

# Meeting Minutes

## City Council Study Session

July 12, 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 6:03 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 Roe to join him for the recognitions.

#### 1. Service Recognitions

Kevin Mayo – 20 Years, Development Services  
Julie Buelt – 20 Years, Management Services  
Joseph Alvarado – 25 Years, Building and Facilities

#### 2. Proclamation - Parks and Recreation Month

MAYOR HARTKE read the proclamation and invited Melanie Dykstra to accept.

MELANIE DYKSTRA, Parks and Recreation Board, encouraged everyone to come out and play. Ms. Dykstra said parks are part of a healthy lifestyle. Ms. Dykstra said parks have something for everyone and there are so many opportunities for residents to enjoy. Ms. Dykstra encouraged

everyone to attend the scavenger hunt on July 24 and learn more about the amenities in Chandler.

## **Consent Agenda and Discussion**

Discussion was held on items 2, 7, 21, and 22.

### **City Clerk**

1. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.

### **City Manager**

2. Construction Contract No. ST2016.401 with TSG Constructors, LLC, for Park and Ride Shade Canopies Phase II  
Move City Council award Contract No. ST2016.401 to TSG Constructors, LLC, for Park and Ride Shade Canopies Phase II, in an amount not to exceed \$230,000.

COUNCILMEMBER ORLANDO said the utility companies are being challenged to become more sustainable yet the current business model does not seem to pencil out. Councilmember Orlando asked how they could get projects that are more sustainable and work with these entities to work on these smaller projects.

JOSHUA WRIGHT, Acting City Manager, said staff would research it further.

### **Communications and Public Affairs**

3. Agreement with Courier Graphics Corporation for Overflow Photo Copying and Printing Services  
Move City Council approve Agreement No. CP2-966-4331, with Courier Graphics Corporation, for overflow photo copying and printing services, in an amount not to exceed \$95,000, for the period of one year, August 1, 2021 through July 31, 2022, with the option of up to four additional one-year extensions.
4. Purchase of Quadient DS-200i Folder Insertter  
Move City Council approve the purchase of a DS-200i Folder Insertter from Quadient, Inc., utilizing the State of Arizona Contract No. ADSP016-169901, in the amount of \$65,876.00, and authorize the City Manager or designee to sign a linking agreement with Quadient, Inc.

### **Community Services**

5. Agreement No. CS1-967-4327, with Nutrien Ag Solutions, Inc.; SiteOne Landscape Supply, Inc.; and Rentokil North America, Inc., dba Target Specialty Products; for Fertilizers, Herbicides, and Pesticides

Move City Council approve Agreement No. CS1-967-4327, with Nutrien Ag Solutions, Inc.; SiteOne Landscape Supply, Inc.; and Rentokil North America, Inc., dba Target Specialty Products; for fertilizers, herbicides, and pesticides, in a combined amount not to exceed \$289,000, for a one-year term, August 1, 2021, through July 31, 2022, with the option of up to four additional one-year extensions.

### Cultural Development

6. Agreement No. CM1-918-4296, for the Downtown Pedestrian and Wayfinding Plan  
Move City Council approve Agreement No. CM1-918-4296, with J2 Engineering and Environmental Design, for the downtown pedestrian and wayfinding plan, in the amount of \$65,000.

### Development Services

7. Use Permit, PLH20-0057, The Oasis/El Oasis  
Move City Council approve Use Permit, PLH20-0057, The Oasis/El Oasis, located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street, subject to the conditions recommended by Planning and Zoning Commission.

COUNCILMEMBER ELLIS asked for a presentation.

PAUL AND MELINDA GUNTHER, Live Love Founders, presented the following presentation.

- Live Love Serving Chandler Neighborhoods since 2007
- What is Live Love?
  - Non-profit community development organization since 2007
  - Partnership with neighborhood leaders who strive to create change and healthy growth right where they live
  - Commitment to building a strong community by connecting people and caring for our neighbors
- What We Do
  - We bring people together in safe and supportive environments where we can listen, learn, and grow together.
    - Serving our senior adult neighbors
    - Organizing education and mentoring opportunities for kids, teens, families
    - Bringing beauty to the neighborhood
    - Developing leaders that will continue to pour back into their community
- El Oasis – The Oasis
  - Building what the neighborhood requested
    - 482 E. Erie Street
    - 2 acres in the Galveston Neighborhood
    - 5,000 SF Community Learning Space
    - Large garden/green space

- Neighborhood requested opportunities
- Site Plan

COUNCILMEMBER ELLIS said she learned about Live Love years ago and loved the idea of bringing people together and connecting them. Councilmember Ellis said she liked that they communicated with people and asked what they wanted and built it around them. Councilmember Ellis said this shows that when the private sector and the public sector come together they can accomplish great things.

COUNCILMEMBER HARRIS thanked Live Love for what they do and this would help reach more people. Councilmember Harris said this is what makes Chandler a place that people love to work and live.

8. Preliminary Development Plan, PLH21-0009, Phoenician Medical Center (Staff Requests Continuance to the September 23, 2021, City Council Meeting.)  
Move City Council continue PLH21-0009, Phoenician Medical Center, located approximately one quarter of a mile north of the northeast corner of Ray and Alma School roads, to the September 23, 2021, City Council Meeting, as recommended by Planning and Zoning Commission.

### **Economic Development**

9. Greater Phoenix Economic Council (GPEC) Agreement for Fiscal Year 2021-22  
Move City Council approve the Fiscal Year (FY) 2021-22 agreement with the Greater Phoenix Economic Council (GPEC) for regional economic development services, in the amount of \$133,204, for the period of July 1, 2021, through June 30, 2022.

### **Information Technology**

10. Purchase of SolarWinds Software Annual Maintenance  
Move City Council approve the purchase of SolarWinds software annual maintenance, from SHI International, utilizing the Omnia Partners Contract No. 2018011-02, in the amount of \$73,658.

### **Management Services**

11. Agreement No. MS8-946-3817, Amendment No. 3, for Lockbox Services  
Move City Council approve Agreement No. MS8-946-3817, Amendment No. 3, with JPMorgan Chase Bank, N.A., for lockbox services, in the amount of \$68,500, for the period of August 1, 2021, through July 31, 2022.
12. License Series 10, Beer and Wine Store Liquor License Application for ARC Projects, LLC, DBA Kwik Mart.  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 150386, a Series 10, Beer and Wine Store, for Claudia

Patricia Lazo, Agent, ARC Projects, LLC, DBA Kwik Mart, located at 600 W. Galveston Street, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 301112.

13. New License Series 10, Beer and Wine Store Liquor License Application for Burst Of Butterflies Art Studio, LLC, DBA Next Door Novelties  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 151408, a Series 10, Beer and Wine Store Liquor License, for Jeffrey Craig Miller, Agent, Burst Of Butterflies Art Studio, LLC, DBA Next Door Novelties, located at 135 W. Boston Street, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 301171.
14. License Series 12, Restaurant Liquor License Application for Ocotillo Four Investments, LLC, DBA Manuel's Mexican Food Restaurant Ocotillo  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 151456, a Series 12, Restaurant Liquor License, for David Anthony Salazar, Agent, Ocotillo Four Investments, LLC, DBA Manuel's Mexican Food Restaurant Ocotillo, located at 4210 S. Arizona Avenue, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 301088.
15. New License Series 12, Restaurant Liquor License Application for Cooper's Hawk Scottsdale, LLC, DBA Cooper's Hawk Winery & Restaurant  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No 151129, a Series 12, Restaurant Liquor License, for Jeffrey Craig Miller, Agent, Cooper's Hawk Scottsdale, LLC, DBA Cooper's Hawk Winery & Restaurant, located at 3325 W. Chandler Boulevard, and approval of the City of Chandler Series 12, Restaurant Liquor License No. 301185.
16. New License Series 7, Beer and Wine Bar Liquor License Application for Cooper's Hawk Scottsdale, LLC, DBA Cooper's Hawk Winery & Restaurant  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 151130, a Series 7, Beer and Wine Bar Liquor License, for Jeffrey Craig Miller, Agent, Cooper's Hawk Scottsdale, LLC, DBA Cooper's Hawk Winery & Restaurant, located at 3325 W. Chandler Boulevard, and approval of the City of Chandler Series 7, Beer and Wine Bar Liquor License No. 301185.
17. License Series 9, Liquor Store Liquor License Application for Circle K Stores, Inc., DBA Circle K Store #6651  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 09070200, a Series 9, Liquor Store Liquor License, for Kim Kenneth Kwiatkowski, Agent, Circle K Stores, Inc., DBA Circle K Store #6651. This license application reflects a change in liquor license series from a Series 10, Beer & Wine

Store Liquor License to a Series 9, Liquor Store Liquor License, located at 1010 E. Chandler Boulevard, and approval of the City of Chandler, Series 9, Liquor Store Liquor License No. 52488.

18. Claims Report for the Quarter Ended June 30, 2021  
Move to accept the claims report for the quarter ending June 30, 2021.

### **Mayor and Council**

19. Appointment of City Magistrate and Employee Agreement  
Move City Council appoint Michelle Lue Sang as City Magistrate and approve an Employment Agreement for the term of August 2, 2021, through August 1, 2023, with an annual base salary of \$170,881.08 for the first year, and \$176,007.51 for the second year.

### **Neighborhood Resources**

20. Resolution No. 5497, Amending the Program Year 2019-2020 Annual Action Plan and Submitting Substantial Amendment #2 to the United States Department of Housing and Urban Development for its Consideration in Order to Receive Funding Under the Coronavirus Aid, Relief, and Economic Security Act  
Move for City Council to pass and adopt Resolution No. 5497, amending the Program Year (PY) 2019-2020 Annual Action Plan and submitting Substantial Amendment #2 to the United States Department of Housing and Urban Development (HUD) for its consideration in order to receive funding under the Coronavirus Aid, Relief, and Economic Security (CARES) Act; and approving and authorizing the Acting City Manager or his designee to submit Substantial Amendment #2 to HUD, allocate Community Development Block Grant Coronavirus Funds - Tranche 3 (CDBG-CV3) to prevent, prepare for, and respond to the Coronavirus, and execute all sub-recipient contracts.
21. Resolution No. 5498, Authorizing an Amendment to the Agreement for Services Among Maricopa County Administered by its Human Services Department, Affordable Rental Movement (A.R.M.) of Save the Family Foundation of Arizona, a Community Housing Development Organization (CHDO) and the City of Chandler, for the Acquisition and Rehabilitation of One (1) Single-Family Home in Chandler That Will be Leased to Eligible Low-Income Individuals and Families Using Program Year 2020-2021 HOME Investment Partnerships (HOME) CHDO Funds  
Move City Council pass and adopt Resolution No. 5498, authorizing an amendment to the Agreement for services among Maricopa County administered by its Human Services Department, Affordable Rental Movement (A.R.M.) of Save the Family Foundation of Arizona, a Community Housing Development Organization (CHDO) and the City of Chandler, for the acquisition and rehabilitation of one (1) single-family home in Chandler that will be leased to eligible low-income individuals and families using Program Year 2020-2021 HOME Investment Partnerships (HOME) CHDO funds in the amount of

\$208,913; and authorizing the Acting City Manager or his designee to sign the amendment and all related documents on behalf of the City of Chandler.

COUNCILMEMBER ELLIS called for a staff presentation.

KAREN BISHOP, Community Development and Resources Supervisor, presented the following presentation on Consent Agenda Items No. 21 and 22.

- HOME Investment Partnerships Program (HOME)
  - Federal funds
  - Title II of the Cranston-Gonzalez National Affordable Housing Act
  - Preserve and increase supply of affordable housing opportunities that are decent, safe, and sanitary
  - Individuals/households with low and moderate income
- Maricopa HOME Consortium
  - Maricopa County (Lead Agency)
    - Receives HOME Entitlement Funds from the United States Department of Housing and Urban Development (HUD)
    - Established the Maricopa HOME Consortium
      - Avondale
      - Chandler
      - Gilbert
      - Glendale
      - Peoria
      - Scottsdale
      - Surprise
      - Tempe
      - Maricopa Urban County
    - Promotes regional and collaborative strategies to address critical affordable housing needs
- Distribution of HOME Funds
  - HOME awards to Consortium Members (formula based funding)
  - Required 15% HOME Funds set aside for Community Housing Development Opportunities (CHDO)
  - Administrative funds (10%)
- HOME CHDO Allocations Process
  - Application to Contract
    - Application: CHDO submit application to Maricopa County
    - Support: Municipality must certify proposed activities are consistent with its Consolidated Plan and provide support for application submission.
    - Recommendation: Consortium reviews applications received and makes recommendations for funding.

- Approval: Maricopa County Board of Supervisors approval of funding recommendations.
- Agreement: Maricopa County Human Services Department executes contracts.
- HOME CHDO Activities in Chandler
  - Completed Activities to Date:
    - Increase homeowner; acquisition and rehabilitation of single-family homes through a Community Land Trust (24 properties)
    - Increase affordable rental housing; acquisition and rehabilitation of single-family homes (4 properties)
- Future Planned HOME CHDO Activities in Chandler
  - Resolution No. 5498
    - ARM of Save the Family Foundation of Arizona
    - \$208,913
    - Increase affordable rental housing; acquisition and rehabilitation of one single-family home
  - Resolution No. 5499
    - Newtown Community Development Corporation
    - \$212,987
    - Increase homeownership; acquisition and rehabilitation of two single family homes through a Community Land Trust

COUNCILMEMBER ELLIS said there is a lot of discussion about affordable housing and that Chandler is addressing this. Councilmember Ellis said there is a great partner in HUD and the other agencies. Councilmember Ellis said when they transfer people to ownership into homes they lift people out of poverty. Councilmember Ellis thanked staff for their work.

22. Resolution No. 5499, Approving an Intergovernmental Agreement (IGA) Between Maricopa County Administered by its Human Services Department, Newtown Community Development Corporation, a Community Housing Development Organization (CHDO) and the City of Chandler, for the Acquisition and Rehabilitation of Two (2) Single-Family Homes in Chandler to Create Homeownership Opportunities for Eligible Low-Income Households Using Program Year 2020–2021 HOME Investment Partnerships (HOME) CHDO Funds
- Move City Council pass and adopt Resolution No. 5499, approving an Intergovernmental Agreement (IGA) between Maricopa County administered by its Human Services Department, Newtown Community Development Corporation, a Community Housing Development Organization (CHDO) and the City of Chandler, for the acquisition and rehabilitation of two (2) single-family homes in Chandler to create homeownership opportunities for eligible low-income households using Program Year 2020–2021 HOME Investment Partnerships (HOME) CHDO funds in the amount of \$212,987; and authorizing the Acting City Manager or his designee to sign the agreement and all related documents on behalf of the City of Chandler.

## Public Works and Utilities

23. Agreement No. SW0-910-4176, Amendment No. 1, with Allied Waste Transportation, Inc., dba Republic Services, Inc., for City Facilities Refuse Collection  
Move City Council approve Agreement No. SW0-910-4176, Amendment No. 1, with Allied Waste Transportation, Inc., dba Republic Services, Inc., for City Facilities Refuse Collection, in an amount not to exceed \$87,495.42, for a one-year period, August 1, 2021, through July 31, 2022.
24. Purchase of Variable Frequency Drive Replacement and Installation Services  
Move City Council approve the purchase of variable frequency drive replacement and installation services from Keller Electrical Industries, Inc., utilizing the City of Mesa Contract No. 2020112, in an amount not to exceed \$375,000, and authorize the City Manager or designee to sign a linking agreement with Keller Electrical Industries, Inc.
25. Construction Contract No. WA1912.401, with Haydon Companies, LLC, for the Water Main Replacements  
Move City Council award Construction Contract No. WA1912.401 to Haydon Companies, LLC, for the Water Main Replacements, in an amount not to exceed \$6,442,188.
26. Professional Services Agreement No. WA1912.271, with GHD, Inc., for the Water Main Replacements Post Design Services  
Move City Council award Professional Services Agreement No. WA1912.271 to GHD, Inc., for the Water Main Replacements Post Design Services, in an amount not to exceed \$103,553.
27. Professional Services Agreement No. WA1912.451, with Entellus, Inc., for the Water Main Replacements Construction Management Services  
Move City Council award Professional Services Agreement No. WA1912.451, to Entellus, Inc., for the Water Main Replacements Construction Management Services, in an amount not to exceed \$688,415.17.
28. Pre-Construction Services Construction Manager at Risk Contract No. WW1901.252, with McCarthy Building Companies, Inc., for the Reclaimed Water Interconnect Facility  
Move City Council award Pre-Construction Services Construction Manager at Risk Contract No. WW1901.252, to McCarthy Building Companies, Inc., for the Reclaimed Water Interconnect Facility, in an amount not to exceed \$274,521.
29. Professional Services Agreement No. WW1901.452, with Wilson Engineers, LLC, for the Water Reclamation Facility Improvements Construction Management Services  
Move City Council award Professional Services Agreement No. WW1901.452, to Wilson Engineers, LLC, for the Water Reclamation Facility Improvements Construction Management Services, in an amount not to exceed \$4,776,670.

30. Construction Manager at Risk Contract No. WW1901.401, Change Order No. 1, GMP-2, with McCarthy Building Companies, Inc., for the Water Reclamation Facility Improvements  
Move City Council award Construction Manager at Risk Contract No. WW1901.401, Change Order No. 1, GMP-2, to McCarthy Building Companies, Inc., for the Water Reclamation Facility Improvements, in an amount not to exceed \$38,552,248.
31. Project Agreement No. WW2001.401, with PCL Construction, Pursuant to Job Order Contract No. JOC1915.401, for the Ocotillo Brine Reduction Facility Polymer Storage Buildings  
Move City Council award Project Agreement No. WW2001.401, to PCL Construction, Pursuant to Job Order Contract No. JOC1915.401, for the Ocotillo Brine Reduction Facility Polymer Storage Buildings, in an amount not to exceed \$1,088,440.13.
32. Professional Services Agreement No. WW2001.451, with Hazen and Sawyer, P.C., for the Ocotillo Brine Reduction Facility Polymer Storage Buildings Construction Management Services  
Move City Council award Professional Services Agreement No. WW2001.451 to Hazen and Sawyer, P.C., for the Ocotillo Brine Reduction Facility Polymer Storage Buildings Construction Management Services, in an amount not to exceed \$86,270.
33. Professional Services Agreement No. WA2103.201, with Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrade Design Services  
Move City Council award Professional Services Agreement No. WA2103.201, to Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrade Design Services, in an amount not to exceed \$4,142,272.
34. Construction Manager at Risk Contract No. WA2008.401 GMP1, with Achen-Gardner Construction, LLC, for the Loop 101 and 202 Freeway Waterline Rehabilitation  
Move City Council award Construction Manager at Risk Contract No. WA2008.401 GMP1, to Achen Gardner Construction, LLC, for the Loop 101 and 202 Freeway Waterline Rehabilitation, in an amount not to exceed \$2,333,877.75.
35. Agreement No. PW1-745-4336, with Vincon Engineering Construction, LLC, for Right-of-Way Repairs  
Move City Council approve Agreement No. PW1-745-4336, with Vincon Engineering Construction, LLC, for right-of-way repairs, in an amount not to exceed \$120,000, for a one-year period, August 1, 2021, through July 31, 2022, with the option of up to four (4) additional one-year extensions.

## Public Hearing

36. Annexation Public Hearing, Approximately 3.8 Acres located West of the Southwest corner of Willis and McQueen roads
1. Open Public Hearing
  2. Staff Presentation
  3. Council Discussion
  4. Discussion from the Audience
  5. Close Public Hearing

## Informational

37. Study Session and Regular Minutes of June 2, 2021, Planning and Zoning Commission
38. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved.

## Adjourn

The meeting was adjourned at 6:30 p.m.

ATTEST: *Dana R. DiLong* *Kevin Harthe*  
City Clerk Mayor

Approval Date of Minutes: August 12, 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 12th day of July, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 12th day of August, 2021.



*Dana R. DiLong*  
City Clerk