

# Meeting Minutes

## City Council Study Session

May 10, 2021 | 6:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:08 p.m.

### Roll Call

#### Council Attendance

Mayor Kevin Hartke  
Vice Mayor Mark Stewart  
Councilmember OD Harris  
Councilmember René Lopez  
Councilmember Terry Roe  
Councilmember Christine Ellis  
Councilmember Matt Orlando

#### Appointee Attendance

Joshua Wright, Acting City Manager  
Debra Stapleton, Assistant City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

### Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Ellis to join him for the recognitions.

#### 1. Service Recognitions

Chad Ecalono – 15 Years, Police Department  
Erich Kuntze – 20 Years, Public Works and Utilities  
Christine Vrabec – 20 Years, Public Works and Utilities  
Salvador Leyvas – 15 Years, Public Works and Utilities

#### 2. Proclamation - Public Works Week

MAYOR HARTKE read the proclamation and invited staff to accept.

John Knudson, Public Works and Utilities Director, said on behalf of the 350 employees in the Public Works and Utilities Department and Buildings and Facilities, thanked Council for their continued support for the construction they do in the City. Chandler is one of only four nationally

accredited organizations in Arizona and they are thankful that Council supports proper maintenance and construction of infrastructure.

### **3. Proclamation – Water Safety Month**

COUNCILMEMBER ELLIS read the proclamation and invited staff to accept.

KEITH WELCH, Fire Battalion Chief, said they are excited to be out in the community and they have expanded the curriculum to the police department as well. Mr. Welch said they appreciated the support and are looking forward to the activities this month.

## **Consent Agenda and Discussion**

### **City Clerk**

1. April 2021 City Council Minutes  
Move to approve the Council meeting minutes of the Work Session of April 19, 2021, Study Session of April 19, 2021, the Special Meeting - Micro Retreat of April 21, 2021, the Special Meeting of April 22, 2021, and the Regular Meeting of April 22, 2021.
2. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.

### **City Manager**

3. Final Adoption of Ordinance No. 4972 Amending the sunset date for the termination of the Citizen Bond Exploratory Committee and Subcommittees  
Move City Council approve Ordinance No. 4972, changing the sunset date for the termination of the Citizen Bond Exploratory Committee and Subcommittees.
4. Resolution No. 5479 Adoption of City Council Strategic Framework for 2021-2023  
Move the City Council pass and adopt Resolution No. 5479 approving the City Council Strategic Framework for 2021-2023.

MAYOR HARTKE thanked Council for their work and ideas on the Strategic Framework as well as staff for their work. Mayor Hartke said this is an excellent document that would serve Council well. This keeps staff and Council focused on the direction of the City.

5. Resolution No. 5481 Approving Allocations of the Anticipated ARPA and Remaining AZCares Grant Contingencies  
Move City Council approve Resolution No. 5481, allocating spending of ARPA/AZCares Grant Fund Contingency (217.1290.5911) in the amount of \$44,556,946, based on capital and operating needs discussed at the April 21, 2021, City Council Strategic Micro-Retreat, by the City Council Focus Areas of Economic Vitality of \$4,611,946, Innovation and Technology of \$18,275,000, Mobility of \$4,000,000, Quality of Life of \$12,820,000, and Neighborhoods of \$3,850,000, with \$1,000,000 remaining in Contingency, beginning July 1, 2021.



MAYOR HARTKE thanked staff for the work that went into this. This allocates the money and as items come forth Council would be able to vote on them or adjust as needed.

6. Job Order Project Agreement No. ST1613.402, with Nesbitt Contracting Company, Inc., for the American Disabilities Act Project Upgrades, Phase II  
Move City Council award Job Order Project Agreement No. ST1613.402 to Nesbitt Contracting Company, Inc., Pursuant to Job Order Master Agreement No. JOC1907.401, for the American Disabilities Act Project Upgrades, Phase II, in an amount not to exceed \$839,992.28.

### **Community Services**

7. Purchase of Security Services from Universal Protection Service, dba Allied Universal Security Professionals  
Move City Council approve the purchase of security services from Universal Protection Service, dba Allied Universal Security Professionals, utilizing State of Arizona Contract No. ADSP018-207131, in the amount of \$165,000, and authorize the City Manager or designee to sign linking agreement with Universal Protection Service, dba Allied Universal Security Professionals.

### **Cultural Development**

8. Resolution No. 5473 Development Agreement and Ordinance No. 4971 Purchase Agreement, for property located at 51 E. Boston Street  
Resolution No. 5473  
Move City Council pass and adopt Resolution No. 5473 adopting the provisions of a Development Agreement between Specht Commercial Properties, LLC, and the City of Chandler for the sale and redevelopment of City-owned real property located at 51 E. Boston Street.  
Ordinance No. 4971  
Move City Council introduce and tentatively adopt Ordinance No. 4971, adopting the provisions of a Purchase Agreement between Specht Commercial Properties, LLC, and the City of Chandler for the sale of 51 E. Boston Street, and authorizing the City Manager to sign all related documents as approved by the City Attorney.

### **Development Services**

9. Introduction of Ordinance No. 4966, ANX20-0005 Annexation of Approximately 10 Acres and Initial City Zoning East of the Southeast corner of Chandler Heights and Cooper roads  
Move City Council introduce and tentatively adopt Ordinance No. 4966 approving the annexation of approximately 10 acres and Initial City Zoning - east of the southeast corner of Chandler Heights and Cooper roads as recommended by Planning staff.

10. Introduction of Ordinance No. 4968, PLH20-0063/PLT21-0008 McKinley Glenn located East of the Southeast Corner of Chandler Heights and Cooper Roads  
Rezoning  
Move City Council introduce and tentatively adopt Ordinance No. 4968 approving PLH20-0063 McKinley Glenn, Rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for single family residential located east of the southeast corner of Chandler Heights and Cooper roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Development Plan  
Move City Council approve Preliminary Development Plan PLH20-0063 McKinley Glenn for subdivision layout located east of the southeast corner of Chandler Heights and Cooper roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Plat  
Move City Council approve Preliminary Plat PLT21-0008 McKinley Glenn located east of the southeast corner of Chandler Heights and Cooper roads, subject to the conditions recommended by Planning and Zoning Commission.
11. Adoption of Resolution No. 5464 and Introduction and Tentative Adoption of Ordinance No. 4969, PLH20-0064/PLH20-0065/PLT21-0014 Dobson/Pecos Development, located at the Northwest Corner of Dobson and Pecos Roads  
Area Plan  
Move City Council approve Resolution No. 5464 San Tan Area Plan amendment, PLH20-0064, located at the northwest corner of Dobson and Pecos roads as recommended by Planning and Zoning Commission.  
Rezoning  
Move City Council introduce and tentatively adopt Ordinance No. 4969 approving PLH20-0065 Dobson/Pecos Development, Rezoning from AG-1 to PAD for Mixed-Use, Office, Medical Uses, Commercial, Retail, and Age-Restricted Multi-family with a Mid-Rise Overlay located at the northwest corner of Dobson and Pecos roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Development Plan  
Move City Council approve Preliminary Development Plan PLH20-0065 Dobson/Pecos Development for building architecture and site layout for age-restricted multi-family located at the northwest corner of Dobson and Pecos roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Plat  
Move City Council approve Preliminary Plat PLT21-0014, located at the northwest corner of Dobson and Pecos roads, subject to the conditions recommended by Planning and Zoning Commission.
12. Preliminary Development Plan PLH20-0071 Chandler Connection



Move City Council approve Preliminary Development Plan PLH20-0071 Chandler Connection, located east of the southeast corner of Germann and Cooper roads, subject to the conditions as recommended by Planning and Zoning Commission.

### **Economic Development**

13. Purchase of Signage for West Chandler Employment Corridor

Move City Council approve the purchase of signage for the West Chandler Employment Corridor, from YESCO, LLC, utilizing the City of Peoria Contract No. P19-0079, in the amount of \$239,937, and authorize the Acting City Manager or designee to sign a linking agreement with YESCO, LLC.

### **Information Technology**

14. Purchase of Information Technology Temporary Contract Staffing Services

Move City Council approve the purchase of Information Technology temporary contract staffing services, from Computer Aid, Inc., utilizing Sourcewell Contract No. 020817-CA1 in the amount of \$987,800, and authorize the City Manager or designee to sign a linking agreement with Computer Aid.

### **Management Services**

15. Agreement No. MS3-920-3131, Amendment No. 2, for Electronic Payment Portal Services

Move City Council approve Agreement No. MS3-920-3131, Amendment No. 2, with Invoice Cloud, Inc., for electronic payment portal services, at the agreed upon transaction fees, for the period of June 1, 2021, through May 31, 2022.

16. Agreement No. MS8-946-3910, Amendment No. 4, with Heinfeld, Meech & Co., P.C., for Audit Services

Move City Council approve Agreement No. MS8-946-3910, Amendment No. 4, with Heinfeld, Meech & Co, P.C., for audit services, in the amount of \$124,405 for the period June 1, 2021, through May 31, 2022.

17. New License Series 6, Bar Liquor License application for The Perch, LLC, dba The Aviary

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 142479, a Series 6, Bar Liquor License, for Jared Michael Repinski, Agent, The Perch, LLC, dba The Aviary, located at 220 S. Arizona Avenue, and approval of the City of Chandler, Series 6, Bar Liquor License No. 300796 L06.

18. New License Series 12, Restaurant Liquor License application for Montgomery Key, LLC, dba The Double Dutch

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 144654, a Series 12, Restaurant Liquor License, for Jason Michael Key, Agent, Montgomery Key, LLC, dba The Double Dutch, located at 1890 W.

Germann Road, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300873 L12.

19. License Series 7, Beer and Wine Bar Liquor License application for Highgate Concessions Company, LLC, dba Homewood Suites Chandler  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of State Liquor Job No. 131978, a Series 7, Beer and Wine Bar Liquor License, for David Anthony Mahan, Agent, Highgate Concessions Company, LLC, dba Homewood Suites Chandler, located at 7373 W. Detroit Street, and approval of the City of Chandler Series 7, Beer and Wine Bar Liquor License No. 300823 L07.
20. Series 12, Restaurant Liquor License application for Gracilly, LLC, dba Mambo's Dominican Kitchen  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of State Liquor Job No. 144295, a Series 12, Restaurant Liquor License, for Jose Alfredo Garcia, Agent, Gracilly, LLC, dba Mambo's Dominican Kitchen, located at 1950 N. Arizona Avenue, Suite 8, and approval of the City of Chandler Series 12, Restaurant Liquor License No. 300866 L12.

#### **Police Department**

21. Resolution No. 5478 Authorizing Intergovernmental Agreements with Chandler Unified School District No. 80, Kyrene School District No. 28, and Mesa Unified School District No. 4 for the Assignment of School Resource Officers to Schools Located Within the Chandler City Limits  
Move City Council pass and adopt Resolution No. 5478 authorizing Intergovernmental Agreements (IGAs) with Chandler Unified School District No. 80, Kyrene School District No. 28, and Mesa Unified School District No. 4 for the assignment of School Resource Officers (SRO) to schools located within the Chandler City limits; authorizing the Mayor to sign the agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with said program.

#### **Public Works and Utilities**

22. Professional Services Agreement No. EN2101.451, with Ritoch-Powell & Associates Consulting Engineering, Inc., for On-Call Construction Management Services  
Move City Council award Professional Services Agreement No. EN2101.451, to Ritoch-Powell & Associates Consulting Engineering, Inc., for On-Call Construction Management Services, in an amount not to exceed \$500,000 per year, for a two-year term, with the option of one (1) two-year extension.
23. Purchase of Maintenance, Repair, and Operations Supplies and Related Services from WESCO Distribution, Inc.



Move City Council approve the purchase of maintenance, repair, and operations (MRO) supplies and related services from WESCO Distribution, Inc., utilizing Omnia Partners Contract No. R192008, in an amount not to exceed \$1,850,000, and authorize the City Manager or designee to sign a linking agreement with WESCO Distribution, Inc.

24. Agreement No. ST1-929-4308 / CHN0248T / T029601X, with H&E Equipment Services, Inc., for the Purchase of Street Sweepers  
Move City Council approve Agreement No. ST1-929-4308 / CHN0248T / T029601X, with H&E Equipment Services, Inc., for the purchase of street sweepers, in an amount not to exceed \$501,657.26.

## Public Hearing and Action Agenda

25. Public Hearing for Fiscal Year 2021-2022 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District (Associated with Item No. 26)
1. Open Public Hearing
  2. Staff Presentation
  3. Council Discussion
  4. Discussion from the Audience
  5. Close Public Hearing
26. Resolution No. 5475, approving the Fiscal Year 2021-2022 annual assessment for City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District  
Move City Council pass and adopt Resolution No. 5475 approving the 2021-2022 Annual Assessment for City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District.
27. Discussion and possible action regarding the City Manager recruitment process, as requested by Councilmember Orlando.

## Informational

28. Study Session & Regular Meeting of March 17, 2021, Planning and Zoning Commission

## Adjourn

The meeting was adjourned at 6:27 p.m.

ATTEST:

  
acting City Clerk

  
Mayor

Approval Date of Minutes: May 27, 2021

## Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 10th day of May 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 27 day of May, 2021.

*Erica Zaba*  
Acting City Clerk

