

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, September 22, 2020  
5:30 P.M.  
Voting Meeting  
Civic Center**

### **City Council**

***Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
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 Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Also Present: Kevin Phelps, City Manager  
Michael Bailey, City Attorney  
Julie K. Bower, City Clerk  
Vicki Rios, Assistant City Manager  
Jack Friedline, Assistant City Manager

## **PRAYER/INVOCATION**

The invocation was offered by Emmanuel Allen.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

### **1. APPROVAL OF THE MINUTES OF THE SEPTEMBER 8, 2020 VOTING MEETING**

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Joyce Clark to approve the minutes of the September 8, 2020 voting meeting minutes.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **PROCLAMATIONS AND AWARDS**

2. PROCLAIM OCTOBER 2020 AS DOMESTIC VIOLENCE AWARENESS MONTH  
Staff contact: Chris Briggs, Police Chief  
Presented by: Office of the Mayor  
Accepted by: Melinda Cadena, Executive Director, Angels on Patrol  
Francine Cabrera, Care Coordinator, Lifeline Professional Counseling

Mayor Weiers proclaimed October 2020 as Domestic Violence Awareness Month in the City of Glendale.

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

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

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Lauren Tolmachoff to make the following appointments:

to the Arts Commission

Jose Aguinaga, Mayoral, for a term ending 1/31/2021

Lorraine Zomok, Ocotillo District, for a term ending 1/31/2022

Nicole Riley, Sahuaro District, as Chair for a term ending 1/31/2021

to the Citizens Transportation Oversight Commission

Paul Marsh, Cholla District, for a term ending 1/31/2021

to the Human Relations Commission

Bernadette Bolognini, Ocotillo District, for a term ending 1/31/2022

to the Industrial Development Authority

Darryl Jaquess, Cholla District, for a term ending 1/31/2025.

AYE: Mayor Jerry Weiers

Vice Mayor Ray Malnar

Councilmember Jamie Aldama

Councilmember Joyce Clark

Councilmember Ian Hugh

Councilmember Lauren Tolmachoff

Councilmember Bart Turner

Passed

Mayor Weiers administered the oath of office.

## **CONSENT AGENDA**

Ms. Bower read the Consent Resolutions by title.

4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000003-L09, ROYAL CONVENIENCE, 12252 N 51ST AVENUE

5. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000005-L12, ARIZONA CATERING, 5750 W GLENN DR
6. POSITION RECLASSIFICATIONS
7. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 7 WITH CORVEL ENTERPRISE COMP, INC (CONTRACT #C-8818) FOR WORKERS' COMPENSATION CLAIMS THIRD PARTY ADMINISTRATION (TPA)
8. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FCI CONSTRUCTORS, INC. FOR JOB ORDER CONTRACTING SERVICES FOR GENERAL CITYWIDE CONSTRUCTION SERVICES
9. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE LINKING AGREEMENT WITH BWC ENTERPRISES INC., DOING BUSINESS AS WOODRUFF CONSTRUCTION, FOR JOB ORDER CONTRACTING – GENERAL CONTRACTORS
10. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH SANDS MOTOR COMPANY FOR THE COOPERATIVE PURCHASE OF HEAVY DUTY VEHICLES
11. AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH RECON RESTORATION INC. FOR PHYSICAL ACCESSIBILITY MODERNIZATION OF PUBLIC HOUSING UNITS
12. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 5 TO THE AGREEMENT WITH PBC PHOENIX, INC., DBA COMMERCIAL CLEANING SYSTEMS, FOR CUSTODIAL SERVICES FOR PARK RESTROOMS, FOOTHILLS RECREATION & AQUATICS CENTER, AND (4) LIBRARIES  
Presented by: Jim Burke, Director, Public Facilities, Recreation and Special Events

Ms. Bower read the item by title.

Mr. Burke requested authorization to enter into Amendment No. 5 of the agreement for custodial services, contract No. C-10258 with PBC Phoenix, Inc., dba Commercial Cleaning Systems (CCS). It would extend the term of the agreement through March 7, 2021 in an amount not to exceed \$93,206.46 for the duration of the extended term. The City issued a solicitation for custodial services that included park restrooms, however, the bids received for the restrooms were much higher than anticipated. A new and separate RFP would be issued for the restrooms with a revised scope in an effort to garner bids that would meet the City's budget requirements. The extension would allow continued cleaning of the facilities.

Councilmember Tolmachoff asked if the City had been required to pay for cleaning services during the extended period when the facilities were closed.

Mr. Burke believed the City would not pay for services that were not rendered but would check and provide the information to Council.

Councilmember Tolmachoff said there should be a credit for the months the facilities were closed. The City should not be charged during periods when the facilities were shut down. She wanted to make sure future contracts contained wording to that effect.

## **CONSENT RESOLUTIONS**

**13. RESOLUTION NO. R20-115**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION, AND THE GLENDALE POLICE DEPARTMENT FOR CONTINUED PARTICIPATION IN A PROGRAM-FUNDED STATE AND LOCAL TASK FORCE.

**14. RESOLUTION NO. R20-116**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION, AND THE GLENDALE POLICE DEPARTMENT FOR CONTINUED PARTICIPATION IN A TACTICAL DIVERSION TASK FORCE.

**15. RESOLUTION NO. R20-117**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE ISSUANCE BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF GLENDALE, ARIZONA OF ITS SENIOR LIVING REVENUE BONDS, SERIES 2020 (ROYAL OAKS-INSPIRATA POINTE PROJECT), IN ONE OR MORE SERIES AND IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$200,000,000.

**16. RESOLUTION NO. R20-118**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND THE CITY OF PHOENIX FOR THE MAINTENANCE AND OPERATION OF FIBER INFRASTRUCTURE ALONG 99TH AVENUE AND INDIAN SCHOOL ROAD.

**17. RESOLUTION NO. R20-119**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF A GRANT FROM ARIZONA EMERGENCY MEDICAL SYSTEMS INC., FOR APPROXIMATELY \$1,500 TO PURCHASE EMS SUPPLIES TO SUPPORT COVID-19 RESPONSE, ON BEHALF OF THE GLENDALE FIRE DEPARTMENT.

**18. RESOLUTION NO. R20-120**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT FOR THE OPERATION OF A MERCHANDISING/VENDING BUSINESS FOR VARIOUS LOCATIONS.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Joyce Clark to approve Consent Agenda items 4 through 12 and adopt Consent Resolutions items 13 through 18.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **BIDS AND CONTRACTS**

Ms. Bower read the Bids and Contracts items by title.

- 19.** AWARD OF REQUEST FOR PROPOSAL 20-39 AND AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CRISIS PREPARATION AND RECOVERY, INC. FOR PSYCHOLOGICAL SERVICES FOR THE GLENDALE POLICE DEPARTMENT  
Presented by: Chris Briggs, Police Chief

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Jamie Aldama to approve item 19.

Councilmember Clark would, as was her practice, be voting no on all of the Bids and Contracts items. The 5-year contracts were not appropriate for the non-essential services being provided.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

NAY: Councilmember Joyce Clark

Passed

- 20.** AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH BRANCO MACHINERY CO. FOR THE PURCHASE OF OFF-ROAD EQUIPMENT CUTTING EDGES AND CUTTING TOOL ATTACHMENTS  
Presented by: Michelle Woytenko, Director, Field Operations

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Lauren Tolmachoff to approve item 20.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Ian Hugh

Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

- 21. AUTHORIZATION TO ENTER INTO AGREEMENTS FOR WATER AND WASTEWATER TREATMENT CHEMICALS**  
Presented by: Craig Johnson, P.E., Director, Water Services

A motion was made by Councilmember Bart Turner, seconded by Councilmember Joyce Clark to approve item 21.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

- 22. AUTHORIZATION TO ENTER INTO AGREEMENTS FOR CITYWIDE LANDSCAPING SERVICES**  
Presented by: Trevor Ebersole, Director, Transportation

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to approve item 22.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

## **LAND DEVELOPMENT ACTIONS**

- 23. ORDINANCE NO. O20-65**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GLENDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, SECTION 9-471, ARIZONA REVISED STATUTES AND ITS AMENDMENTS, BY ANNEXING CERTAIN TERRITORY LOCATED SOUTH OF THE SOUTHEAST CORNER OF REEMS RANCH ROAD AND NORTHERN AVENUE OF THE CITY OF GLENDALE CONSISTING OF APPROXIMATELY 260 ACRES; TO BE KNOWN AS

ANNEXATION AREA NO. 220; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Lisa Collins, Interim Development Services Director

Ms. Bower read the ordinance by title.

Ms. Collins said the annexation request involved 260 acres of vacant land that was planned for the development of 3.9 million square feet of industrial and manufacturing uses. The fiscal impacts and assumptions for 50% warehousing and 50% manufacturing included an annual net benefit of \$870,000 and one-time revenue of \$15.4 million. The property was in the Luke Compatible Land Use Area and industrial and warehousing were permitted uses.

Ms. Collins said after annexation, the City would apply the most compatible zoning to the property. The property would be assigned a PAD (Planned Area Development) which was the most "like zoning" designation to the County's Military Compatibility Permit (MCP). The PAD would include the same uses as the County approved MCP. Once the annexation was final, the applicant would seek to develop the property with a variety of light industrial uses.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Ian Hugh to adopt Ordinance No. O20-65.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **PUBLIC HEARING - LAND DEVELOPMENT ACTIONS**

### **24. ORDINANCE NO. O20-66**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 19822 NORTH 53RD AVENUE FROM A-1 (AGRICULTURAL) AND SR-30 (SUBURBAN RESIDENTIAL – 30,000 SQUARE FEET LOT MINIMUM) TO SR-17 (SUBURBAN RESIDENTIAL – 17,000 SQUARE FEET LOT MINIMUM / PLANNED RESIDENTIAL DEVELOPMENT) AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Lisa Collins, Interim Development Services Director

Ms. Bower read the ordinance by title.

Ms. Collins said the request was to rezone from A-1 (Agricultural) and SR-30 (Suburban Residential) to SR-17 PRD (Suburban Residential Planned Residential Development) for a project titled "Modern Ridge Estates" located along the west side of 53rd Avenue, roughly 500 feet south of Beardsley Road.



Ms. Collins said the proposed SR-17 PRD rezone request would allow for the development of a six (6) lot, single-family, detached residential community. The project would include a single private street. Lot sizes as proposed would be a minimum 20,000 square feet. Building setbacks would be 20 feet from the front property line, 10-foot side yard, and a rear setback of 30 feet. Maximum lot coverage as proposed would be 40%. Proposed open space and retention would be 10% of the project size or 16,471 square feet. The proposal would provide a viable use of infill property. The proposed density was consistent with the City's General Plan.

Mayor Weiers opened the public hearing.

No one wished to speak.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to adopt Ordinance No. O20-66.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**25. RESOLUTION NO. R20-121**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, BY APPROVING GENERAL PLAN AMENDMENT GPA20-08 FOR PROPERTY LOCATED AT 8707 WEST NORTHERN AVENUE IN GLENDALE.

ORDINANCE NO. O20-67

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8707 WEST NORTHERN AVENUE FROM R1-10 PRD (SINGLE FAMILY – 1 UNIT PER 10,000 SQUARE FEET / PLANNED RESIDENTIAL DEVELOPMENT) TO R1-6 PRD (SINGLE FAMILY – 1 UNIT PER 6,000 SQUARE FEET / PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "PALERMO," AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Lisa Collins, Interim Development Services Director

Mayor Weiers said the applicant had requested that the items be continued to October 13, 2020.

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Joyce Clark to continue the items to October 13, 2020.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar

Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **ORDINANCES**

### **26. ORDINANCE NO. O20-68**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF A POWER TRANSMISSION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT LOCATED AT 8310 WEST CAMELBACK ROAD AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Jayme Chapin, PE, Principal Engineer

Ms. Bower read the ordinance by title.

Ms. Chapin said the proposed ordinance granted a new power transmission easement in favor of Salt River Project Agricultural Improvement and Power District (SRP) at westbound Camelback Road west of 83rd Avenue. Camelback 83 Fitness LLC., the owner of the new EOS Fitness Center currently under construction at 8310 West Camelback Road, was constructing driveways and right-of-way improvements providing access to Camelback Road. SRP had existing facilities in the alignment of the proposed improvements. The facilities were not currently located in an easement. As a condition to construct the improvements, SRP would need to relocate a utility pole and a power transmission easement within the current Camelback Road right-of-way to protect its facilities.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Ian Hugh to adopt Ordinance No. O20-68.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **NEW BUSINESS**

Mayor Weiers said item 28, Ordinance No. 20-69, would be heard before item 27.

### **27. REAPPOINTMENT OF CITY JUDGE BURKHOLDER** Presented by: Jim Brown, Director of Human Resources & Risk Management

Ms. Bower read the item by title.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Joyce Clark to continue the item to October 27, 2020.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**28. ORDINANCE NO. O20-69**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 13, ARTICLE I OF THE GLENDALE CITY CODE AND REPEALING A SECTION OF CHAPTER 13, ARTICLE III OF THE GLENDALE CITY CODE. Presented by: Michael D. Bailey, City Attorney

Ms. Bower read the ordinance by title.

Mr. Bailey said the proposed ordinance would provide Council an opportunity for a clean slate to provide clarity on the role and responsibilities of the Judicial Selection Advisory Board.

A motion was made by Councilmember Ian Hugh, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O20-69.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff

NAY: Councilmember Bart Turner

Passed

**29. CONSIDERATION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF THE CITY OF GLENDALE PRESIDING JUDGE**

Presented by: Jim Brown, Director, Human Resources and Risk Management

Ms. Bower read the item by title.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Ian Hugh to continue the item to October 27, 2020.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar

Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**30. RESOLUTION NO. R20-122**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A CONSENT TO PARKING SPACES LEASE AGREEMENT WITH ECL GLENDALE, LLC; ARIZONA TOURISM AND SPORTS AUTHORITY, D/B/A ARIZONA SPORTS AND TOURISM AUTHORITY (“AZSTA”); ARIZONA CARDINALS FOOTBALL CLUB LLC (THE “CLUB”), NEW CARDINALS STADIUM, LLC (“NCS”) AND STADIUM DEVELOPMENT LLC (“SD”, AND TOGETHER WITH THE CLUB AND NCS, THE “CARDINALS”); AND FARM 101 LLC (“FARM 101”).

Presented by: Kevin Phelps, City Manager

Ms. Bower read the resolution by title.

Mr. Phelps said Council approved three agreements at its meeting on September 8th. The development agreement with ECL Glendale, LLC. and two Government Property Improvement Leases with ECL Glendale, LLC. There were four more agreements that required approval:

- Purchase and Sale Agreement with ECL Glendale, LLC to purchase approximately .2942 acres of City-owned land
- Option Agreement to Purchase Real Estate with ECL Glendale, LLC to purchase approximately 4.154 acres of City-owned land
- Parking Spaces Lease Agreement
- Consent to Parking Spaces Lease Agreement

Mr. Bailey said the purchase and sale agreement was the agreement that the City generally utilized and there was nothing out of the ordinary about the agreement. The option agreement contained standard terms and conditions that the City used for purchase and sale agreements. A notable exception was a clawback provision that required development to occur within three years or the City had the right to purchase the property back at the cost it was acquired by the developer.

Mr. Phelps said the parking spaces agreements utilized 2,600 of the 4,001 spaces in the Black Lot as overflow parking on non-NFL game days, NFL events or mega events. Mega events were defined as events with a projected attendance of more than 40,000 attendees. The developer was required to maintain the parking spaces, conduct repairs, pay for utility costs, etc. The developer agreed to relocate the 2,600 spaces for up to two years if the City decided to redevelop all or portions of the Black Lot.

Mr. Phelps said construction was scheduled to begin at the end of 2020. The project would be constructed in a single phase. The project was anticipated to be completed in advance of Superbowl 2023.

Councilmember Clark clarified that the 4.154-acre parcel would be used for employee parking, operations and maintenance and water retention.

Mr. Bailey said that was correct. A restrictive covenant would be placed on the property.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Ian Hugh to adopt Resolution No. R20-122.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**31. RESOLUTION NO. R20-123**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A PARKING SPACES LEASE AGREEMENT WITH ECL GLENDALE, LLC.

Presented by: Kevin Phelps, City Manager

Ms. Bower read the resolution by title.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Joyce Clark to adopt Resolution No. R20-123.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**32. ORDINANCE NO. O20-70**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SALE OF LAND BY THE CITY TO ECL GLENDALE, LLC LOCATED WEST OF THE INTERSECTION OF 95TH AVENUE AND MONTEBELLO AVENUE, GLENDALE, ARIZONA, A CITY RIGHT-OF-WAY, WITH A VARYING WIDTH FROM 59 TO 74 FEET, DIRECTING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE SALE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

Presented by: Kevin Phelps, City Manager

Ms. Bower read the ordinance by title.

A motion was made by Councilmember Jamie Aldama, seconded by Councilmember Ian Hugh to adopt Ordinance No. O20-70.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**33. ORDINANCE NO. O20-71**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE OPTION TO SELL LAND BY THE CITY TO ECL GLENDALE, LLC LOCATED BETWEEN 94TH LANE AND 95TH AVENUE, SOUTH OF CARDINALS WAY AND NORTH OF W MISSOURI AVENUE, PARCEL NO. APN 102-14-273D, DIRECTING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE SALE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.  
Presented by: Kevin Phelps, City Manager

Ms. Bower read the ordinance by title.

A motion was made by Councilmember Joyce Clark, seconded by Vice Mayor Ray Malnar to adopt Ordinance No. O20-71.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION**

A motion was made by Vice Mayor Ray Malnar, seconded by Councilmember Joyce Clark to hold the next regularly scheduled City Council workshop on Tuesday, October 13, 2020 at 12:30 p.m. in the Civic Center, 5750 West Glenn Drive, to be followed by an executive session pursuant to A.R.S. 38-431.03.

AYE: Mayor Jerry Weiers  
Vice Mayor Ray Malnar  
Councilmember Jamie Aldama  
Councilmember Joyce Clark  
Councilmember Ian Hugh  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Clark congratulated ECL and the City for completing the last set of documents for the Crystal Lagoon project.

Councilmember Tolmachoff said City Hall would be lit in purple in honor of Domestic Violence Awareness Month in October.

Councilmember Turner said last Thursday, for the first time, a blue alert was sent out to cell phones. It was issued when there had been a serious assault on a law enforcement officer and the perpetrators were at large.

## **CITIZEN COMMENTS**

Kathy Wheeler, Barrel District, spoke regarding the sale and development of the Glen Lakes Golf Course site.

Jane Bachmann, Barrel District, spoke regarding the sale and development of the Glen Lakes Golf Course site.

Jessica Koory, Ocotillo District, spoke regarding alley closings in Sands Estate and the sale and development of the Glen Lakes Golf Course site.

Ronald Fink, Barrel District, spoke regarding the sale and development of the Glen Lakes Golf Course site.

Stella Greazzo, Ocotillo District, spoke regarding the sale and development of the Glen Lakes Golf Course site.

Monica Yelin, Cholla District, appeared on behalf of U.S. Congresswoman Debbie Lesko and provided information on the services provided by Ms. Lesko's office.

Bernadette Bolognini, Ocotillo District, spoke regarding the sale and development of the Glen Lakes Golf Course site and alley closings.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 6:44 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 22nd day of September, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_ day of \_\_\_, 2020.

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Julie K. Bower, MMC, City Clerk

