with election matters (A.R.S. §§ 38-431.03 (A)(3))

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting. (A.R.S. § 38-431.03(A)(1));
2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law. (A.R.S. § 38-431.03(A)(2));
3. Discussion or consultation for legal advice with the attorney or attorneys of the public body. (A.R.S. § 38-431.03(A)(3));
4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

(A.R.S. § 38-431.03(A)(4));

5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body. (A.R.S. § 38-431.03(A)(5));

6. Discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. (A.R.S. § 38-431.03(A)(6));

7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property. (A.R.S. § 38-431.03(A)(7));

8. Discussion or consideration of matters relating to school safety operations or school safety plans or programs. (A.R.S. § 38-431.03(A)(8));

9. Discussions or consultations with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body. Records, documentation, notes, or other materials made by, or provided to, the representatives pursuant to this paragraph are confidential and exempt from public disclosure under this chapter and title 39, chapter (A.R.S. § 38-431.03(A)(9)).

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. § 38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless the City Council takes a legal action at a properly noticed open meeting to approve of such expenditure prior to incurring any such obligation or indebtedness. A.R.S. § 38-431.07(A)(B).

SPECIAL ACCOMMODATIONS

It is the policy of the City of Glendale that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at 623-930-2270 or e-mail adacompliance@glendaleaz.com at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

POSTING VERIFICATION

This agenda was posted on 05/01/2026 at 3:00 p.m. by MR.

This amended agenda was posted on 05/08/2026 at 11:30 a.m. by MR.



CITY COUNCIL REPORT

MEETING DATE: 05/12/2026
SUBMITTED FOR: Matthew Hess, Deputy Director
DEPARTMENT: Community Services

Subject

COMMUNITY RISK REDUCTION PROGRAM EXPANSION

Presented by: Michael O'Neill, Deputy Fire Chief

Trilese DiLeo, Human Services Grants Administrator, Community Services

Purpose and Recommended Action

Staff will present the Fire Department's Community Risk Reduction (CRR) program, including current operations, identified unmet community need, current expansion efforts and associated community impact.

This presentation is for information and discussion.

Background

The Fire Department's Community Risk Reduction (CRR) Program responds to 911 emergencies, including medical incidents, fires, overdoses, and other critical events, to provide on-scene crisis intervention and support to affected individuals and families. When appropriate, the CRR team connects those impacted to community-based resources for ongoing assistance.

The CRR team also conducts follow-up outreach for residents identified by Fire personnel as needing additional support beyond the initial response, connecting them to services such as supportive care programs, long-term care options, and other community resources as appropriate.

In addition, the CRR team provides preventative education in schools and community settings, with a focus on fire and life safety with a goal to expand education to include drug safety awareness.

Analysis

The city is implementing an expansion of the CRR program to increase staffing, extend service availability, and enhance on-site response, follow-up care, and prevention efforts to address ongoing community needs. This effort reflects a collaborative approach among the Fire, Budget and Finance, and Community Services Departments to strengthen coordination, increase service capacity, and support more targeted, community-based interventions to reduce opioid-related overdoses in the city. The expansion is funded through the city's Opioid Settlement Funds.

Community Benefit/Public Involvement

The expansion of the CRR program increases the City's ability to respond to emergency calls for service related to ongoing opioid-related overdoses, as well as other substance use and mental health crises, by connecting residents to appropriate services and support. Strengthened follow-up case management and expanded prevention and education efforts improve outcomes for vulnerable populations while helping reduce demand on emergency response systems. This expansion advances the Council's following strategic goals: increase innovation solutions, optimize processes and services, improve resource alignment, and improve community experience.

Attachments

PowerPoint Presentation (Added 05/08/2026)*



Community Risk Reduction (CRR) Expansion

May 12, 2026 City Council Workshop

Presented by:

Michael O'Neill, Deputy Fire Chief

Trilese DiLeo, Human Services Grants Administrator



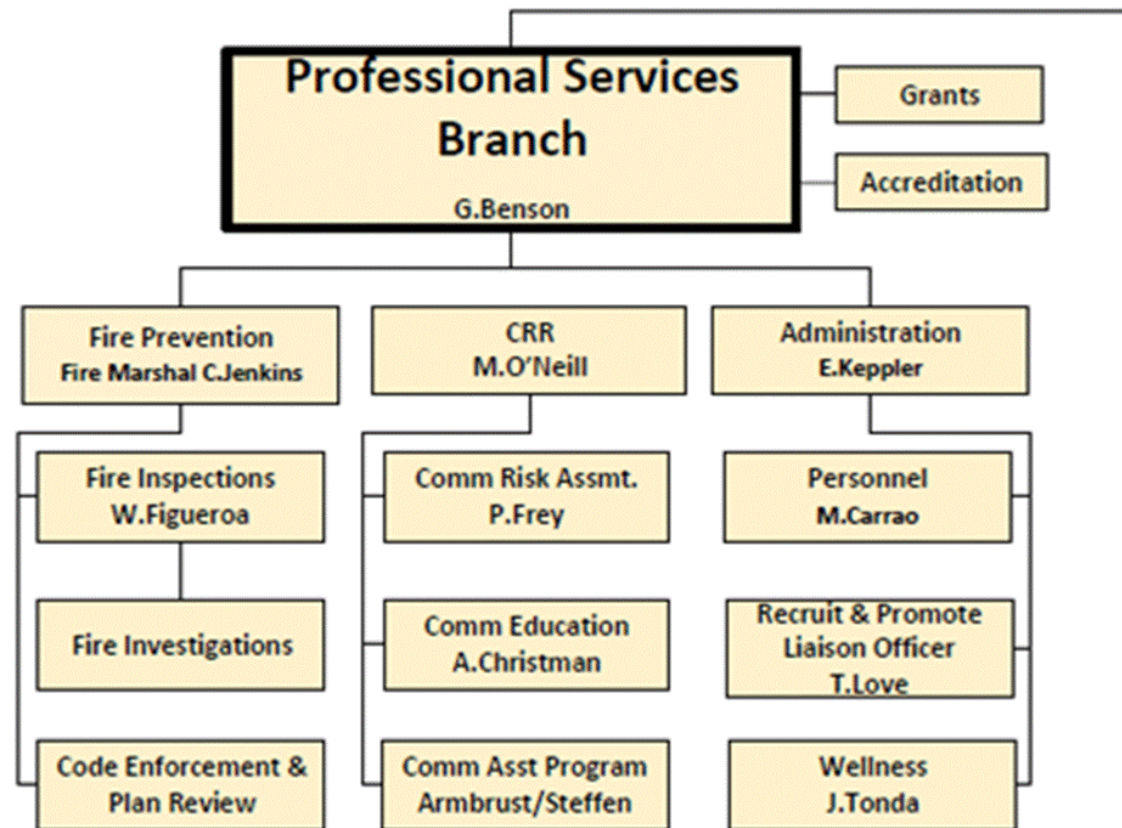


Agenda

1. Team Function and Operations
2. Identified Unmet Community Need
3. Program Expansion
4. Impact



CRR Structure





The Community Risk Reduction Team

- (1) Community Risk Reduction Deputy Chief
 - Division and budget oversight
- (2) Community Risk Reduction Captain
 - Supervisory and program management
- (3) Crisis Intervention Specialists
 - Response in the field
 - Oversee social work interns
- (4) Community Risk Reduction Manager
 - Community education



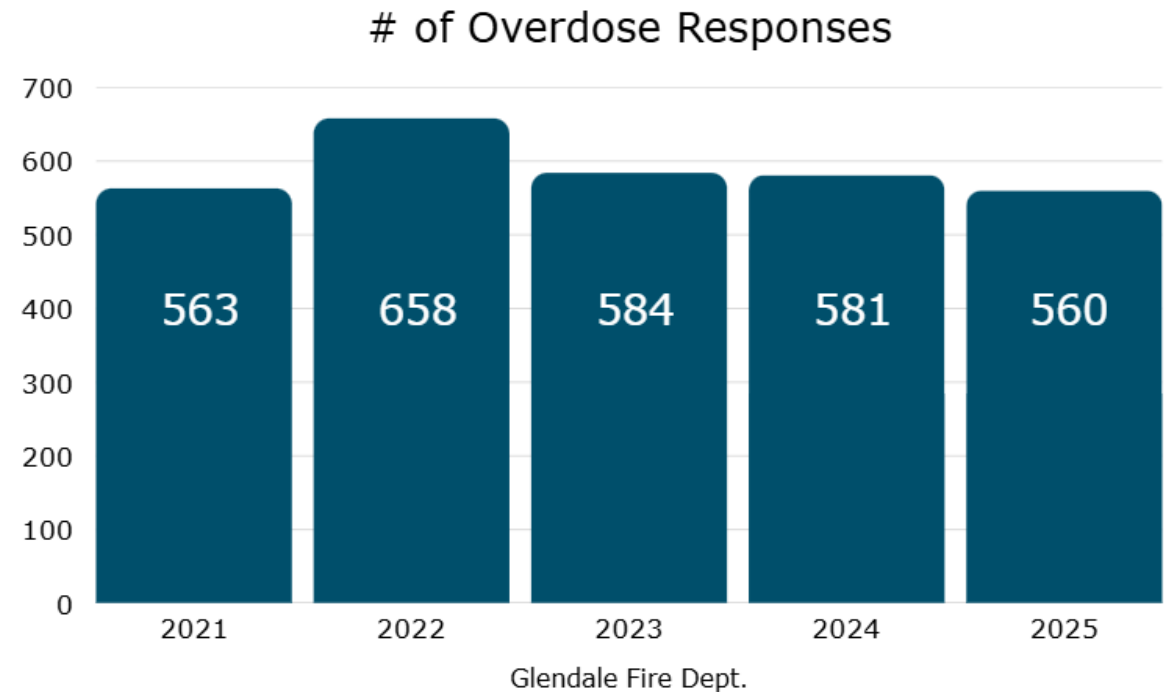
CRR Division and Team Function

- The 'The Five "Es" of Community Risk Reduction
 - Emergency Response, Education, Enforcement, Engineering, Economic Incentive
- "Getting to the incident before it happens."
- Community Risk Assessment, Community Education, Community Assistance
- *Expansion of Services*
 - Respond to mental health, social service, substance use and other emergencies in the field
 - Follow-up case management and referrals
 - Preventative education



Current Unmet Need

- Fire responded to an average of **590 overdoses per year since 2021**
- Overdoses have declined across the U.S. but have stagnated in Arizona

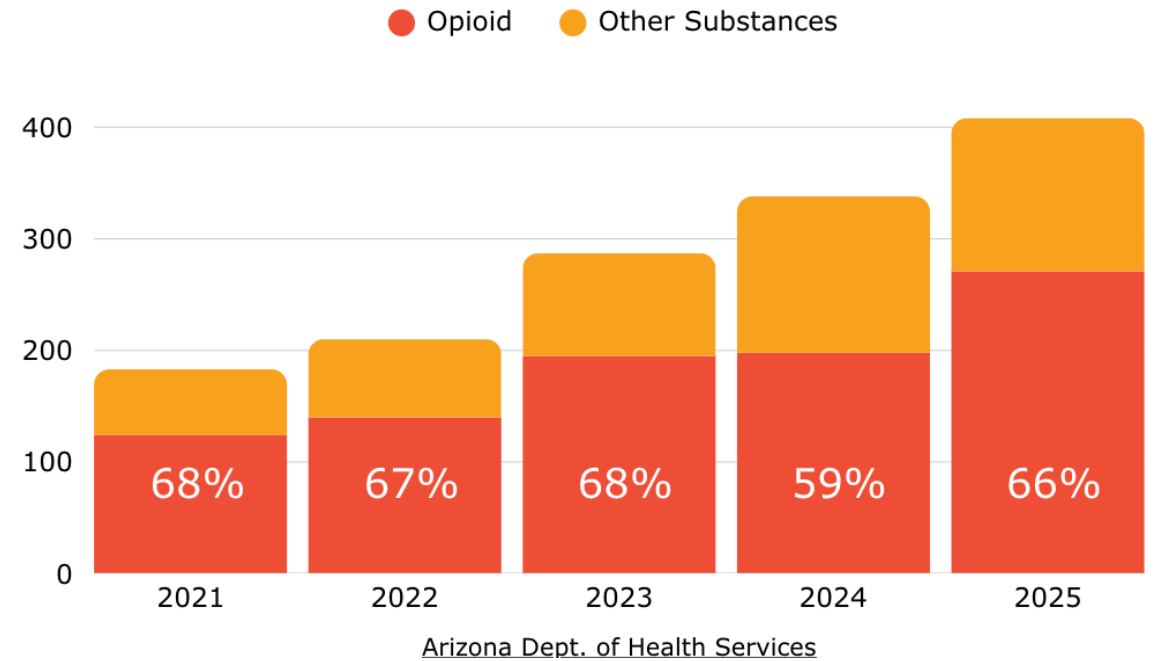


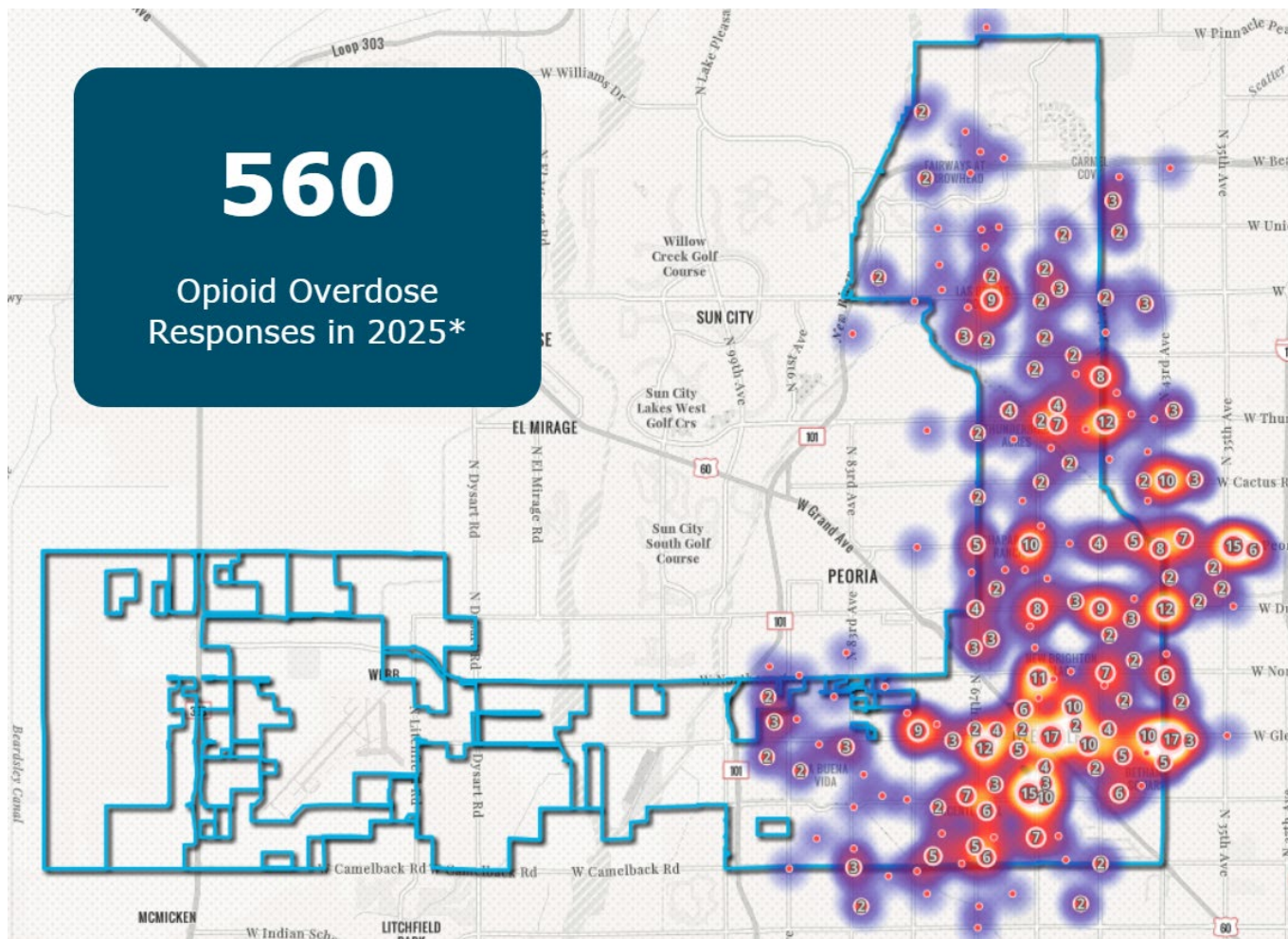


Current Unmet Need

- Presence of opioids in nonfatal overdoses persists
- 2 out of 3 nonfatal overdoses in Glendale involve opioids

% of Opioids Present in Nonfatal Overdoses





**This total does not include individuals who left the scene prior to engagement, incidents where 9-1-1 was not contacted, or calls responded to by fire units from neighboring jurisdictions.*



Current Unmet Need

- Opioid overdose rates persistently high compared to national rates
- Addition of overdose-related responses significantly increases caseloads
- Current education focused on fire and life safety and injury prevention



Expansion

- Add 2 new temporary contract positions
 - (1) Crisis Intervention Specialist
 - (1) Community Risk Reduction Specialist
- Purchase 2 vehicles
- Continuing education, uniforms
- Two-year pilot \$500K using Opioid Settlement Funds



New Staff Assignments

- Crisis Intervention Specialist
 - Provide direct community assistance and crisis response
 - Supervise up to 2 Master Level Social Worker Interns
 - Increased backend case management
- Community Risk Reduction Specialist
 - Targeted community-based education; develop/implement new opioid curriculum



Program Impact

- Reduction in opioid-related overdoses
- Increases community response
 - Expansion from 5 to 7 day in-field response
 - Ability to take on additional social work interns
 - Additional case management
- Prevention focused community education
- Increases interdepartmental collaboration



CITY COUNCIL REPORT

MEETING DATE: 05/12/2026
SUBMITTED FOR: Levi Gibson, Director
DEPARTMENT: Budget and Finance

Subject

PROPERTY TAX INFORMATION AND OPTIONS

Presented by: Levi D. Gibson, Director, Budget and Finance
Vicki L. Rios, Assistant City Manager

Purpose and Recommended Action

To provide Mayor and Council with an overview of the property tax framework in Arizona, including key constitutional and statutory limitations (e.g., levy limits, truth-in-taxation, and assessed valuation mechanics), and to illustrate how these factors influence the City of Glendale's overall property tax revenues. The workshop will also explain how property taxes are used to support long-term financial planning, including debt capacity, General Obligation (GO) bond programs, and delivery of the City's Capital Improvement Program (CIP).

This is a workshop item for information and discussion only. No Council action is requested.

Background

At the April 28 City Council workshop, Council requested additional information regarding how property taxes are structured in Arizona and how those constraints and valuation trends impact the City of Glendale's revenues and long-term capital planning.

Analysis

At this meeting staff will be presenting information regarding the Primary and Secondary Property Taxes as revenue sources for the City.

Community Benefit/Public Involvement

Understanding property taxes helps residents see how the City funds services like public safety, streets, and parks. It also explains how property values and voter-approved bonds affect what projects can be delivered and when.

Attachments

PowerPoint Presentation (Added 05/08/2026)*



Property Tax Update

May 12, 2026





Agenda

- Key Definitions
- Property Tax Usage
- Property Tax History
- Property Tax Roles and Responsibilities
- Glendale Property Tax Trends



Definitions

- **Assessment Ratio:** Percentage of a property's value used to calculate its taxable value.
- **Property Class:** Categories established by law that group properties how they are used.
- **Limited Property Value (LPV):** Taxable value used for primary property taxes; growth generally limited.
- **Full Cash Value (FCV):** Market value determined by assessor
- **Net Assessed Value (NAV):** Taxable base after applying assessment ratios.
- **Levy:** Tax rate X Net Assessed Valuations
- **Levy Limit:** Constitutional cap on primary levy growth.



Arizona Property Tax Uses

- **Primary Property Tax**
 - Funds operations
 - Subject to **constitutional levy limits**
- **Secondary Property Tax**
 - Funds **voter-approved debt (GO bonds)**
 - Not subject to levy limits



Arizona Property Tax – A Brief History

- **1912 (Statehood):** Constitution establishes **uniform taxation** and **Full Cash Value (FCV)**
- **Pre-1980:** Property tax = primary local revenue source
 - Rates could increase and decrease widely.
- **1980 Reform:** Constitutional **levy limits** adopted (taxpayer protection)
 - **Truth in Taxation** requirements increase transparency and apply to the primary property tax
- **2012:** Proposition 117 introduces **Limited Property Value (LPV)**
 - After Prop 117 Tax base = **Limited Property Value (LPV)**
 - Annual growth capped at **5% (excludes new construction)**

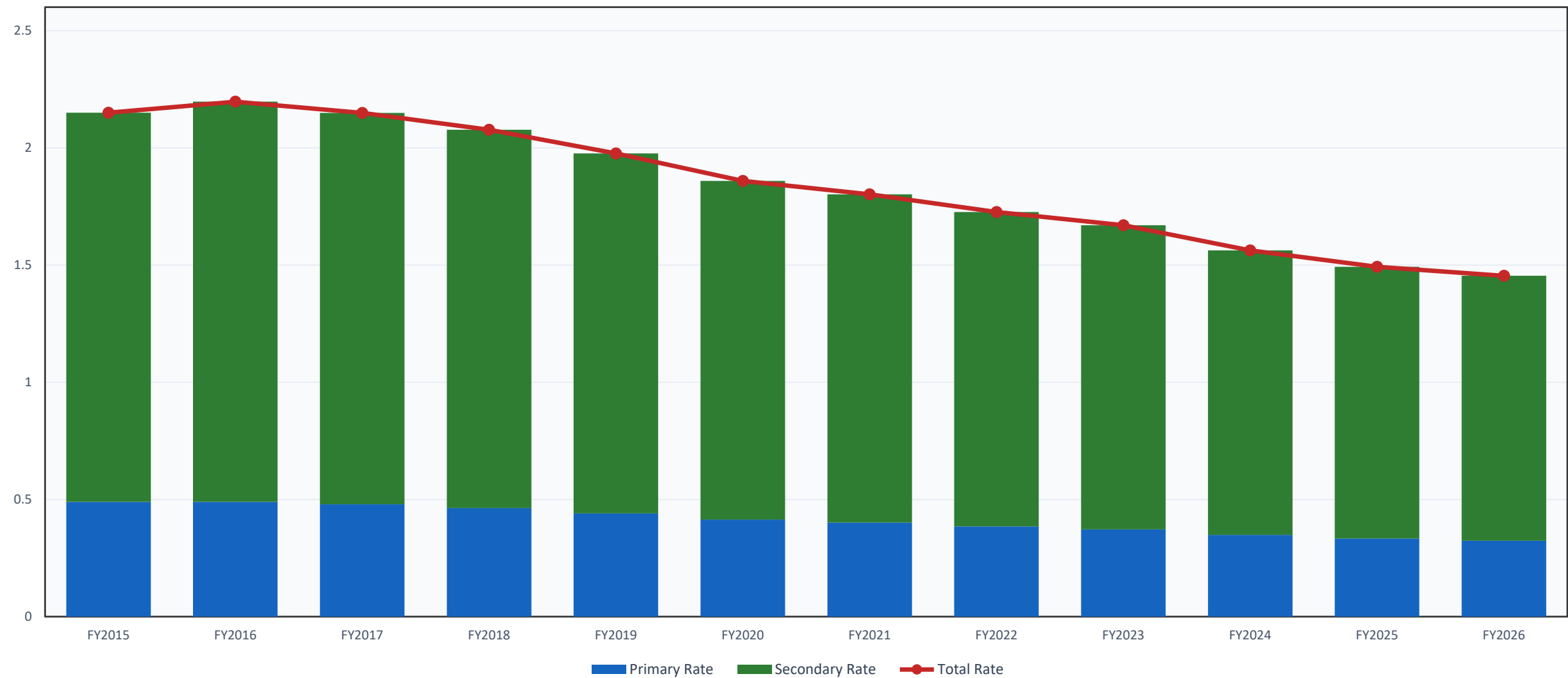


Arizona Property Tax – Responsibilities

- Maricopa County Assessor – responsible for valuing all property within each city and town and providing values to each on or before February 10th of each year.
- City Council – Responsible for setting the annual Primary and Secondary tax rate/levy.
- Maricopa County Treasurer – Responsible for compiling all tax jurisdictions, sending bills to property owners, and remitting collections to the taxing jurisdiction.
- Property taxes are based on a calendar year not the city fiscal year.

Tax Rates per \$100 AV — Primary, Secondary & Total (FY2015–FY2026)

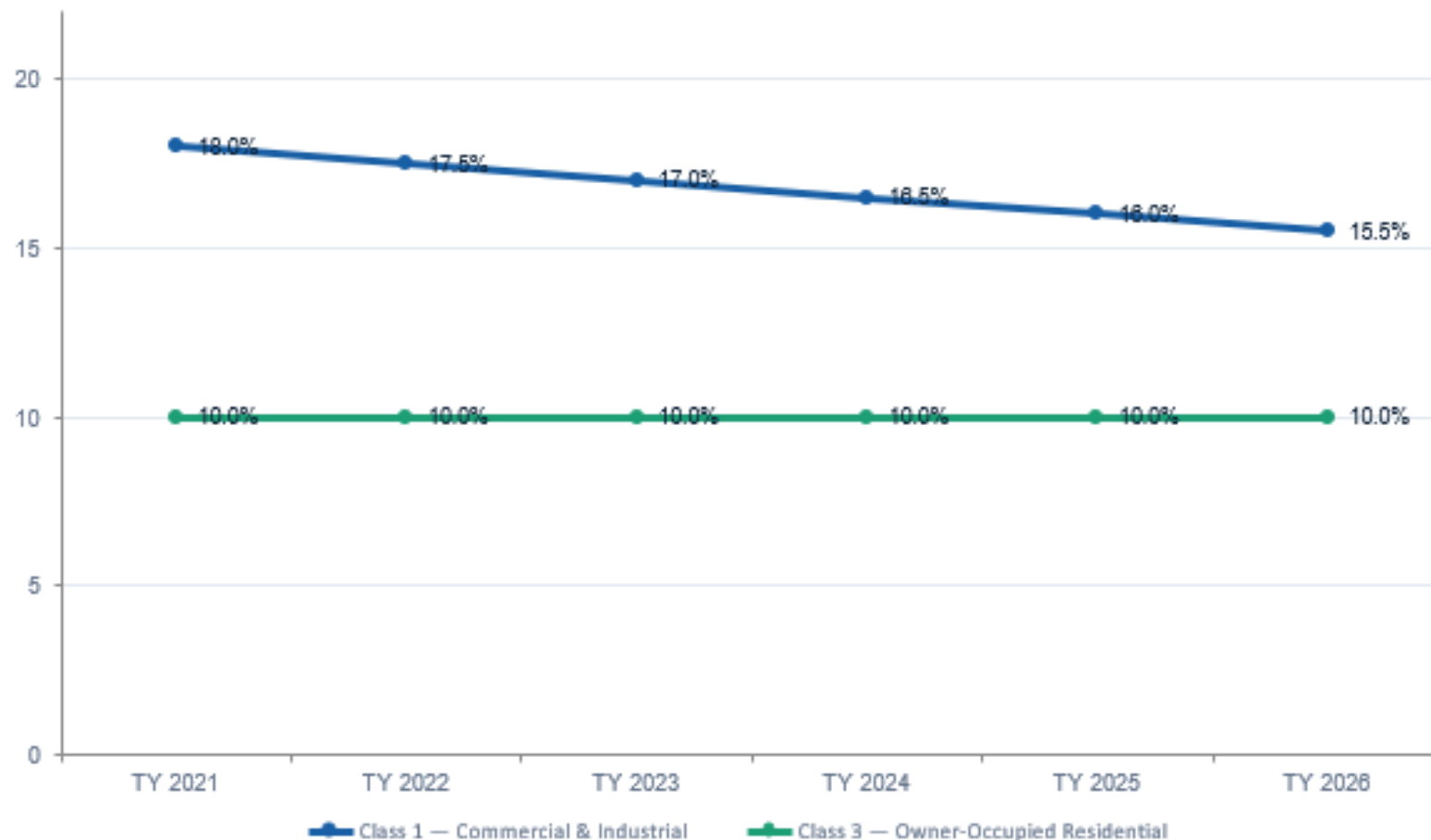
All three rates declined steadily. Total rate fell from 2.15 in FY2015 to 1.45 in FY2026 — a 32.4% reduction.



Source: Glendale Annual Budget Books | Rates expressed as dollars per \$100 of assessed valuation.



Arizona Property Tax Assessment Ratios



Class 1 — commercial

18.0% → 15.5%

–2.5 pts over 5 years

–0.5% per year by statute
(ARS §42-15001)

Class 3 — residential

10.0%

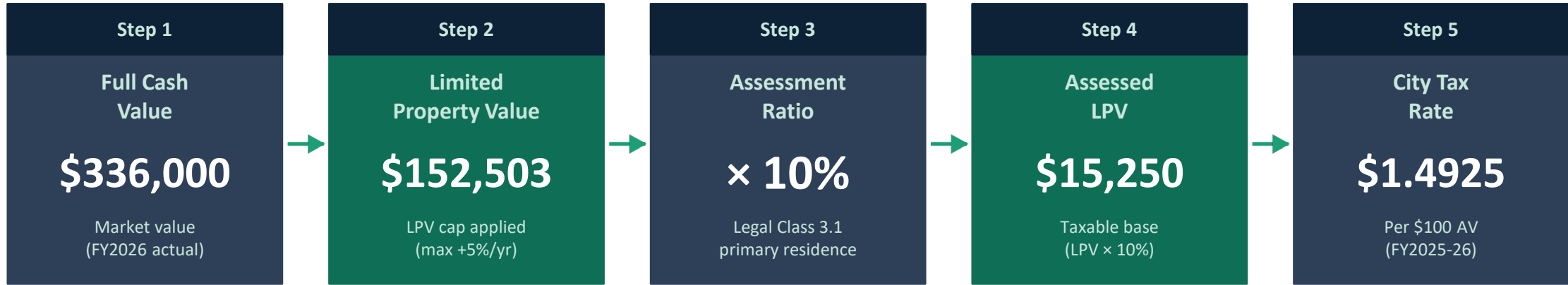
Unchanged — all 6 years

Flat by statute
(ARS §42-15003)

TY 2026 spread: **5.5 pts** (15.5% vs 10.0%)

How Your City Property Tax Is Calculated

Tax Year 2026 | Single Family Residence | Tax Area 110700, Glendale AZ



City Tax Formula:

$$\frac{\text{Assessed LPV}}{100} \times \text{City Tax Rate} = \text{City Tax Bill}$$

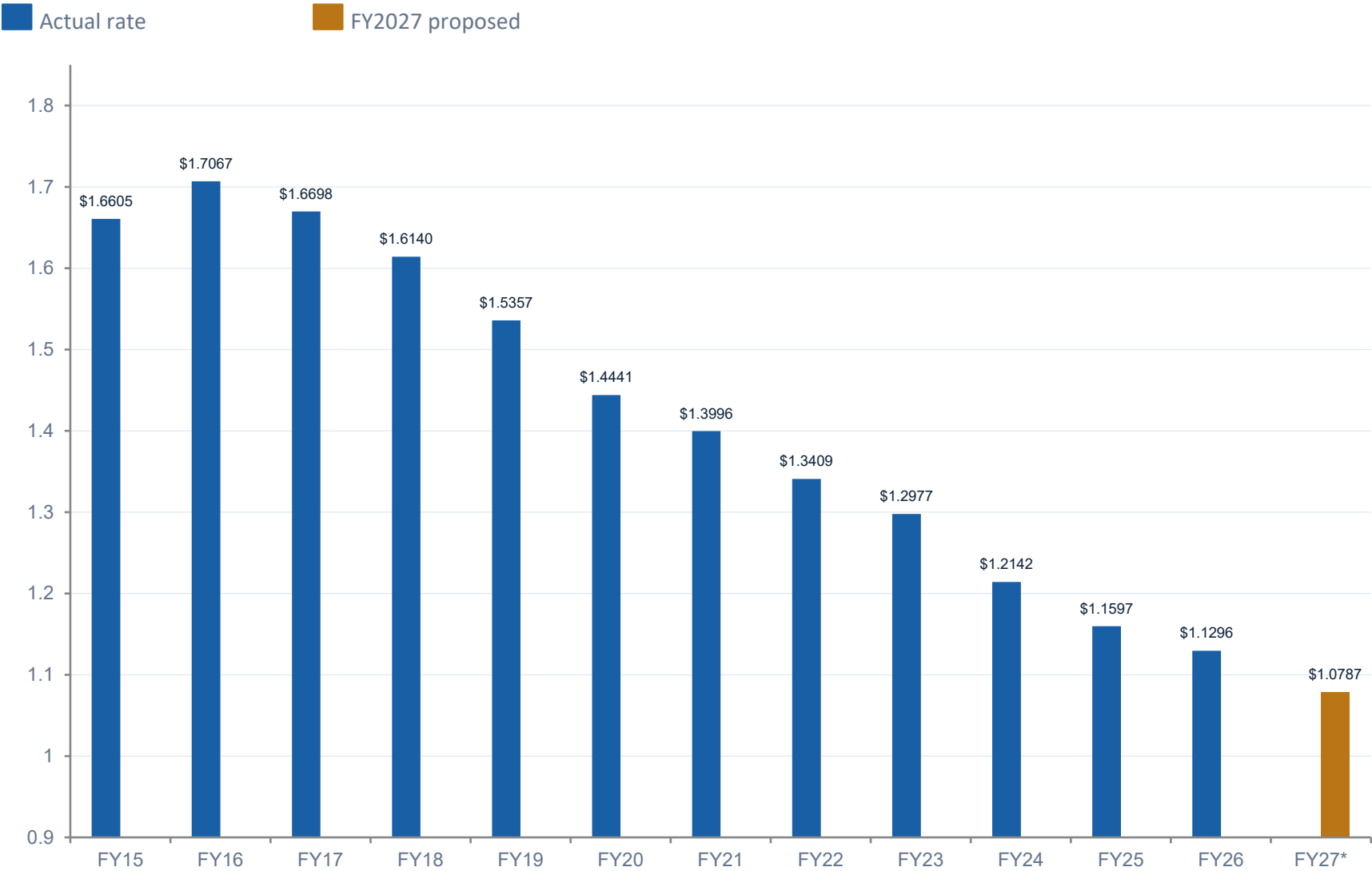
\$15,250 ÷ 100 × **\$1.4925** = **~\$228**

Full Calculation: (\$152,503 LPV × 10% assessment ratio) ÷ 100 × \$1.4925 city rate = **\$227.54** estimated city tax

City portion only. Does not include Maricopa County, school district, or special district levies. | Rate: FY2025-26 total Glendale rate per \$100 AV

Secondary Tax Rate per \$100 Assessed Value

Peaked at \$1.7067 in FY2016 — declined every year through FY2026 actual — record low proposed in FY2027



Peak rate — FY2016

\$1.7067

Before sustained decline

Latest actual — FY2026

\$1.1296

-33.8% from peak

Proposed — FY2027

\$1.0787

Record low in dataset

10 consecutive annual rate reductions (FY17-FY26)

* FY2027 proposed only — all prior years are actuals | Source: City of Glendale Schedule B / Schedule Five

Legal Debt Margin

City of Glendale, Arizona | As of June 30, 2025 | Amounts in thousands

6% General Municipal Purpose Bonds	
Capacity to incur bonded debt	\$268,944
Less: bonded debt applicable	(\$19,898)
Unused bonded debt capacity	\$249,046

7.4% used | 92.6% remaining capacity

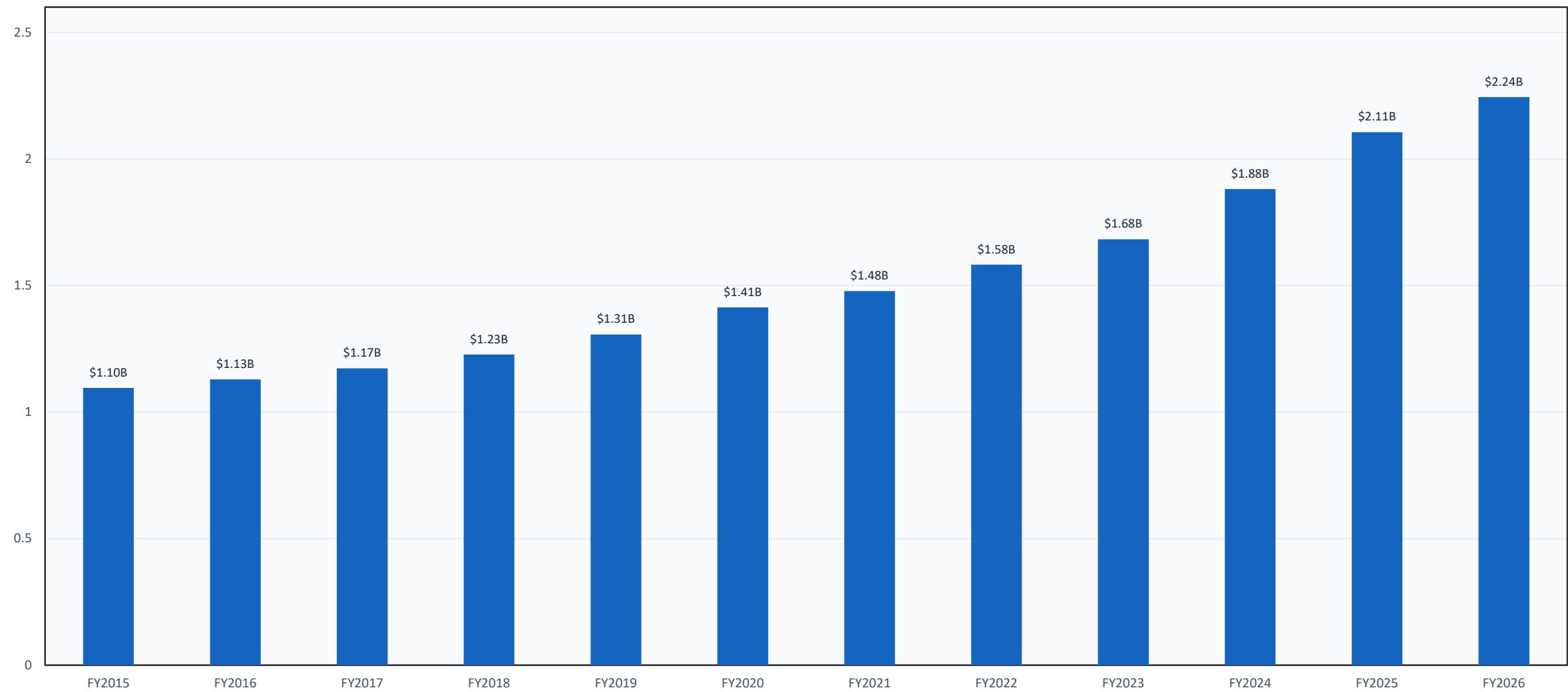
20% Water, Sewer, Public Safety & Infrastructure Bonds	
Capacity to incur bonded debt	\$896,480
Less: bonded debt applicable	(\$164,831)
Unused bonded debt capacity	\$731,649

18.4% used | 81.6% remaining capacity

Source: City of Glendale FY2025 Annual Comprehensive Financial Report, Notes to Financial Statements (I. Legal debt margin) | Amounts in \$thousands

Assessed Valuation — Primary AV Trend (FY2015–FY2026)

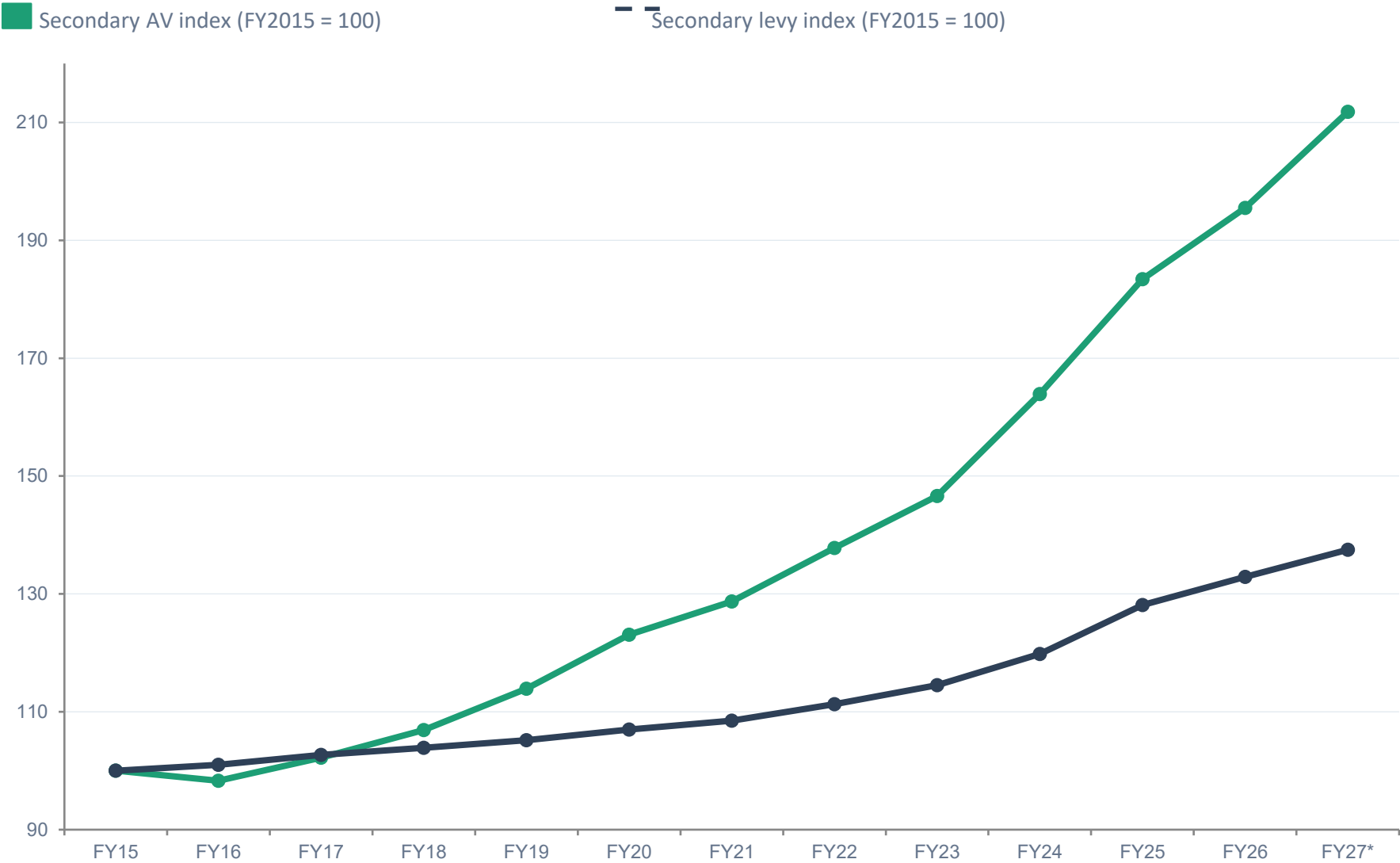
Primary AV grew consistently from \$1.10B in FY2015 to \$2.24B in FY2026 — a 104.9% increase.



Source: Glendale Annual Budget Books FY2012–FY2026 | Values in billions of dollars.

AV vs. Levy: Indexed Growth

FY2015 = 100 | AV grew 3.4x faster than the levy through FY2026 actuals, forcing the rate down each year



AV index — FY2026

196

+95.5% from base

Levy index — FY2026

133

+32.9% from base

Gap at FY2026

63 pts

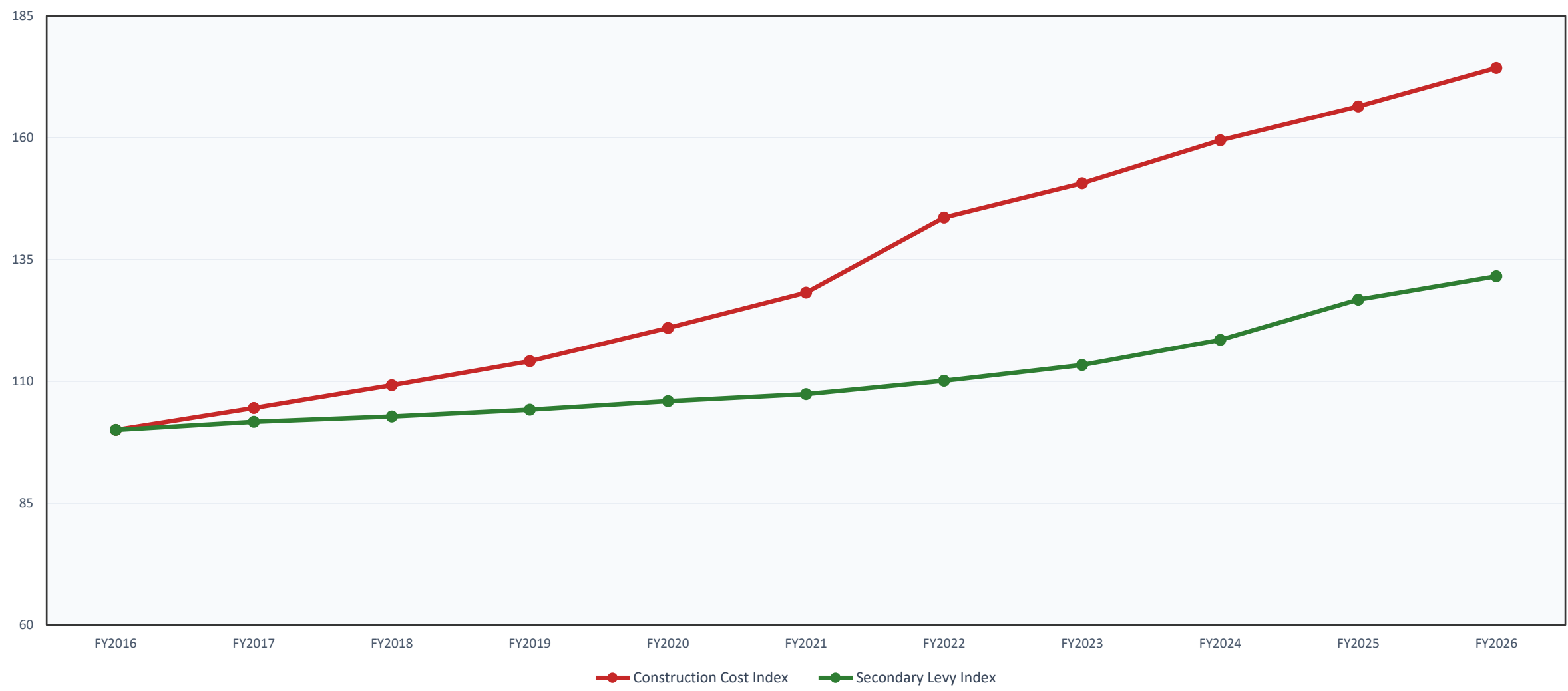
AV grew 3.4x faster

Widening divergence
drives rate to record low

Index: FY2015 = 100. * FY2027 proposed. Source: City of Glendale Annual Budget Books, Schedule B / Schedule Five

Construction Inflation vs. Secondary Levy Buying Power (FY2016–FY2026)

Construction costs rose ~74% since FY2016 (index base=100) while the secondary levy grew ~32%—eroding real purchasing power to ~75¢ on the dollar.

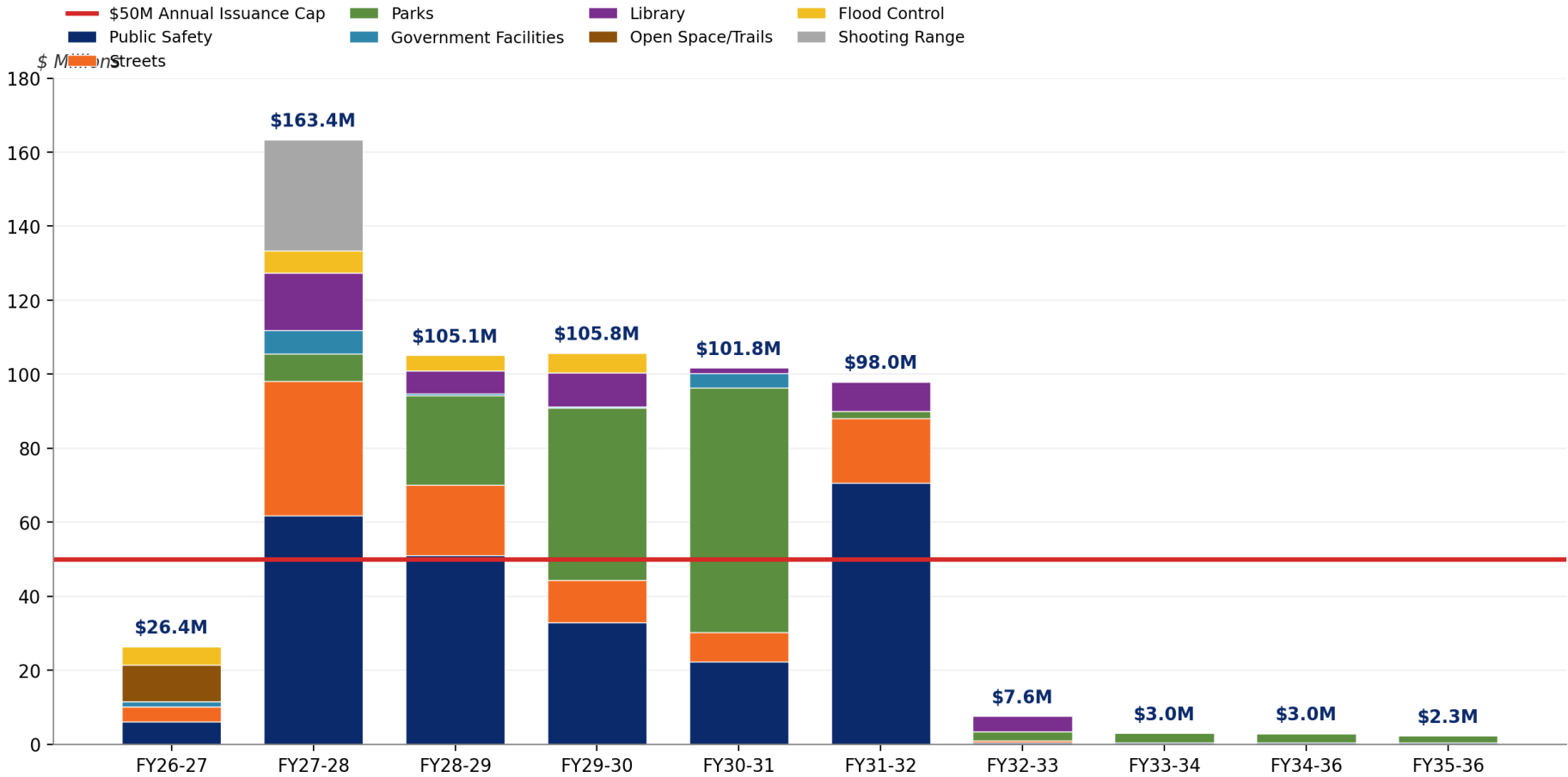


Source: CBRE, RLB Q1 2025, AZBEX/RLB Q4 2025 | Index base = 100 in FY2016. Real Buying Power = Levy Index ÷ Construction Cost Index × 100.

TOTAL ABILITY TO ISSUE DEBT BASED ON FLAT LEVY POLICY

Approximately \$50 Million Annually

ANNUAL PROGRAM DEMAND BY BOND FUND PROGRAM vs. \$50 MILLION ISSUANCE CAP



Each color represents a bond fund program. Amounts reflect annual program demand.

10-YEAR SUMMARY

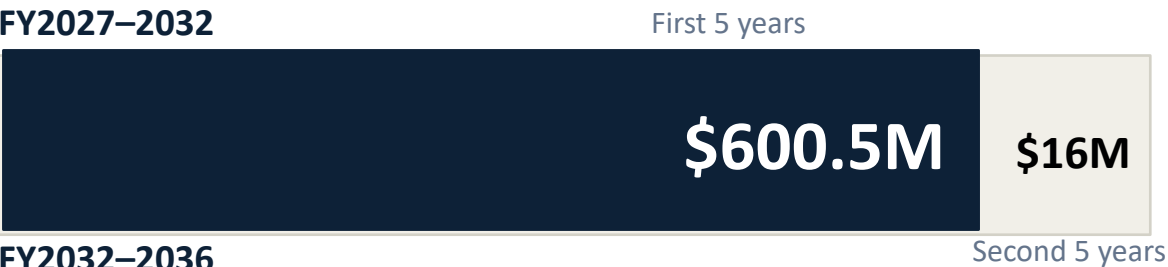
Total 10-Year
Program Demand
\$616.4M

Total 10-Year
Issuance Capacity
\$500.0M

Funding Gap
**\$116.5M
(23%)**

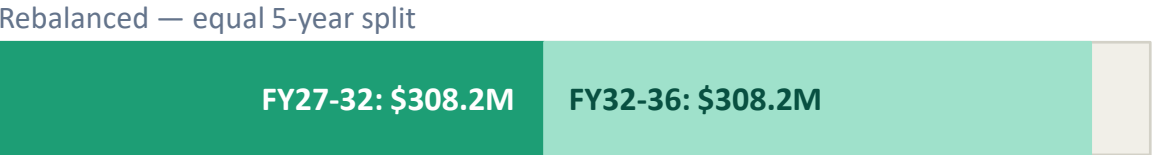
10-Year CIP Plan vs. Secondary Bonding Capacity

FY2027–FY2036 | CIP is front-loaded — 97.4% of spending falls in the first 5 years

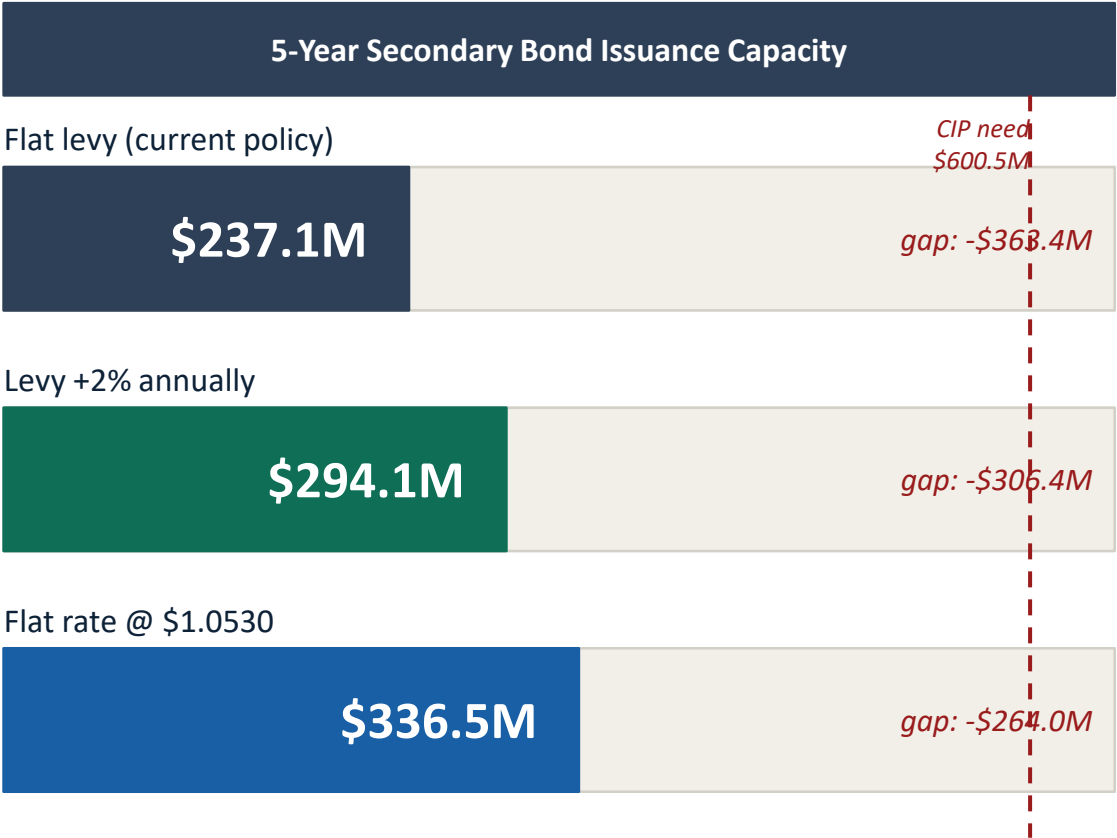


97.4% of total CIP in first 5 years

Recommendation: Rebalance the CIP



Smoothing the CIP reduces annual issuance pressure, aligns spending with bonding capacity, and avoids front-loading debt service in the early years.



Funding gap vs. first-5-year CIP need of \$600.5M		
Flat levy	Levy +2%	Flat \$1.0530
-\$363.4M	-\$306.4M	-\$264.0M

Issuance capacity based on 5-year secondary GO bond projections under each levy policy scenario. CIP need = FY2027–2032 Capital Improvement Plan.



Questions?



CITY COUNCIL REPORT

MEETING DATE: 05/12/2026
SUBMITTED FOR: John Kennedy, Director
DEPARTMENT: Parks and Recreation

Subject

*COUNCIL ITEM OF SPECIAL INTEREST – COUNCIL SUBCOMMITTEE ON GLENDALE GLITTERS
Presented by: John Kennedy, Director, Parks and Recreation

Purpose and Recommended Action

This item is a follow-up to the January 13, 2026, Council Item of Special Interest (CIOSI) presented by Councilmember Tolmachoff regarding the formation of a subcommittee focused on rogue vendors at Glendale Glitters, including vendors with bicycles and carts on sidewalks. Staff is seeking consensus from the City Council on next steps.

Background

Unapproved or “rogue” vendors at outdoor festivals such as Glendale Glitters create a mix of operational, legal, and safety challenges that can become problematic if not properly controlled. These rogue vendors impact crowd management as festivals are carefully planned with layouts for foot traffic, emergency access, and utilities. Rogue vendors can block walkways, create bottlenecks, and may interfere with emergency routes.

Analysis

At the January 13, 2026, Council Workshop, Councilmember Tolmachoff requested a Council Item of Special Interest to have staff bring forth a discussion to City Council regarding the formation of a subcommittee or working group focused on rogue vendors at Glendale Glitters. Staff will be presenting information requested during a recent scoping meeting that includes:

- 1) A discussion on options for creating a Council Subcommittee on vendors at Glendale Glitters.
- 2) A review of the scope of the subcommittee vs. work group.
- 3) A discussion on a timeline for returning to Council for a larger presentation on Glendale Glitters preparations.

Community Benefit/Public Involvement

Providing safe and operationally sound plans for city festivals provides opportunities for increased social interactions and patronage of merchant businesses within the community.

Attachments

Powerpoint Presentation



CIOSI - Glendale Glitters Subcommittee

May 12, 2026





Subcommittee on Vendors at Glendale Glitters

Subcommittee vs Working Group



Options to Consider

Subcommittee

- Created by Ordinance
- More formal structure with quorums, minutes, agenda posting, voting, etc.
- Council to determine participants

Working Group

- Ad hoc working group
- More flexibility on meeting requirements
- Council to determine participants



Purpose & Scope

- Advisory to staff
- Event footprint
- Vendor requirements
- Determine timeline to return with update on Glendale Glitters preparations
- Estimated 8 hours of staff time per meeting



Resources Needed

Should either a subcommittee or working group be created?



Thank you!