



City of Glendale

5850 West Glendale Avenue
Glendale, AZ 85301

**City Council
Workshop Agenda
AMENDED 3/20/26 *
SECOND AMENDED 3/23/26****

***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, March 24, 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. DOWNTOWN CAMPUS REINVESTMENT PROJECT UPDATE
Presented by: Eddie Garcia, AIA, City Architect, Engineering

Attachments

PowerPoint Presentation (Added 3/20/2026)*

2. ~~*COUNCIL ITEM OF SPECIAL INTEREST - CONTINUITY OF OPERATIONS SPACES~~
Presented by: Michelle Woytenko, Director, Field Operations
3. COUNCIL ITEM OF SPECIAL INTEREST – PLEIN AIR PAINTING COMPETITION
Presented by: Trent Dutry, Director, Economic Development

Attachments

PowerPoint Presentation

4. ***COUNCIL ITEM OF SPECIAL INTEREST - RESEARCH DIGITAL SIGNS AND DIRECTORIES**
Presented by: Randy Huggins, Director, Development Services

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

5. 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))

6. ***EMPLOYMENT**

- A. *Discussion and or consultation, to consider its position, and to provide instruction/direction regarding the evaluation process and performance reviews of the City Manager, City Attorney and City Clerk and discussion/consultation for legal advice with the City Attorney pursuant to A.R.S. § 38-431.03(A)(1)(3)(4)

7. ***LITIGATION/LEGAL ADVICE**

- A. *Discussion/consultation with the City Attorney to receive an update, to consider its position, and to provide instruction/direction to the City Attorney regarding Glendale's position in connection with pending or contemplated litigation with, or in settlement discussions conducted in order to avoid or resolve litigation for the following matters. (A.R.S. §38-431.03 (A)(3)(4));
1. Legal advice regarding Arizona Department of Revenue audits.

8. ****LEGAL ADVICE**

- A. **Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with properties located at 7149 North 58th Avenue & 7121 North 57th Avenue, Glendale AZ 85301 (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 3/13/26 at 10:30 a.m. by MR.

This amended agenda was posted on 3/20/26 at 10:00 a.m. by MR.

This second amended agenda was posted on 3/23/26 at 12:00 p.m. by MR.



CITY COUNCIL REPORT

MEETING DATE: 03/24/2026
SUBMITTED FOR: Eddie Garcia, City Architect
DEPARTMENT: Engineering

Subject

DOWNTOWN CAMPUS REINVESTMENT PROJECT UPDATE

Presented by: Eddie Garcia, AIA, City Architect, Engineering

Purpose and Recommended Action

The purpose of this presentation is to provide Council with an update on the Downtown Campus Reinvestment Project.

Previous Related Council Action

September 19, 2017, Council Workshop for the Council to begin discussing the development and prioritization of 10-year Capital Improvement Projects
June 24, 2019, Council Policy Session on Building Asset Philosophy
October 28, 2019, Council Policy Session on Building Asset Philosophy
December 14, 2021, Council Workshop on City Hall Complex Update
April 2, 2021, City Council Strategy Retreat on Downtown Glendale as part of a Council Item of Special Interest by Vice Mayor Jamie Aldama
December 14, 2021, Council Workshop on Downtown Campus Reinvestment Project (DCRP)
January 11, 2022, Council Workshop on DCRP
June 28, 2022, Council approves contract with Okland Construction Company for the DCRP
June 28, 2022, Council approves contract with Holly Street Studio LLC as Architect for the DCRP
August 9, 2022, Council Workshop on DCRP
August 23, 2022, Council Workshop on DCRP
September 27, 2022, Council Workshop project update
October 25, 2022, Council Workshop project update
November 22, 2022, Council Workshop project update
January 6, 2023, Special Council Workshop project update
January 24, 2023, Council Workshop project update and budget discussion
February 28, 2023, Council Workshop project update
March 28, 2023, Council Workshop project update
April 11, 2023, Council Workshop project update and presentation by Holly Street Studios
May 23, 2023, Council Workshop project update
June 13, 2023, Council Workshop project update and presentation by Holly Street Studios
August 22, 2023, Council Workshop project update
September 26, 2023, Council Workshop project update
October 24, 2023, Council Workshop update and presentation by Economic Development
November 28, 2023, Council Workshop project update and presentation by Holly Street Studios
January 23, 2024, Council Workshop project update and presentation by Holly Street Studios
February 27, 2024, Council Workshop project update
March 26, 2024, Council Workshop project update
April 23, 2024, Council Workshop project update
May 28, 2024, Council Workshop project update
June 25, 2024, Council Workshop project update

September 10, 2024, Council Workshop project update
September 24, 2024, Council Workshop project update
October 8, 2024, Council Workshop project update
December 10, 2024, Council Workshop project update
January 28, 2025, Council Workshop project update
February 25, 2025, Council Workshop project update
March 25, 2025, Council Workshop project update
April 22, 2025, Council Workshop project update
May 27, 2025, Council Workshop project update
June 24, 2025, Council workshop update on Murphy Park design and presentation by Holly Street Studios
August 26, 2025, Council Workshop project update
September 23, 2025, Council Workshop project update
October 28, 2025, Council Workshop project update
November 25, 2025, Council Workshop project update
December 9, 2025, Council Workshop project update
January 27, 2026, Council Workshop project update
February 24, 2026, Council Workshop project update

Community Benefit/Public Involvement

Glendale's City Hall was constructed in 1984. The proposed reinvestments into Glendale's Downtown Campus include Glendale's City Hall complex and parking garage, the E. Lowell Rogers amphitheater, and the adjacent Murphy Park. They are important assets that need reinvestment to ensure they are accessible and usable for many generations.

Attachments

PowerPoint Presentation (Added 3/20/2026)*



Update #41 Downtown Campus Reinvestment Project

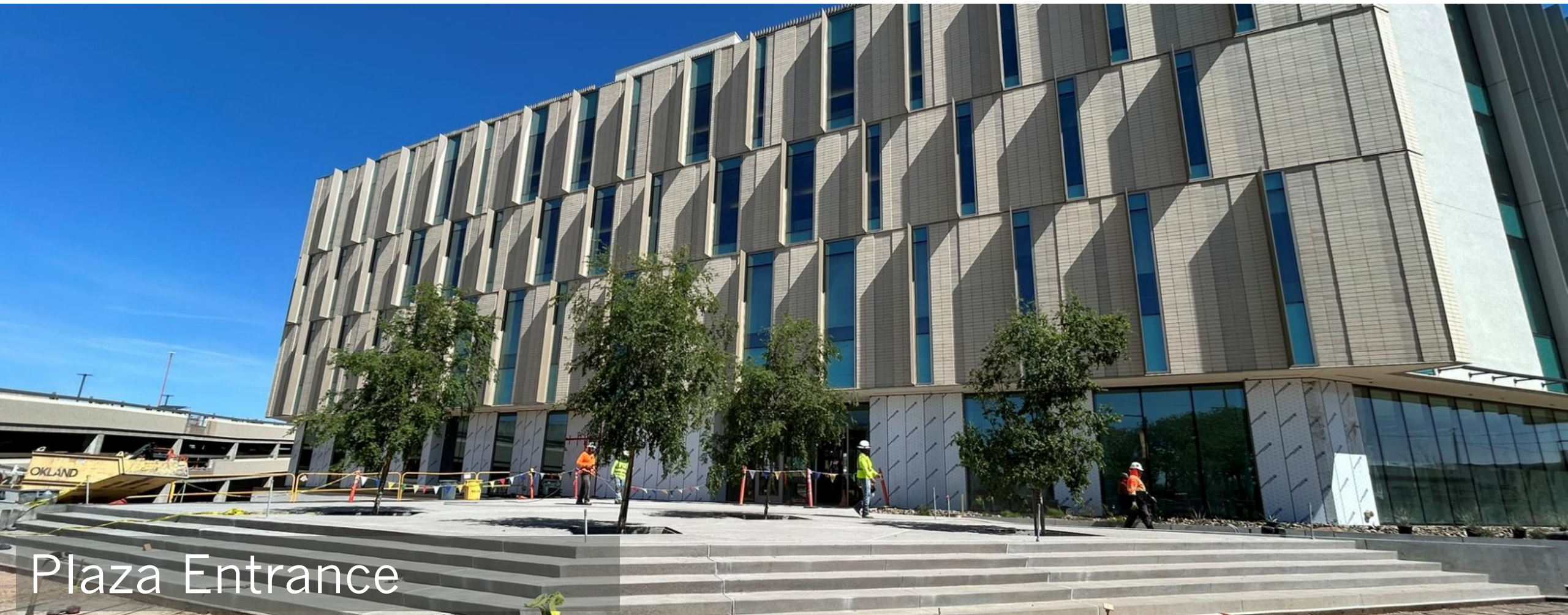
City Council Workshop

March 24, 2026

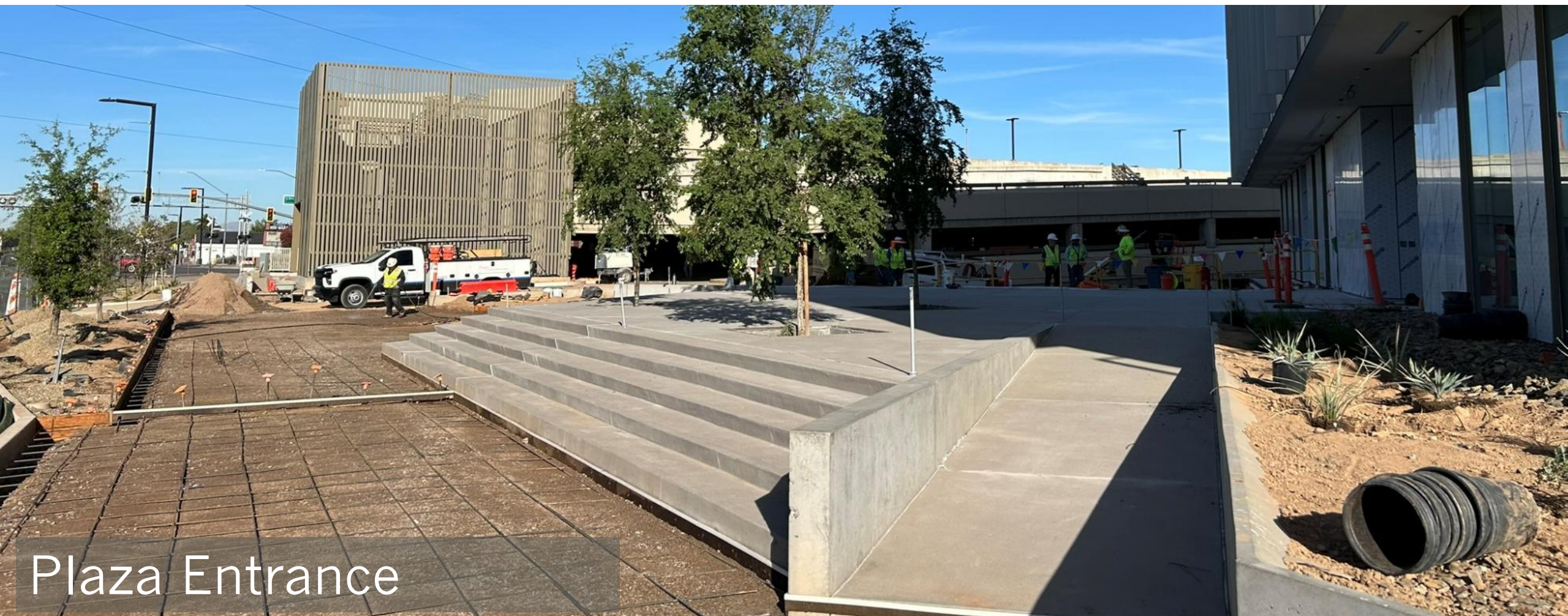
Presenter: Eddie Garcia, City Architect



Site Activities



Site Activities



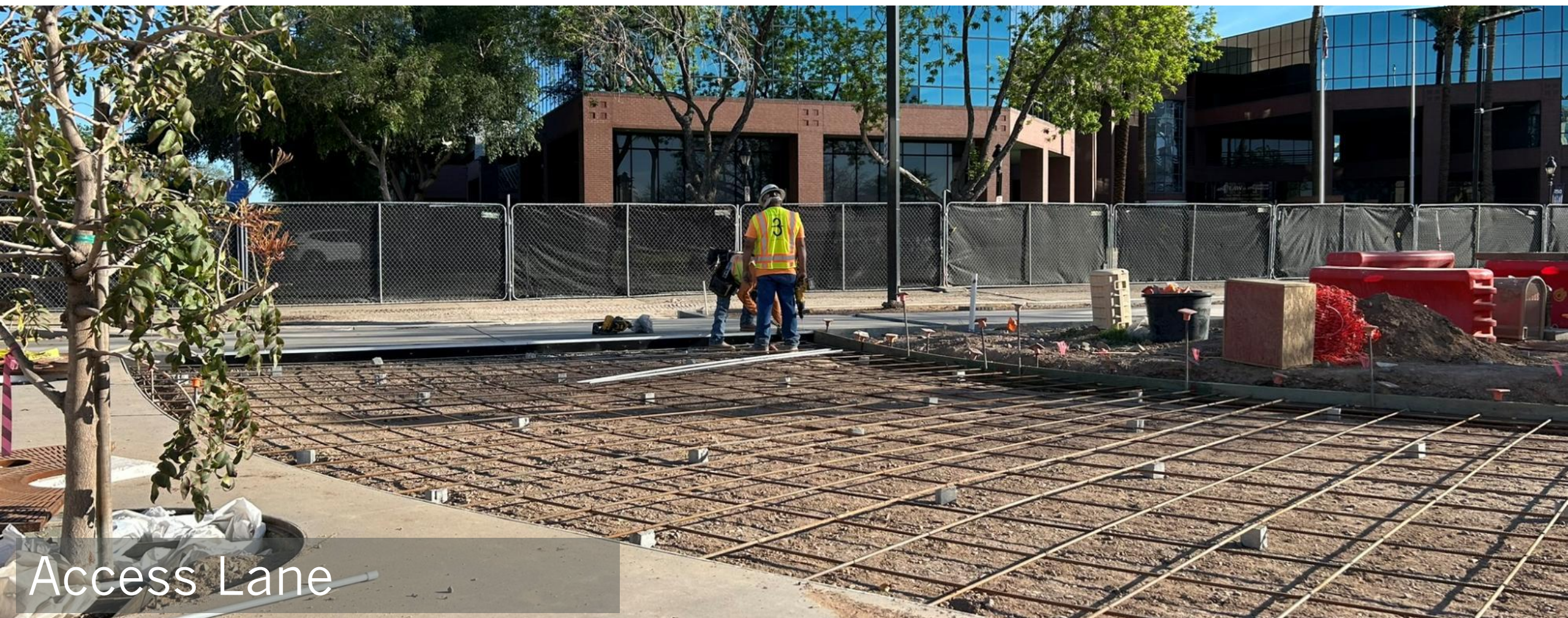
Plaza Entrance

Site Activities



Access Lane

Site Activities



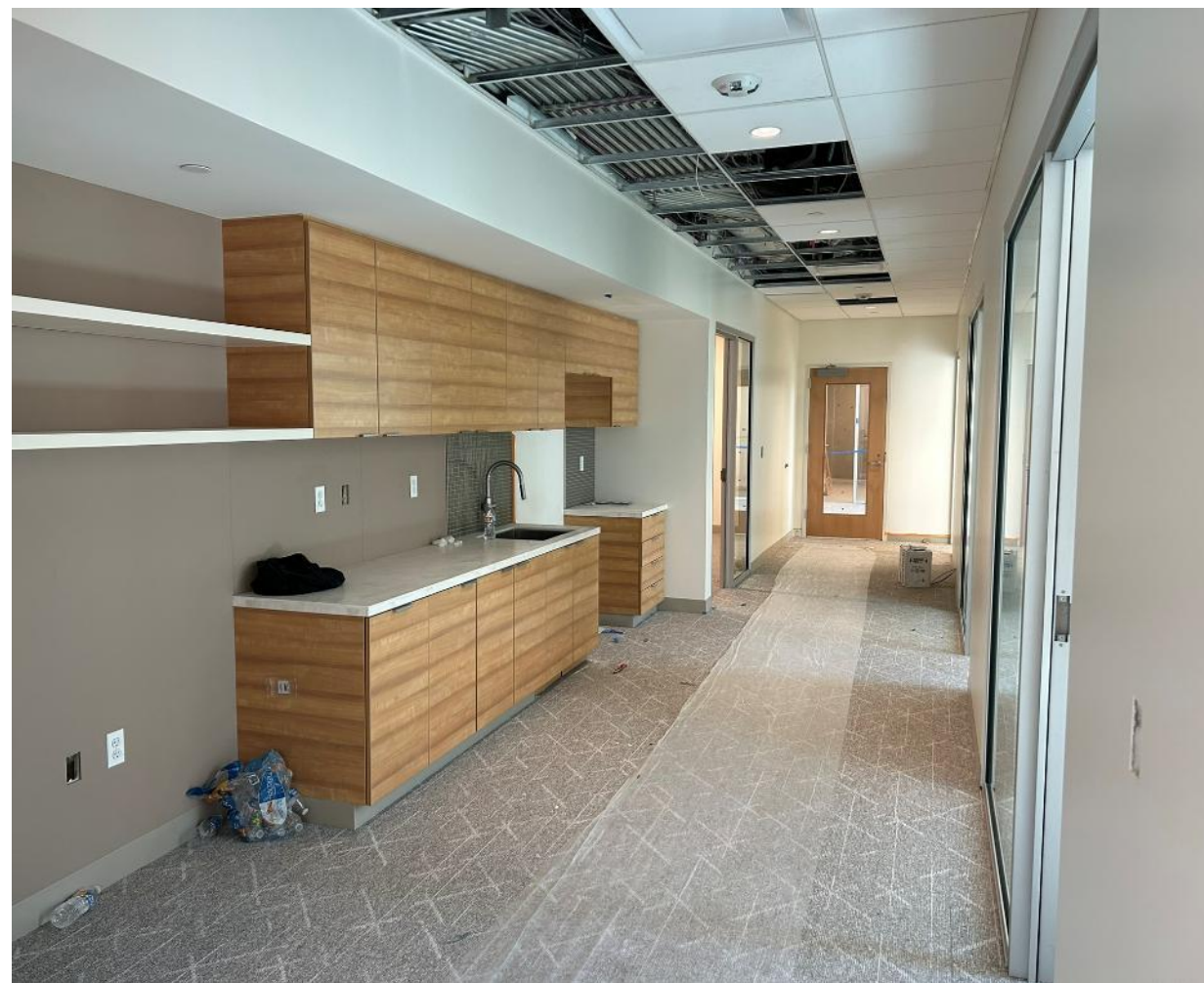
Amphitheater



Amphitheater



Interior Progress

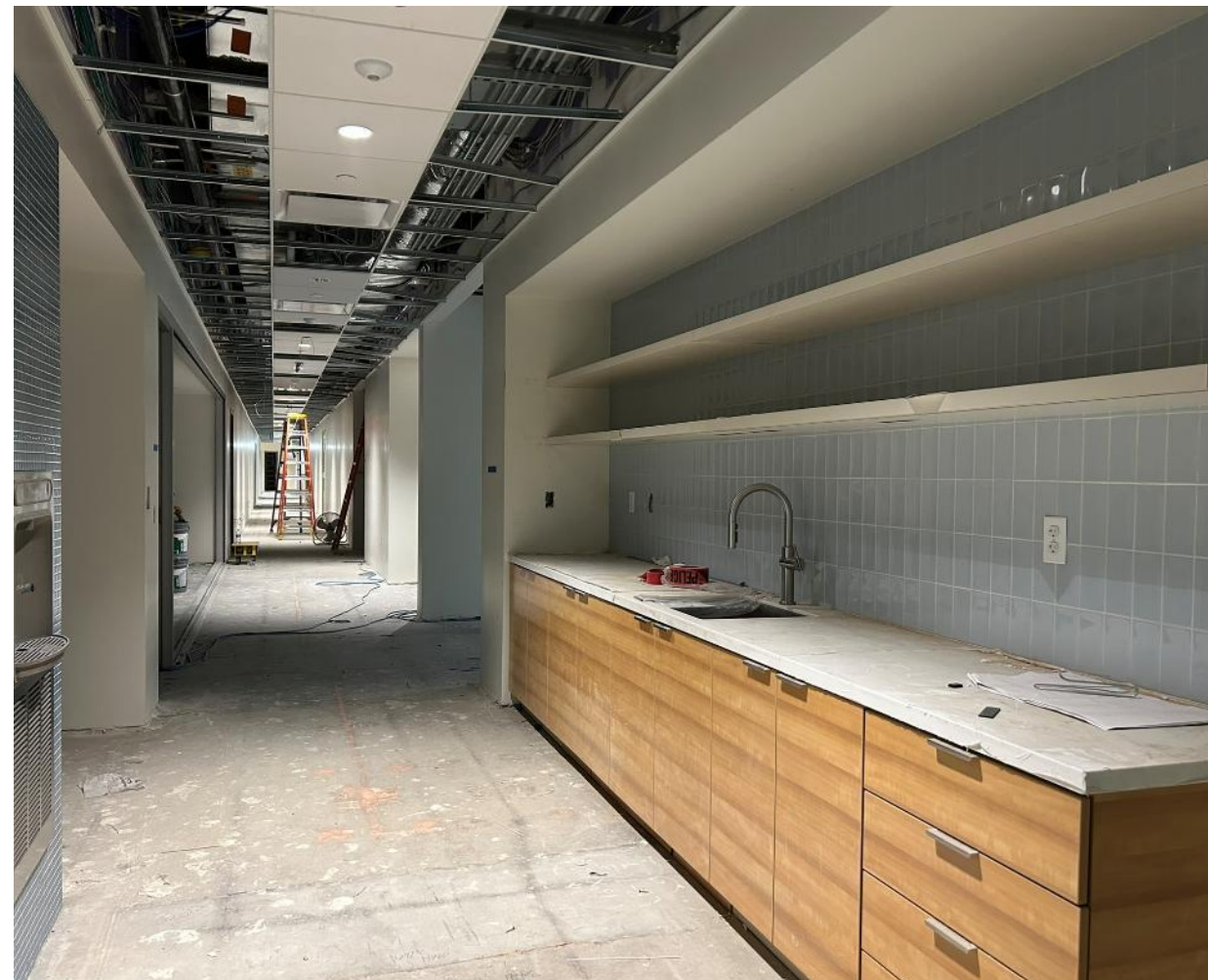
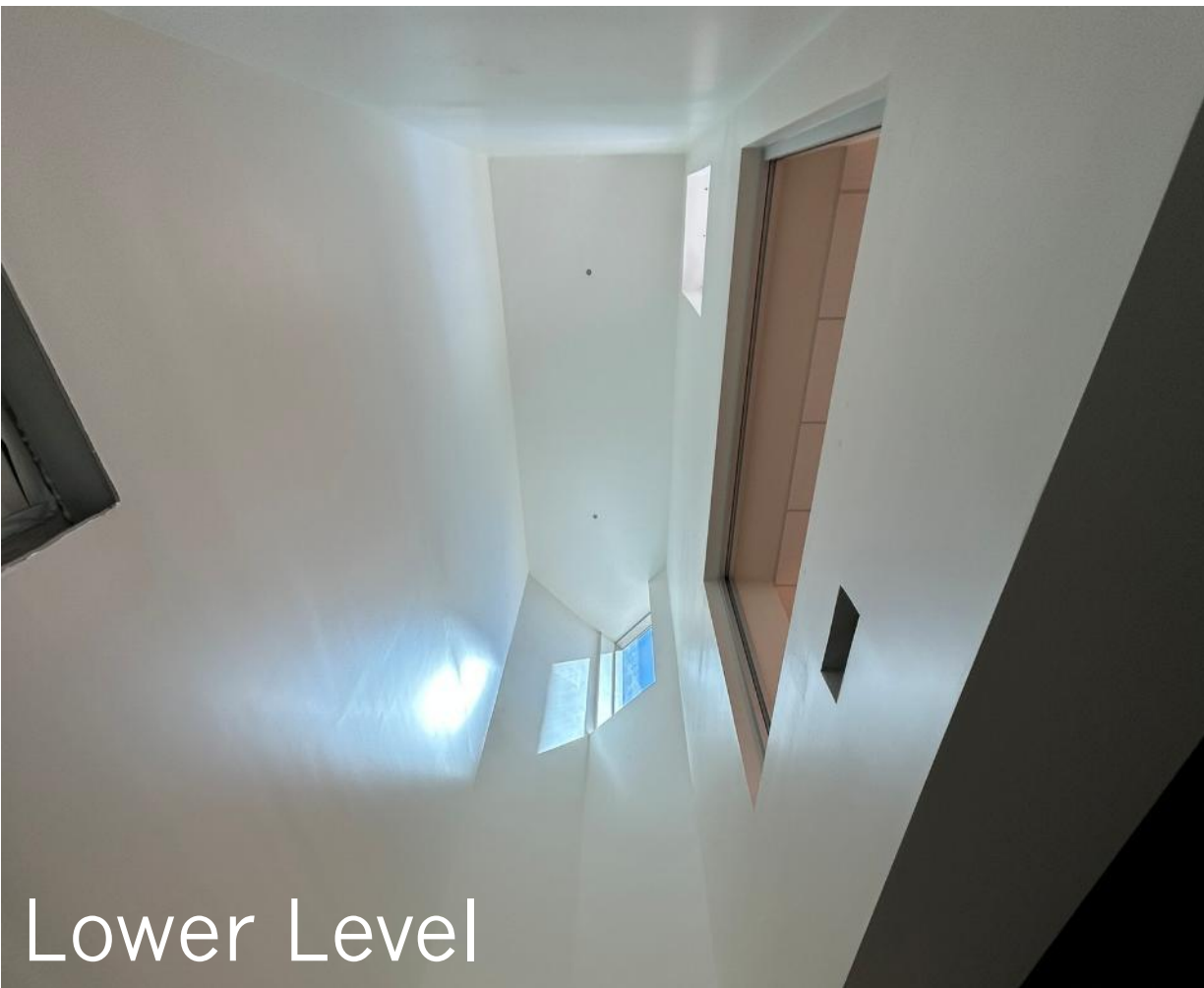


Interior Progress

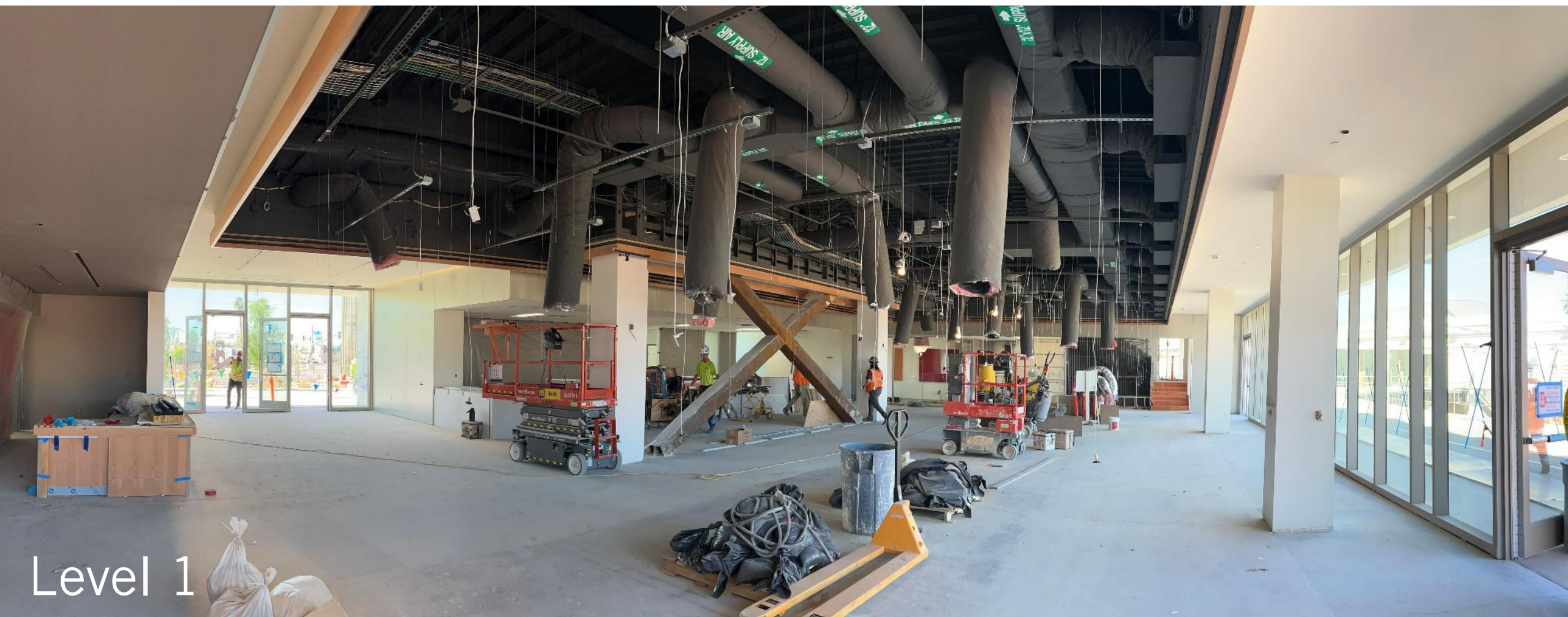


Lower Level Training

Interior Progress



Interior Progress



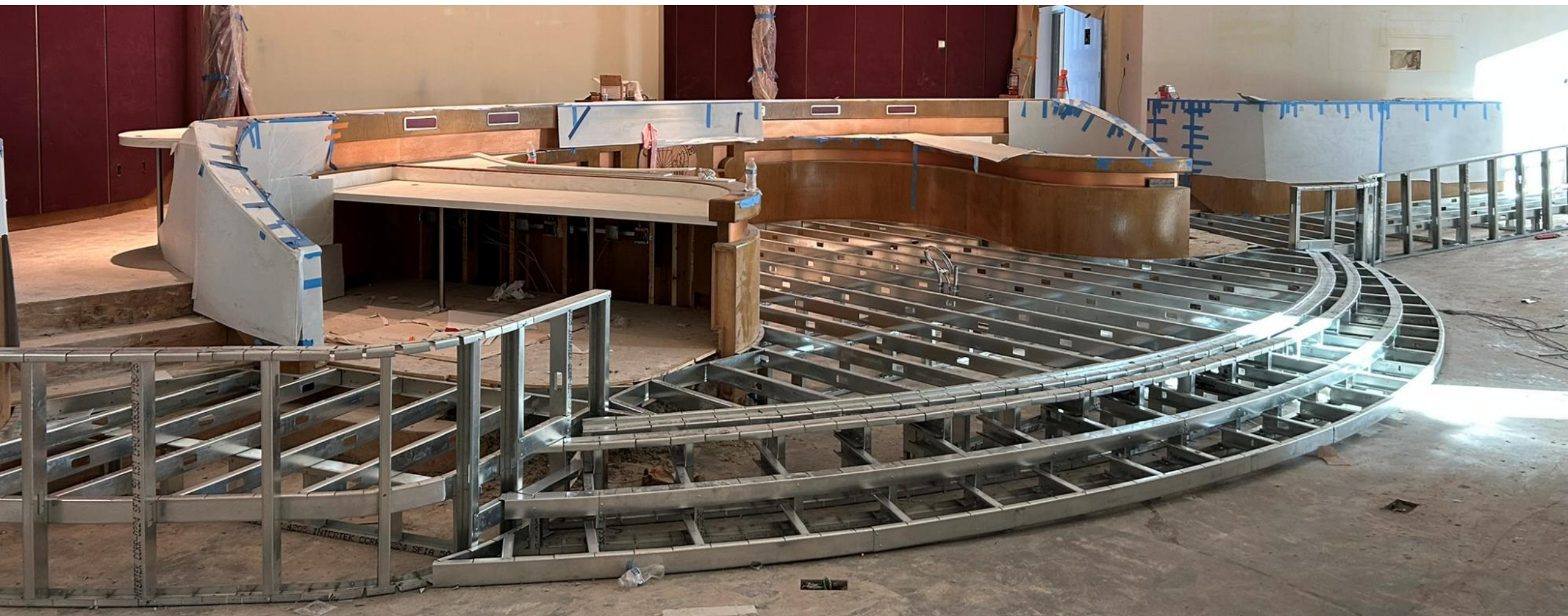
Interior Progress



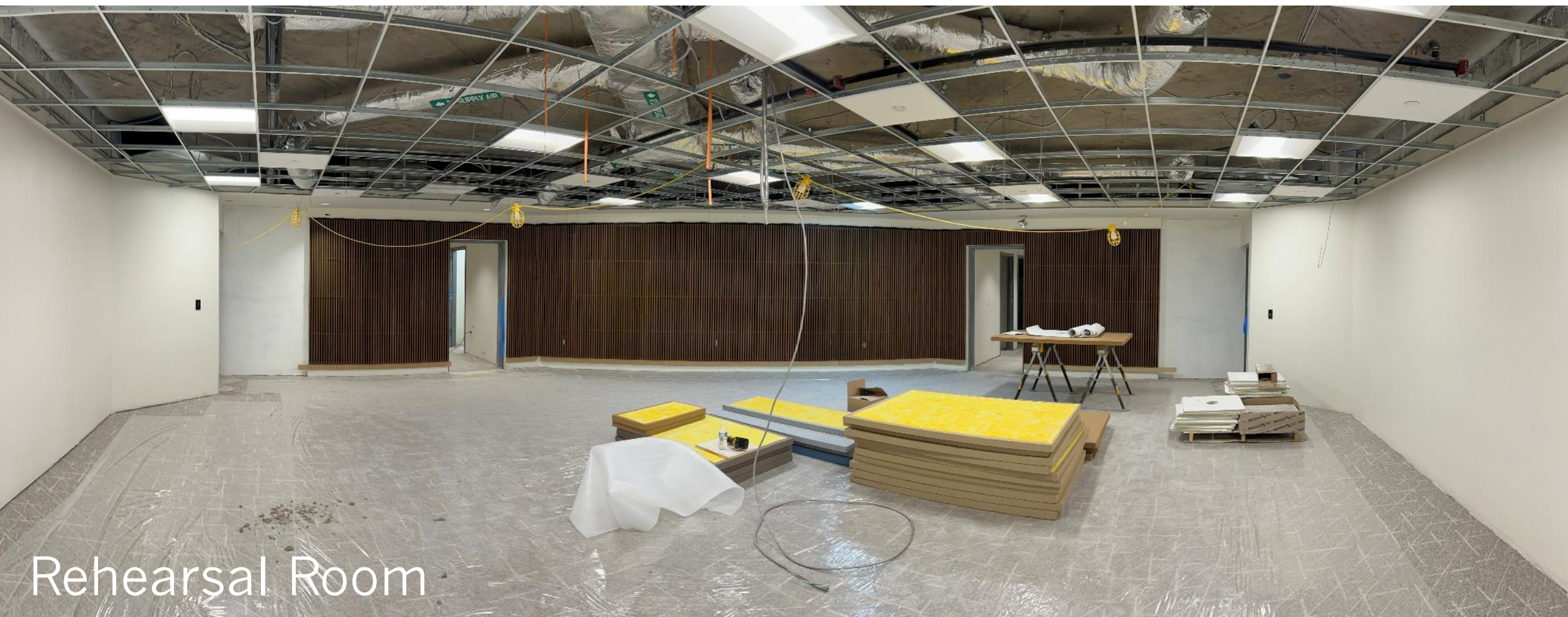
Council Chambers



Council Chambers



Council Chambers

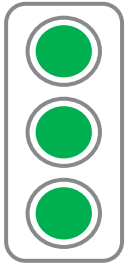


Council Chambers





In Progress



Scope
Schedule
Budget

- Site: Amphitheater Bench Seating, plaza entry grading & planters, structural soils at planters
- Murphy Park: Sidewalk Layout
- North Stair Finish Work
- Level 1 – Flooring and Ceiling work
- Garden Level – Punch and FFE install
- Lower Level – Finish work

Next Month

- Network Assignments
- AV/IT/Access Control Testing
- Amphitheater Finish Work
- Murphy Park: Hardscape

 Thank You





CITY COUNCIL REPORT

MEETING DATE: 03/24/2026
SUBMITTED FOR: Michelle Woytenko, Director
DEPARTMENT: Field Operations

Subject

~~*COUNCIL ITEM OF SPECIAL INTEREST - CONTINUITY OF OPERATIONS SPACES~~

Presented by: Michelle Woytenko, Director, Field Operations

Purpose and Recommended Action

This item is a follow-up to the October 14, 2025, Council Item of Special Interest (CIOSI) requested by Council members Tolmachoff and Guzman requesting the options and plans for the spaces collectively referred to as "Continuity of Operations".

Background

The City relocated staff from city hall in 2022 to facilitate the Downtown Campus Reinvestment Project (DCRP). Multiple spaces were remodeled or otherwise changed to provide seamless services to our community. As DCRP is nearing completion and plans are ongoing to relocate staff back into city hall, these Continuity of Operations Spaces may become available for other uses.

Analysis

- Staff will present the options and plans for the spaces.
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CITY COUNCIL REPORT

MEETING DATE: 03/24/2026
 SUBMITTED FOR: Trent Dutry, Interim Director
 DEPARTMENT: Economic Development

Subject

COUNCIL ITEM OF SPECIAL INTEREST – PLEIN AIR PAINTING COMPETITION
 Presented by: Trent Dutry, Director, Economic Development

Purpose and Recommended Action

This item is a follow-up to the February 10, 2026, Council Item of Special Interest (CIOSI) requested by Councilmember Tolmachoff regarding the Annual Plein Air Painting Competition in conjunction with the Annual Folk and Heritage Festival. Staff is seeking consensus from the City Council on next steps.

Background

In March of 2024, the City's Arts and Culture Administrator was given instruction from the Deputy Director of Downtown Development to relocate the judging component of the annual Plein Air Competition to an indoor, climate-controlled environment, to combat the environmental difficulties of the judging that occurred at the 2024 Plein Air Competition. With approval, the judging was relocated to the Adult Center Auditorium, next to the east wall that honors the past winners of the Plein Air Competition. This created a controlled environment for Council members to judge the artwork, as well as created a professional environment for Council to award from behind a podium, and pose for pictures.

Analysis

At the February 10, 2026, Council Workshop, Councilmember Tolmachoff requested the following information be analyzed and brought to the Council at a future workshop:

- 1) The decision to relocate the judging.
- 2) Options to include:
 - Returning the judging to Sahuaro Ranch Park.
 - To move the Competition to another Arts and Culture event (e.g. Chocolate Affaire or the Downtown Glendale Arts and Culture Fest).

Previous Related Council Action

At the February 10, 2026, Council Workshop, a Council Item of Special Interest (CIOSI) was requested by Councilmember Tolmachoff regarding the Annual Plein Air Painting Competition and how it might be reintegrated with the Annual Folk and Heritage Festival.

Community Benefit/Public Involvement

The Competition allows artists to paint in open air for judging and awards by City Council. There are cash prizes awarded to the winners, as well as continued enhancements to the City's portable art collection.

Attachments



CIOSI – Plein Air Painting Competition

March 24, 2026





Plein Air Painting Competition

- Council has expressed concern over the Plein Air Painting judging being held at Adult Center Auditorium for 2025 and 2026.



Timeline

- March 2024: Arts Administrator meets with Deputy Director of Economic Development to discuss council concerns of judging outdoors (e.g. wind, heat, dust, shouting over music, etc.). Arts Administrator is instructed to find a nearby indoor location.
- April 2024: Adult Center Auditorium selected as venue, Judging for 2025 and 2026 relocated.



East Wall of Adult Center





2025 Plein Air Judging





2027 and beyond Judging Options

- Return to Sahuaro Ranch Park as per 2024 judging. Can also include tents with sidewalls for the judging.
- Maintain at *Folk and Heritage Fest*, or switch to *Chocolate Affaire* or *Downtown Glendale Arts and Culture Fest*.



Plein Air Painting Competition

Staff is seeking direction and consensus
on this CIOSI



CITY COUNCIL REPORT

MEETING DATE: 03/24/2026
SUBMITTED FOR: Randy Huggins, Director
DEPARTMENT: Development Services

Subject

*COUNCIL ITEM OF SPECIAL INTEREST - RESEARCH DIGITAL SIGNS AND DIRECTORIES
Presented by: Randy Huggins, Director, Development Services

Purpose and Recommended Action

Council item of special interest to research Digital Signs and Directories and provide findings to City Council for further consideration. Seeking consent to move forward with initial staff research.

Attachments

PowerPoint Presentation



CIOSI Digital Signs Workshop

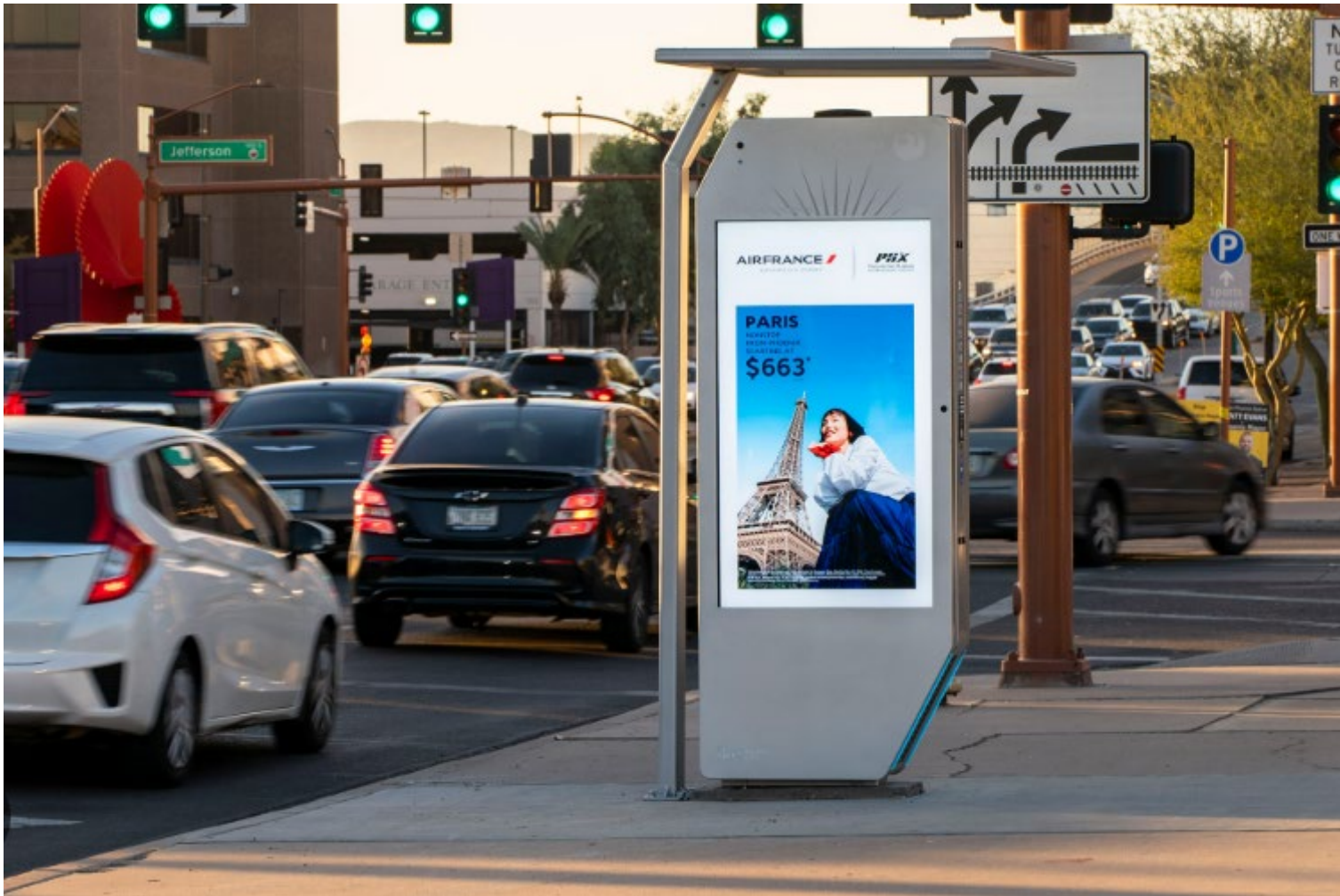
March 24, 2025



IKE Signs (Tempe)



IKE Signs (Phoenix)





Digital Sign and Directory

1. Understanding the business model. (Profit sharing)
2. Touch screen directory and emergency call box options.
3. Messaging and content.
4. Procurement.
5. Equipment ownership.
6. Utility (electrical connection/solar).
7. ROW versus private property.
8. License, lease, easements.
9. Liability and other risks.
10. Zoning, Legal, ADA, and Transportation requirements.



Digital Sign and Directory

40 to 60 hours of staff time.

1. Meet with Phoenix
2. Meet with Tempe
3. Meet with Ike Signs
4. Gather research online and internal meetings.

IKE Signs (Tempe)





Consensus to move forward.

