

# City of Glendale

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## Meeting Minutes - Final

**Tuesday, April 11, 2017**

**6:00 PM**

**Voting Meeting**

**Council Chambers**

### **City Council**

*Mayor Jerry Weiers*

*Vice Mayor Ian Hugh*

*Councilmember Jamie Aldama*

*Councilmember Joyce Clark*

*Councilmember Ray Malnar*

*Councilmember Lauren Tolmachoff*

*Councilmember Bart Turner*

**CALL TO ORDER****ROLL CALL**

**Present:** 7 - Mayor Jerry Weiers, Vice Mayor Ian Hugh, Councilmember Jamie Aldama, Councilmember Joyce Clark, Councilmember Lauren Tolmachoff, Councilmember Ray Malnar, and Councilmember Bart Turner

Also present were Kevin Phelps, City Manager; Tom Duensing, Assistant City Manager; Michael Bailey, City Attorney; Julie K. Bower, City Clerk; and Darcie McCracken, Deputy City Clerk.

**PLEDGE OF ALLEGIANCE****PRAYER/INVOCATION**

The invocation was offered by Pastor Curtis Burch from West Valley Church of the Nazarene.

**CITIZEN COMMENTS**

Bill Demski, a Sahuaro resident, spoke about the funding for a new scoreboard for the White Sox and the Dodgers.

James Deibler, a Phoenix resident, spoke about tent city shutting down. He also said he would like to see a new transit center on the Glendale Community College campus.

**APPROVAL OF THE MINUTES OF MARCH 28, 2017 VOTING MEETING**

1. [17-139](#) APPROVAL OF THE MINUTES OF MARCH 28, 2017 VOTING MEETING  
Staff Contact: Julie K. Bower, City Clerk

**A motion was made by Councilmember Clark, seconded by Councilmember Aldama, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

Mayor Weiers recognized the MYAC students from Glendale High School that were in the audience.

Councilmember Malnar recognized William Wallace from Boy Scout Troop 724, who was attending the Council meeting.

**PROCLAMATIONS AND AWARDS**

2.     [17-109](#)     PROCLAIM APRIL 2017 AS ENVIRONMENTAL AWARENESS MONTH  
Staff Contact: Craig Johnson, P.E., Director, Water Services  
Presented by: Office of the Mayor  
Accepted by:  
Ms. Sherry Socaciu, City of Glendale Volunteer  
Ms. Sarah Socaciu, City of Glendale Volunteer  
Mr. John Socaciu, City of Glendale Volunteer  
Mr. John Nissen, City of Glendale Water Services Department Intern  
  
Mayor Weiers proclaimed April 2017 as Environmental Awareness Month. Accepting the award was Ms. Sherry Socaciu, Ms. Sarah Socaciu, Mr. John Socaciu, City of Glendale Volunteers, and Mr. John Nissen, Glendale Water Services Intern.  
  
Mr. Nissen said his clean-up project at Spring City had the goal of recycling and donating paint, e-waste and obsolete office supplies and diverting the items from the landfill.

### CONSENT AGENDA

Ms. Bower read Consent Resolution Items 15 through 23.

Mayor Weiers said a request was made to vote on items 8 and 14 separately. He said Item 8 would have discussion and Item 14 would have a separate vote.

3.     [17-113](#)     RECOMMEND APPROVAL OF SPECIAL EVENT LIQUOR LICENSE,  
LUMP BUSTERS  
Staff Contact: Vicki Rios, Director, Budget and Finance
4.     [17-120](#)     RECOMMEND APPROVAL OF SPECIAL EVENT LIQUOR LICENSE,  
JOURNEY CHURCH  
Staff Contact: Vicki Rios, Director, Budget and Finance
5.     [17-111](#)     RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 5-22327, OLDE  
TOWNE GLENDALE MARKET  
Staff Contact: Vicki Rios, Director, Budget and Finance
6.     [17-121](#)     AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH  
NORCON INDUSTRIES, INC., FOR THE REPAIR OF EXISTING  
OPERABLE WALLS AND TRACKS AND REPLACEMENT OF  
EQUIPMENT ASSOCIATED WITH THESE REPAIRS  
Staff Contact: Erik Strunk, Director, Public Facilities, Recreation and  
Special Events
7.     [17-122](#)     AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE  
CONTRACT WITH ALL ANIMALS RESCUE & TRANSPORTATION, LLC  
AND APPROVE AN INCREASE IN THE EXPENDITURE OF FUNDS  
Staff Contact: Rick St. John, Police Chief
9.     [17-096](#)     AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES

AGREEMENT WITH CLEAR CREEK ASSOCIATES, LLC, FOR  
EVALUATION OF GROUNDWATER BACKUP SUPPLY

Staff Contact: Craig Johnson, P.E., Director, Water Services

10. [17-110](#) AUTHORIZATION TO ENTER A CONSTRUCTION AGREEMENT WITH  
ACHEN-GARDNER CONSTRUCTION, L.L.C., FOR CONSTRUCTION  
SERVICES FOR WATER LINE REPLACEMENT AT VARIOUS  
LOCATIONS

Staff Contact: Craig Johnson, P.E., Director, Water Services

11. [17-130](#) AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES  
AGREEMENT WITH LSW ENGINEERS ARIZONA, INC., FOR THE  
ENGINEERING AND DESIGN SERVICES OF THE HVAC  
REPLACEMENT PROJECT FOR THE GLENDALE PUBLIC SAFETY  
BUILDING

Staff Contact: Jack Friedline, Director, Public Works

12. [17-132](#) AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH  
SUMMIT ELECTRIC SUPPLY CO., INC., FOR THE PURCHASE OF  
ELECTRICAL SUPPLIES

Staff Contact: Jack Friedline, Director, Public Works

13. [17-134](#) AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH  
TRI-DIM FILTER CORPORATION FOR FILTER REPLACEMENT AND  
MAINTENANCE OF AIR HANDLING UNITS

Staff Contact: Jack Friedline, Director, Public Works

**CONSENT RESOLUTIONS**

15. [17-128](#) RESOLUTION NO. R17-25

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE,  
MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE  
ENTERING INTO OF AMENDMENT NO. ONE TO AN  
INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA  
DEPARTMENT OF TRANSPORTATION (IGA/JPA 16-0005853-I) FOR  
THE PARADISE LANE, 55th AVE to 59th AVE PROJECT IN THE CITY  
OF GLENDALE.

Staff Contact: Jack Friedline, Director, Public Works

16. [17-129](#) RESOLUTION NO. R17-26

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE,  
MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE  
ENTERING INTO OF AMENDMENT NO. ONE TO AN  
INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA  
DEPARTMENT OF TRANSPORTATION (IGA/JPA 16-0005852-I) FOR

THE CAMELBACK ROAD, 79th AVE to 83rd AVE PROJECT IN THE CITY OF GLENDALE.

Staff Contact: Jack Friedline, Director, Public Works

17. [17-131](#)

RESOLUTION NO. R17-27

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. ONE TO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (IGA/JPA 16-0005851-I) FOR THE EMERGENCY VEHICLE PREEMPTION PROJECT IN THE CITY OF GLENDALE.

Staff Contact: Jack Friedline, Director, Public Works

18. [17-133](#)

RESOLUTION NO. R17-28

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. ONE TO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (IGA/JPA 16-0005854-I) FOR THE 67th AVENUE, GLENDALE AVENUE to ORANGEWOOD AVENUE AND ORANGEWOOD AVENUE, 67TH AVENUE TO US-60 (GRAND AVENUE) PROJECT IN THE CITY OF GLENDALE.

Staff Contact: Jack Friedline, Director, Public Works

19. [17-135](#)

RESOLUTION NO. R17-29

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AMENDMENT NO. ONE TO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (IGA/JPA 16-0005850-I) FOR THE CAMELBACK ROAD, 51st AVE TO 91st AVE PROJECT IN THE CITY OF GLENDALE.

Staff Contact: Jack Friedline, Director, Public Works

20. [17-137](#)

RESOLUTION NO. R17-30

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO CHANGE ORDER NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT (GRANT PASS-THROUGH AGREEMENT) WITH THE CITY OF PHOENIX FOR GRANT NO. AZ-90-X137 RELATING TO TRANSIT SERVICES.

Staff Contact: Jack Friedline, Director, Public Works

21. [17-123](#) RESOLUTION NO. R17-31

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO A MASTER SUPPORT AGREEMENT WITH PETSMART CHARITIES, INC. AND ACCEPT A FIELD GRANT PROGRAM AWARD IN THE APPROXIMATE AMOUNT OF \$5,000 ON BEHALF OF THE GLENDALE POLICE DEPARTMENT.

Staff Contact: Rick St. John, Police Chief

22. [17-074](#) RESOLUTION NO. R17-32

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT ENTITLED, "AGREEMENT WITH THE ARIZONA DEPARTMENT OF PUBLIC SAFETY FOR PARTICIPATION IN THE ARIZONA CRIMINAL JUSTICE INFORMATION SYSTEM ALLOWING RECEIPT OF CRIMINAL HISTORY INFORMATION FOR EMPLOYMENT PURPOSES."

Staff Contact: Jim Brown, Director, Human Resources and Risk Management

23. [17-141](#) RESOLUTION NO. R17-33

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX PERTAINING TO THE EXPANSION, OPERATION AND MAINTENANCE OF AN EXISTING SPECIAL-PURPOSE FOREIGN-TRADE SUBZONE FOR CONAIR CORPORATION IN THE CITY OF GLENDALE.

Staff Contact: Michael D. Bailey, City Attorney

Approval of the Consent Agenda

**A motion was made by Turner, seconded by Hugh, to approve the recommended actions on Consent Agenda Item Numbers 3 through 7, 9 through 13 and Consent Resolutions 15 through 23. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

8. [17-125](#) AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH ON ADVERTISING, INC., UNDER THE STATE OF ARIZONA COOPERATIVE PURCHASING AGREEMENT FOR MARKETING

AND ADVERTISING SERVICES FOR THE PUBLIC FACILITIES,  
RECREATION AND SPECIAL EVENTS DEPARTMENT

Staff Contact: Erik Strunk, Director, Public Facilities, Recreation and  
Special Events

Mr. Strunk said the item was a request to enter into a linking agreement for marketing and advertising services for public facilities. The agreement was renewable annually for up to four years and would allow staff to coordinate marketing efforts within the department.

Councilmember Clark had no questions, but pulled the item off the agenda because it was a five-year contract.

Councilmember Tolmachoff asked why the vendor was selected and wanted to know if the vendor was selected because it had a linking agreement with the state or it was particularly qualified for the campaign.

Mr. Strunk said it was all of the above. The vendor had many years of experience in all areas of media and providing advice on how to target advertising money. The vendor had been recommended by other municipalities and would not take on any other similar clients during the duration of the agreement.

Councilmember Tolmachoff asked if the contract used the department's entire advertising budget.

Mr. Strunk said the contract used the CVB's portion of the advertising budget, as well as a portion of the budget for the Civic Center and Office of Special Events. He explained the contract allowed staff the flexibility to add money from the Parks and Recreation budget as well.

Councilmember Tolmachoff asked if the entire CVB marketing budget was \$105,000 per year.

Mr. Strunk said the total amount earmarked for the CVB was approximately \$240,000 per year.

Councilmember Tolmachoff asked what the entire annual budget was for the CVB.

Mr. Strunk said the entire budget was a little over \$1 million.

Councilmember Tolmachoff asked if that was solely funded by the bed tax.

Mr. Strunk said the budget was entirely funded with the bed tax, with the provision it did receive some Maricopa County Proposition 302 monies of about \$200,000. There was also about \$30,000 in membership fees and \$30,000 in gift sales.

Councilmember Tolmachoff asked if funding and staffing were funded by those funds.

Mr. Strunk said that was correct.

Councilmember Tolmachoff was surprised the item was on the consent agenda. She asked who was providing direction to the vendor about the marketing.

Mr. Strunk said the City would be directing the vendor on the advertising and

everything would be reviewed by staff prior to release.

Councilmember Tolmachoff would rather try the contract for one year, instead of renewing it administratively every year, to see how the vendor performed. She said the recent run of big events had drawn people to Glendale, but those were over. Councilmember Tolmachoff would like to review the vendor's performance after one year and receive Council input.

Mr. Strunk said the contract was administratively renewable, but if Council desired to hear the item prior to renewal, staff would take that into consideration. He said the contract did allow the option to renew up to four years.

Councilmember Tolmachoff was not comfortable with a four year, renewable contract. She said the item should have been discussed at a workshop.

Mayor Weiers asked if the contract was for four years or if it was for one year, with an option to renew every year for four years. He asked if it would change the amount if Council agreed to the contract for one year and then wanted to review it prior to renewing it again.

Mr. Strunk said that would not change the amount of appropriation. He said it would only change the term or condition of the agreement.

Mayor Weiers suggested striking the option to renew for four additional years stated in the contract.

Councilmember Tolmachoff thought Mr. Strunk had said the contract had already been written and it was administratively renewable.

Mayor Weiers said not if staff changed it.

Mr. Strunk said the multi-year contract was annually renewable and the amount was up to \$300,000 per year of the contract.

Mr. Phelps said staff would be happy to bring the item back before Council before the contract was renewed for the second year. Staff would also bring back a progress report regarding its satisfaction with the vendor and the services provided.

Councilmember Clark agreed with Councilmember Tolmachoff and asked to strike the language about an automatic administrative renewal. She said if the contract was successful, Council would want to renew it after one year. She had always been uncomfortable with the automatic renewals on contracts. She supported striking the automatic renewal from the contract.

Councilmember Turner asked if the contract was reviewed by the City Manager prior to renewal and was not automatically renewed. He said his concern was that Council had not seen the contract before and had not had the opportunity to discuss the implications for the departments involved. The items on the Consent Agenda were supposed to be routine in nature or had been discussed at a Workshop. He said the City Manager had assured Council the item would be reviewed before Council before the contract was renewed. He said it was difficult to amend contracts during the meeting because the vendor had already agreed to the terms of the contract provided to Council prior to the meeting. He asked how the vendor, On Advertising, was chosen.



Mr. Strunk said it was a state contract and there was competition when the state chose the vendor. The City was using a linking agreement for the contract. The vendor's references had been checked and staff felt comfortable the vendor would work closely with staff to meeting City goals.

Councilmember Turner understood obtaining services through a linking agreement helped the City save money when purchasing commodities, but was not sure it was the best way to obtain professional services. He would like staff to review the process when obtaining professional services. He asked if there were any specific advertising campaigns that had been identified with the funds.

Ms. Zomok said there were several pillars of advertising that the CVB had identified as well as core target marketing for the leisure, sports, travel, trade, conference, dining, art and culture industries. They would also be doing digital target advertising and would assist the City with that type of marketing strategy.

Councilmember Turner asked if there were specific campaigns that had been identified.

Ms. Zomok said multiple campaigns were currently running, including a leisure travel campaign called "You'll Love Every Minute", a meeting planner campaign called "Off the Charts", a downtown dining district campaign that spoke to the dining options available in downtown Glendale, as well as a Retro/Metro campaign that spoke to the art and culture of the City. She also mentioned the "Glendale's Got Game" campaign, which was still very active.

Councilmember Turner mentioned outsourcing the marketing component and asked if that created a staff reduction or salary savings.

Mr. Strunk said it would free up staff time and provide staff additional time to concentrate on the strategic planning that went into administering the CVB.

Councilmember Turner asked if the \$300,000 went to the advertising and if the consultant received a 15 percent premium.

Mr. Strunk said that was correct and said the consultant had the contacts to negotiate that into the buying price for the ad.

Mayor Weiers asked if there was more buying power by combining it into one larger campaign.

Ms. Zomok said it absolutely did and the City would be able to expand its buying power in the global space. She said the vendor had more expertise in the area and staff expected increases in their return on investment related to advertising. She said all the advertising done would have deliverable analytics on the other side.

Mayor Weiers asked if the Council would have real time information on the ads that were going out.

Ms. Zomok said analytic reports would be delivered monthly and said it all related back to drawing visitors to Glendale hotel rooms.

Mayor Weiers wanted Council to get the ads that were sent out in real time.

Ms. Zomok said staff would share the creative campaigns and would know within a couple of days whether an ad was working or not.

Councilmember Clark asked what the Marketing and Communications Department did if advertising services were contracted out.

Mr. Phelps said the Public Affairs Department worked on both communication with internal and external stakeholders. He said he would provide Council with a more thorough report.

Councilmember Malnar asked if the item would come back before Council under the current document if the contract was approved tonight.

Mr. Phelps said the intent was to bring the item back before Council next year prior to renewal.

Councilmember Aldama clarified the end of the first year of the contract was June 30, 2018 and asked if there was a specific timeframe to renew the contract.

Mayor Weiers asked if the contract would need to be renewed in twelve months or in ten months.

Mr. Bailey said the date of Council approval was the date of note, so the contract would have to be approved again in 12 months.

Councilmember Aldama asked how much time Council would have to approve the contract.

Mr. Bailey said Council would have thirty days to approve the contract.

Councilmember Tolmachoff had concerns about the Visit Glendale website. She asked what was being done to drive more people to Glendale and to use the website. She also wanted to know who was monitoring the City website to make sure events were listed.

Ms. Zomok said it was a great opportunity to work with an advertising agency to review everything staff was doing to market the City.

Councilmember Tolmachoff said the website should be an experience that would generate business and it was important to make sure it was professional.

Councilmember Aldama asked how the contract would help local businesses.

Ms. Zomok said the City's advertising was about brand awareness. It was not specific to business but was specific to the overall experience of Glendale. It drove people to the City and then got them into the local shops and restaurants.

Councilmember Aldama asked how they could diversify the local businesses for marketing. He had not seen much diversity in the local businesses being advertised.

Ms. Zomok said there would be more of an appeal in targeted markets that the City had never experienced before and said the advertising agency would bring all that to the table.

Councilmember Clark said some restaurants were paid CVB members. She suggested advertising all of the restaurants which would represent a more complete picture of the available dining experiences in downtown Glendale.

Ms. Zomok said the downtown dining brochure was recently revised and every single restaurant in the walking area had been listed, whether they were a member of the CVB or not. She said it was one of the most popular brochures.

Councilmember Aldama asked if restaurants who were not members of the CVB would have opportunities for advertising through the contract.

Ms. Zomok said part of the cooperative advertising would be potentially an ad campaign that was separate from the over-arching branding advertising.

Councilmember Aldama clarified that a business did not have to be a member of the CVB to have the CVB market for that business.

Ms. Zomok said the downtown dining district map listed every restaurant that was open in the downtown area. She said members and non-members had the opportunity to advertise in the visitor guide.

Councilmember Tolmachoff said there were dining areas all across the City and wanted to make sure the vendor understood Glendale's market, including the downtown, Westgate and other areas of the City.

**A motion was made by Councilmember Turner, seconded by Councilmember Clark, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 5 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, and Councilmember Turner

**Nay:** 2 - Councilmember Clark, and Councilmember Tolmachoff

**14. [17-136](#)**

**AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH KONE, INC., FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES AND RATIFICATION OF EXPENDITURES**  
Staff Contact: Jack Friedline, Director, Public Works

Mayor Weiers asked if there was going to be a presentation on this item.

Councilmember Clark said a presentation was not necessary.

**A motion was made by Councilmember Turner, seconded by Vice Mayor Hugh, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

**Nay:** 1 - Councilmember Clark

**PUBLIC HEARING - LAND DEVELOPMENT ACTIONS**

**24.**     [17-119](#)     ORDINANCE NO. O17-14

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 5200 WEST BELL ROAD FROM BP (BUSINESS PARK) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "51 CAMPANA," AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

Staff Contact: Jon M. Froke, AICP, Planning Director

Ms. Bower read Ordinance No. O17-14.

Mr. Froke said the property was about 20 acres in size and the zoning change would allow a mix of use development such as retail, restaurants, office, urgent care and drive-thru establishments. He said there would be "Welcome to Glendale" signs and a landscape buffer on the property. He explained the lights from the business park would be shielded and there would be an equestrian trail established to complete a gap in the semi-regional trail near the property. He said no billboards, digital signs, tattoo parlors or check cashing facilities would be allowed. The Planning Commission recommended approval of the request, subject to the stipulations as identified in the staff report. Staff also recommended approval, subject to the 7 stipulations found in the ordinance.

Councilmember Malnar asked if a community meeting was held for the project.

Mr. Froke said the applicant held two neighborhood meetings and there was a great deal of dialogue regarding the project.

Councilmember Malnar asked if there were notes on the dialogue from those neighborhood meeting.

Mr. Froke referenced the Planning staff report and said meetings were held on August 31st and October 5th.

Councilmember Malnar asked if the neighborhood concerns were addressed.

Mr. Froke said the concerns were addressed.

Councilmember Tolmachoff asked if a vape shop was on the prohibited business list.

Mr. Froke said those establishments were typically allowed and did not remember it being an issue.

Councilmember Tolmachoff asked if the use would be allowed.

Mr. Froke said it would be allowed.

Councilmember Turner asked if automobile title loan facilities were allowed.

Mr. Froke said title loan establishments would be on the prohibited list for this type of land use.

Mayor Weiers asked if the applicant indicated the type of business they were hoping to attract.

Mr. Froke said the first step for the applicant was to get the zoning to conform to the general plan. He said Dignity Health was interested in the project. The developer was in design review with several restaurants for the property. The developer was also looking for medical and other office type uses for the north part of the lot. He said they were actively marketing the entire site.

Mayor Weiers said the Dignity Health facility on 83rd Avenue was a very quiet facility.

Mr. Froke said the new Dignity Health facility would also be quiet.

Councilmember Turner asked if the property was formerly state trust land and if the project would consume all of that land.

Mr. Froke said it was the only state land parcel in Glendale and the project encompassed the entire state land parcel.

Councilmember Turner clarified that no portion of the property included a mobile home park.

Mr. Froke said that was correct and said an article in the local paper had been clarified and corrected.

Mayor Weiers opened the public hearing.

There were no speakers on this item.

Mayor Weiers closed the public hearing.

**A motion was made by Councilmember Tolmachoff, seconded by Councilmember Clark, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

## LAND DEVELOPMENT ACTIONS

### 25. [17-117](#) FINAL PLAT (FP) APPLICATION FP16-02: ALICE PARK - 8348 NORTH 61ST AVENUE

Staff Contact: Jon M. Froke, AICP, Planning Director

Ms. Bower introduced Item 25.

Mr. Froke said the property was approximately 37.9 acres and was located on the Butler Drive alignment between 61st Avenue and 63rd Avenue. There were 187 proposed lots, with a typical lot size of just over 5,000 square feet. Mr. Froke said there were 5.6 acres of planned open space in the development.

Mr. Froke explained the zoning density was greatly reduced due to a prior zoning action in 2015. The final plat was consistent with the existing zoning and would allow a new fill-in subdivision at the location. Approval of the request would allow future residential

opportunities in an established part of the City with nearby infrastructure and amenities. Staff recommended approval of the request.

**A motion was made by Councilmember Turner, seconded by Councilmember Aldama, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

**Nay:** 1 - Councilmember Clark

**26. [17-118](#)**

**FINAL PLAT (FP) APPLICATION FP16-04: DEER VALLEY VILLAS - 18800 NORTH 51ST AVENUE**

Staff Contact: Jon M. Froke, AICP, Planning Director

Ms. Bower introduced Item 26.

Mr. Froke said the property was approximately 4.2 acres and was located north of the northwest corner of Union Hills Drive and 51st Avenue. There were 18 proposed lots, with a typical lot size of just over 5,200 square feet. Mr. Froke said 20 percent of the site would be devoted to planned open space in the development. There were many amenities in the area, including the Foothills Recreation and Aquatics Center.

The final plat was consistent with the existing zoning and would allow a new fill-in subdivision at the location. The semi-regional equestrian trail would be built on 51st Avenue to fill a gap in the trail. Approval of the request would allow future residential opportunities in an established part of the City with nearby infrastructure and amenities. Staff recommends approval of the request.

Councilmember Tolmachoff asked for confirmation that Lot 16 would be a single-story home.

Mr. Froke said that was correct and it was in the zoning documents.

**A motion was made by Councilmember Tolmachoff, seconded by Vice Mayor Hugh, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

**Nay:** 1 - Councilmember Clark

**ORDINANCES**

**27. [17-126](#)**

**ORDINANCE NO. O17-15**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER AND CITY CLERK TO EXECUTE AND FILE AN AIRPORT LAND LEASE AGREEMENT WITH BUTLER AVIATION INVESTMENTS, LLC FOR CERTAIN PROPERTY AT THE GLENDALE

**MUNICIPAL AIRPORT.**

Staff Contact: Jack Friedline, Director, Public Works

Ms. Bower read Ordinance No. O17-15.

Mr. Friedline said this was an undeveloped lot at the far south end of the Glendale Municipal Airport, which had been vacant since 1997. Butler Aviation would like to build and then sell an aircraft storage hangar. He said the lease provided for reduced rent during the construction term of no more than one year or until a certificate of occupancy was issued. Thereafter, the term of the lease was 20 years, with two 10-year options, allowing the lease term to be a maximum of 41 years. The lease would be transferrable to a new airport hangar, and the lease rate was consistent with other airports in the valley. The Aviation Advisory Commission approved a motion to recommend entering into the land lease agreement.

Mayor Weiers was excited to see new growth out at the airport.

**A motion was made by Councilmember Clark, seconded by Councilmember Aldama, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

**28. [17-127](#)****ORDINANCE NO. O17-16**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE AIRPORT TERMINAL LEASE AGREEMENTS WITH SKYQUEST AVIATION, LLC FOR CERTAIN OFFICE SUITES IN THE TERMINAL BUILDING AT THE GLENDALE MUNICIPAL AIRPORT.

Staff Contact: Jack Friedline, Director, Public Works

Ms. Bower read Ordinance No. O17-16.

Mr. Friedline said the proposed ordinance would approve the entering into of five Airport Terminal Lease Agreements with Skyquest Aviation, LLC in the Terminal Building at the Glendale Municipal Airport. The term of each of the leases was for one year, with five successive one-year term renewals. The rates for the suites was comparable for office space. The Aviation Advisory Commission approved a motion to recommend entering into the lease agreements.

Mayor Weiers said things were going to get rolling at the Airport.

**A motion was made by Councilmember Malnar, seconded by Councilmember Tolmachoff, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

**29. [17-140](#)****ORDINANCE NO. O17-17**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ACCEPTANCE OF RIGHT OF WAY PROPERTIES LOCATED AT THE INTERSECTION OF 59TH AVENUE AND OLIVE AVENUE NECESSARY FOR RIGHT OF WAY IMPROVEMENTS IN GLENDALE, ARIZONA; AND DIRECTING THE EXECUTION OF ANY DOCUMENTS NECESSARY TO EFFECTUATE SAID TRANSFER.

Staff Contact: Jack Friedline, Director, Public Works

Ms. Bower read Ordinance No. O17-17.

Mr. Friedline said the City entered into an intergovernmental agreement with the Arizona Department of Transportation to provide federal funding for construction of safety improvements at 59th Avenue and Olive. Mr. Friedline said ADOT had negotiated the transfer of title for right-of-way properties to the City. It included portions of parcels on both eastbound and westbound Olive Avenue owned by Maricopa County Community College District and Randolph Ranch Community Association. Mr. Friedline said there was no budget impact for the transaction and the parcels allowed for bus pullouts on Olive Avenue.

**A motion was made by Councilmember Aldama, seconded by Councilmember Clark, that this agenda item be approved. The motion carried by the following vote:**

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

Mayor Weiers said he'd just been notified of information and he asked Mr. Phelps to share with Council and the public.

Mr. Phelps explained staff was just notified that the financial rating agency, Moody's, had upgraded the City's bond rating from A-2 to A-1. He said it went along with the Standard and Poors' increase the City received last year to an A plus. He said the City had been provided with a stable outlook. He said it was due to Council making some tough decisions over the last couple of years and sticking to strong, prudent financial policies. He said it should be a great source of pride for the Councilmembers.

Mayor Weiers said it was great news.

## **REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION**

**A motion was made by Vice Mayor Hugh, seconded by Councilmember Clark, to hold the next regularly scheduled City Council Workshop on Tuesday, April 18, 2017 at 1:30 p.m. in the City Council Chambers, to be followed by an Executive Session pursuant to A.R.S. 38-431.03, and further moved to hold a Special Budget Workshop on Monday, April 24, 2017 at 9:00 a.m. in the City Council Chambers, and further moved to vacate the next regularly scheduled City Council Voting Meeting on Tuesday, April 25, 2017, due to a lack of Council quorum, and further moved to hold a Special Budget Workshop on Friday, April 28, 2017 at 9:00 a.m.**



in the City Council Chambers, and further moved to hold a Special Budget Workshop on Tuesday, May 2, 2017 at 9:00 a.m. in the City Council Chambers, and finally moved to hold a regularly scheduled City Council Workshop on Tuesday, May 2, 2017 at 1:30 p.m. in the City Council Chambers to be followed by an Executive Session pursuant to A.R.S. 38-431.03. The motion carried by the following vote:

**Aye:** 7 - Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Tolmachoff, Councilmember Malnar, and Councilmember Turner

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Aldama thanked Mr. Phelps for the good news. He thanked Erin Steffa and other City staff for putting together the third annual Hook-a-Kid on Fishing, which had a great turnout. There were about 400 children and their families who came out for the event.

Councilmember Aldama said an Ocotillo District Meeting would be held on May 3, 2017, from 5:00 p.m. to 7:00 p.m. at the First Methodist Church in downtown Glendale. He also wished his wife, Monica, a happy birthday.

Councilmember Clark congratulated all the Councilmembers for their work to obtain the upgraded bond rating. She said there would be a Yucca District Meeting on April 20, 2017. She said members of the Park and Recreation Advisory Commission and Library Advisory Board would be at the meeting with the public for discussion of the architect's concept of the Western Branch Library, Phase I. She also had invited City Manager Kevin Phelps and Police Chief St. John to attend the meeting. The meeting would be held at Coyote Ridge Elementary School at 7:00 p.m., 7655 W. Bethany Home Road.

Councilmember Tolmachoff thanked the Cholla residents that attended the district meeting the previous night. She also thanked staff for attending the meeting.

Councilmember Turner suggested residents take the time to check the batteries in their smoke alarms. He asked residents needing financial assistance to install smoke alarms to contact his office or the Fire Department.

Vice Mayor Hugh reminded Cactus District residents there was a District Meeting on April 13, 2017 from 5:00 p.m. to 7:00 p.m. at the Historical Manistee Ranch at 51st Avenue and Northern.

Mayor Weiers said he was giddy about the upgraded bond rating. He said Mr. Duensing had delivered on his goal to upgrade the bond rating for the City. He said City staff had done without for a long time and congratulated them as well. He said the increase in the bond rating would make everyone's life better.

## **ADJOURNMENT**

The City Council adjourned at 7:43 p.m.