

# Meeting Minutes

## City Council Study Session

August 9, 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 Orlando to join him for the recognitions.

#### 1. Service Recognitions

Traci Conaway – 15 Years, Public Works and Utilities  
Artemus (Nate) Meyers - 10 Years, Cultural Development  
Vickie Ellexson - 10 Years, Neighborhood Resources  
Jacalyn Brooks Meyers - 25 Years, Neighborhood Resources  
David Mackay – 15 Years, Community Services

### Consent Agenda and Discussion

#### Airport

1. Resolution No. 5505, accept Federal American Rescue Plan Act Grant for Airport Operating Purposes  
Move City Council pass and adopt Resolution No. 5505 authorizing a grant agreement with the Federal Aviation Administration to accept an American Rescue Plan Act (ARPA) grant not to

exceed \$59,000 for airport operating purposes; and authorizing the City Manager, or designee, to execute the grant agreement and all other documents necessary to affect the agreement.

### **City Clerk**

2. July 2021 City Council Meeting Minutes  
Move City Council approve the Council Meeting minutes of the Regular Meeting of July 12, 2021, Study Session of July 12, 2021, Special Meeting of July 15, 2021, Regular Meeting of July 15, 2021, and Special Meeting of July 20, 2021.
3. Board and Commission Appointment  
Move City Council approve the Board and Commission appointment as recommended.

### **City Manager**

4. League of Arizona Cities and Towns Annual Dues  
Move City Council authorize the payment of FY 2021-2022 membership dues to the League of Arizona Cities and Towns in the amount of \$100,800.

### **Community Services**

5. Resolution No. 5500 adopting the Parks Strategic Master Plan 2021  
Move City Council approve Resolution No. 5500 adopting the Parks Strategic Master Plan 2021.

COUNCILMEMBER ORLANDO said that a lot of work had gone into this plan and there were questions from residents regarding facilities in northern Chandler and asked for staff to clarify.

ANDY BASS, Community Services Director, said this has been a year and a half process and there have been many public meetings. Mr. Bass said staff heard the desire from residents to have a park in north Chandler. Mr. Bass said one of staff's priority recommendations is to explore options to meet the needs of north Chandler and other parts of the City has needed. Mr. Bass said there may private property for sale that could be potential and some other opportunities that are unknown at this time. Once an opportunity is identified, more information would be brought to Council.

COUNCILMEMBER ORLANDO said staff has been aggressive in getting grants in that area and there may be opportunities for flood control.

MR. BASS said all options are on the table as they begin to explore opportunities.

MAYOR HARTKE thanked staff and Parks and Recreation Board for their work, and this would be an important item over the next few years. Mayor Hartke thanked the community for their input.

MR. BASS thanked staff for all of their support.

6. Project Agreement No. PR1808.402 with Foresite Design & Construction, Inc., Pursuant to Job Order Contract No. JOC1905.401, for Mountain View Park Sidewalk and Drainage Improvements

Move City Council award Project Agreement No. PR1808.402 to Foresite Design & Construction, Inc., Pursuant to Job Order Contract No. JOC1905.401, for Mountain View Park Sidewalk and Drainage Improvements, in an amount not to exceed \$141,966.64.

7. Agreement No. CS2-595-4335, with Pioneer Landscape Centers, Inc., for Rock, Granite, and Miscellaneous Supplies  
Move City Council approve Agreement No. CS2-595-4335, with Pioneer Landscape Centers, Inc., for rock, granite, and miscellaneous supplies, in an amount not to exceed \$540,000, for a one-year period, September 1, 2021, through August 31, 2022, with the option of up to four (4) additional one-year extensions.

### **Cultural Development**

8. First Amendment to the 2018-2022 Ostrich Festival Agreement with Chandler Chamber of Commerce and Steve LeVine Entertainment, LLC  
Move City Council approve the First Amendment to the 2018-2022 License Agreement with Chandler Chamber of Commerce and Steve LeVine Entertainment, LLC, extending the Agreement to 2024 and allowing a second week of the Ostrich Festival in 2022.

### **Development Services**

9. Introduction and Tentative Adoption of Ordinance No. 4978, Adoption of Resolution No. 5502, PLH21-0030/PLH21-0015/PLT21-0011 Old Stone Ranch Phase 4  
Area Plan  
Move City Council approve Resolution No. 5502, PLH21-0030, amending the Brooks Ranch Area Plan by adding Single-Family Medium Density (0-6 du/ac), as recommended by Planning and Zoning Commission.  
Rezoning  
Move City Council introduce and tentatively adopt Ordinance No. 4978 approving PLH21-0015 Old Stone Ranch Phase 4, Rezoning from Agricultural (AG-1) District to Planned Area Development (PAD) for Single-family Residential located west of the northwest corner of Chandler Heights and Lindsay roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Development Plan  
Move City Council approve Preliminary Development Plan PLH21-0015 Old Stone Ranch Phase 4 for subdivision layout and housing product located west of the northwest corner of Chandler Heights and Lindsay roads, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Plat  
Move City Council approve Preliminary Plat PLT21-0011 Old Stone Ranch Phase 4 located west of the northwest corner of Chandler Heights and Lindsay roads, subject to the condition recommended by Planning and Zoning Commission.
10. Introduction of Ordinance No. 4980, PLH20-0059 Price & Queen Creek Campus  
Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4980 approving PLH20-0059 Price & Queen Creek Campus, rezoning from AG-1 to PAD for office, manufacturing, and ancillary commercial uses with a Mid-Rise Overlay for building heights up to 150 feet located at the northeast corner of Price and Queen Creek roads, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0059 for Price & Queen Creek Campus located at the northeast corner of Price and Queen Creek roads, subject to the conditions as recommended by Planning and Zoning Commission.

11. Preliminary Development Plan, PLH20-0069 Chandler Corporate Center Lots 8 & 10  
Move City Council approve Preliminary Development Plan PLH20-0069 Chandler Corporate Center Lots 8 & 10, located north of the northwest corner of Chandler Boulevard and McClintock Drive, subject to the conditions recommended by Planning and Zoning Commission.
12. Preliminary Development Plan, PLH20-0072/PLT21-0016 Chandler Airpark Technology Center  
Preliminary Development Plan  
Move City Council approve Preliminary Development Plan PLH21-0072 Chandler Airpark Technology Center, located at the southwest corner of Gilbert Road and Insight Way, subject to the conditions as recommended by Planning and Zoning Commission.  
Preliminary Plat  
Move City Council approve Preliminary Plat PLT21-0016 Chandler Airpark Technology Center, located at the southwest corner of Gilbert Road and Insight Way, subject to the condition recommended by Planning and Zoning Commission.
13. Preliminary Development Plan, PLH21-0033 Crave Chandler  
Move City Council approve Preliminary Development Plan PLH21-0033 Crave Chandler for site layout and building architecture for a one-story commercial building, located on the southeast corner of Cooper Road and Yeager Drive, generally located about one quarter of a mile south of the Santan Freeway on the east side of Cooper Road, subject to conditions as recommended by the Planning and Zoning Commission
14. Preliminary Development Plan, PLH21-0036 Compass Christian Church  
Preliminary Development Plan  
Move City Council approve Preliminary Development Plan PLH21-0036 for exterior signage for Compass Christian Church, located at 1825 S. Alma School Road, subject to the conditions as recommended by Planning and Zoning Commission.
15. Preliminary and Final Plat, PLT21-0002 and PLT21-0027 Nevada and Commonwealth  
Move City Council approve Preliminary Plat PLT21-0002 and Final Plat PLT21-0027 located at the southeast corner of Nevada Street and Commonwealth Avenue, generally located approximately one quarter of a mile south and east of Chandler Boulevard and Arizona Avenue as recommended by Planning and Zoning Commission.

16. Final Plat approval PLT20-0022, Queen Creek Commerce Center  
Move City Council approve Final Plat PLT20-0022, Queen Creek Commerce Center, located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Development Services Staff.
17. Use Permit, PLH20-0070 Dogtopia Use Permit Extension  
Move City Council approve Use Permit, PLH20-0070 Dogtopia Use Permit Extension, located at 4901 S. Arizona Avenue, Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road, subject to the conditions recommended by Planning and Zoning Commission.
18. Use Permit, PLH21-0046 Cooper's Hawk Winery & Restaurant  
Move City Council approve Use Permit PLH21-0046 Cooper's Hawk Winery & Restaurant, located at 3325 West Chandler Boulevard, approximately one quarter of a mile west of the southwest corner of Price Road and Chandler Boulevard, subject to the conditions recommended by Planning and Zoning Commission.

### **Economic Development**

19. Resolution No. 5501 designating the City of Chandler Economic Development Division as Chandler's Destination Marketing Organization (DMO) for fiscal year (FY) 2021-2022  
Move City Council pass and adopt Resolution No. 5501 designating the City of Chandler Economic Development Division as Chandler's Destination Marketing Organization (DMO) for fiscal year (FY) 2021-2022; and authorizing the City Manager or the City Manager's designee to execute any documents and instruments for purposes of this resolution.

### **Fire Department**

20. Resolution No. 5504 Agreement with Maricopa Medical for Ambulance Services  
Move City Council pass and adopt Resolution No. 5504, authorizing the City of Chandler to enter into an amended agreement with Maricopa Medical for the provision of ambulance services.
21. Payment to City of Phoenix for Fire and Emergency Medical Dispatch Services  
Move City Council approve payment for fire and emergency medical dispatch services for Fiscal Year 2021-22, in accordance with the current intergovernmental agreement with the City of Phoenix, in the amount of \$1,321,186.44.
22. Payment to City of Phoenix for Firefighter Health Services  
Move City Council approve payment for Firefighter Physical Examinations for Fiscal Year 2021-22, in accordance with the intergovernmental agreement with the City of Phoenix, in the amount of \$166,804.

### **Information Technology**

23. Purchase of Electronic Data Management System Annual Maintenance

Move City Council approve the purchase of electronic data management system annual maintenance, from InStream, in the amount of \$61,292.

24. Purchase of Annual Support for the Talent Management Suite

Move City Council approve the sole source purchase of annual support for the talent management suite, from Saba Software, Inc., in the amount of \$145,307.

### **Management Services**

25. New License Series 7, Beer and Wine Bar Liquor License Application for The Sugar Bar, LLC, DBA The Sugar Bar

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 07070071, a Series 7, Beer and Wine Bar Liquor License, for Kyle Joseph Hess, Agent, The Sugar Bar, LLC, DBA The Sugar Bar, located at 960 E Warner Road, Suite 6, and approval of the City of Chandler, Series 7, Beer and Wine Bar Liquor License No. 301053.

26. License Series 12, Restaurant Liquor License Application for Bourbon Richard's, LLC, DBA Rosati's Pizza

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 153309, a Series 12, Restaurant Liquor License, for Jeffrey Craig Miller, Agent, Bourbon Richard's, LLC, DBA Rosati's Pizza, located at 1050 E. Ray Road, Suite 2, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 301274.

### **Mayor and Council**

27. Appointment of City Manager and Approval of Employment Agreement

Move City Council appoint Joshua Wright as City Manager and approve an Employment Agreement for the term of August 13, 2021, through June 30, 2022, with an annual base salary of \$261,500.

### **Police Department**

28. Purchase of Armored Rescue Vehicle Replacement

Move City Council approve the purchase of an armored rescue vehicle, from Lenco Armored Vehicles, Inc, utilizing City of Tempe Contract No. T22-003-01, in the amount of \$350,900.30.

COUNCILMEMBER HARRIS called for a staff presentation to clarify how this type of vehicle is used.

SEAN DUGGAN, Police Chief, presented the following presentation.

- Current ARV Photo
- New ARV Photo

CHIEF DUGGAN said this vehicle is to protect citizens and officers from gunfire. This is one of the most important pieces of equipment because it is the only vehicle that provides true ballistic protection. Over the past 20 years, the Chandler Police Department has used two armored vehicles. The first one was a 1981 surplus air force vehicle the Department obtained in 2000 and in 2003 it was upgraded to our

current ARV which was funded through Homeland Security grants. Over the past 12 years, the vehicle has been deployed at least 600 times responding to barricade incidents, hostage incidents, search warrants, and any time there is a high propensity for gunfire. This helps transport officers closer to the threat but has also been used many times to rescue and evacuate citizens. This can also be used to bring supplies to officers at the perimeter of an incident and is used as a negotiator platform to bring them close to the scene. Chief Duggan said this is a critical tool that is used judiciously and is not an offensive weapon. This vehicle is no different than the armored trucks that transport money. Chief Duggan said the City has been a member of the UASI rapid response team since 2003, and that program has funds to provide training for the equipment we receive each year but also requires the City to be a part of a mutual aid compact.

COUNCILMEMBER HARRIS said there needs to be policing in Chandler and wanted to ensure the police are not being militarized. Councilmember Harris said there are other cities that have militarized the police department who then confronts protesters and wanted to ensure Chandler is not looking to confront people.

CHIEF DUGGAN said Chandler has had a similar piece of equipment for the last 20 years and over the past 15 months there have been over 30 protests in the community. This is not the equipment that would be deployed for any type of protest. This equipment is the only piece of equipment that can be used to protect officers and citizens from gunfire. If there is gunfire present, this is used to extract innocent bystanders and allow officers to get through to the threat.

VICE MAYOR STEWART asked if regular police cars have the ballistic protection that they need.

CHIEF DUGGAN said nothing like this vehicle can provide. It would be unrealistic to outfit all of the vehicles like this one. There are some minor improvements that could be made to door panels, but it would only be protection for small rounds. Chief Duggan said this vehicle can protect against high velocity rounds.

VICE MAYOR STEWART asked if staff could provide more information on what the door panels or ballistic glass would cost.

CHIEF DUGGAN said he would provide that information.

COUNCILMEMBER ELLIS asked how many times this type of vehicle has been used in a riot or against the population in Chandler.

CHIEF DUGGAN said since he has been Chief over the past seven and a half years, this vehicle has never been used in a riot. This vehicle is called on routinely when there are calls where firearms are present. Each year there are dozens and dozens of calls where firearms are used or threatened to be used against citizens or officers. This provides them protection in those scenarios.

COUNCILMEMBER ELLIS asked if there would be two vehicles now.

CHIEF DUGGAN said their desire is to keep the old vehicle as a spare. Right now, they have one vehicle, and they are the only City in the East Valley that has one vehicle. If this is down for repair, the Department is out of that projection, and they are reliant on other cities to support us.

COUNCILMEMBER ELLIS asked if this was already in the budget.

CHIEF DUGGAN said this has already been budgeted through the CIP process.

COUNCILMEMBER ORLANDO said if they did not have this vehicle, they would have to wait for another agency and there is a time element to those situations. Councilmember Orlando said if they had the vehicle, they could potentially save more lives instead of waiting on another department to get there.

CHIEF DUGGAN said that is correct.

MAYOR HARTKE said the more tools they have to keep officers and citizens safe is a wise and prudent action.

### **Public Works and Utilities**

29. Introduction of Ordinance No. 4979 Repealing Ordinance No. 4964 (Authorizing the Sale of a Parcel of City-Owned Land at the Southwest Corner of McQueen Road and Pecos Road to WNDG, LLC, an Arizona Limited Liability Corporation) and Authorizing the Sale of a Parcel of City-Owned Land at the Southwest Corner of McQueen Road and Pecos Road to Copperstate West, Inc.

Move City Council introduce and tentatively adopt Ordinance No. 4979 repealing Ordinance No. 4964 (authorizing the sale of a parcel of City-owned Land at the southwest corner of McQueen Road and Pecos Road to WNDG, LLC, an Arizona Limited Liability Corporation) and authorizing the sale of a parcel of City-owned land at the southwest corner of McQueen Road and Pecos Road to Copperstate West, Inc., for the sum of \$500.00.

30. Resolution No. 5503, Authorizing the City of Chandler to Enter into an Agreement to Share Costs Associated with Seeking to Obtain Approval for the Operation of the Flood Control Space in Modified Roosevelt Dam under a Temporary Deviation to the Water Control Plan Among Various Participating Entities and Salt River Agricultural Improvement and Power District

Move City Council pass and adopt Resolution No. 5503, authorizing the City of Chandler to enter into an agreement to share costs associated with seeking to obtain approval for the operation of the Flood Control Space in Modified Roosevelt Dam under a temporary deviation to the Water Control Plan among various participating entities and Salt River Agricultural Improvement and Power District in the amount of \$61,347.

31. Agreement No. ST7-750-3808, Amendment No. 3, with Arizona Materials, LLC, for Ready Mix Concrete Materials

Move City Council approve Agreement No. ST7-750-3808, Amendment No. 3, with Arizona Materials, LLC, for ready mix concrete materials, in an amount not to exceed \$70,000, for a one-year period, August 1, 2021, through July 31, 2022.

32. Agreement No. PW0-285-4197, Amendment No. 1, with AM Signal, LLC; Clark Transportation Solutions; JTB Supply Company; and Sierra Transportation Technologies, for Traffic Signal Equipment  
Move City Council approve Agreement No. PW0-285-4197, Amendment No. 1, with AM Signal, LLC; Clark Transportation Solutions; JTB Supply Company; and Sierra Transportation Technologies, for traffic signal equipment, in a combined amount not to exceed \$720,000, for a one-year period, September 1, 2021, through August 31, 2022.
33. Agreement No. PW1-885-4313, with Aquafit Chlorination Systems, LLC; Calgon Carbon Corporation; CarbPure Technologies, LLC; DPC Enterprises, L.P.; Hill Brothers Chemical Company; Momar, Inc.; Polydyne, Inc.; Salt Works; Solenis, LLC; Thatcher Company of Arizona, Inc.; TR International Trading Company; Univar Solutions USA, Inc.; and Waternuts Aquatic Enterprise, Inc., dba Commercial Pool Repair, for the Purchase of Water Treatment Chemicals  
Move City Council award Agreement No. PW1-885-4313 to Aquafit Chlorination Systems, LLC; Calgon Carbon Corporation; CarbPure Technologies, LLC; DPC Enterprises, L.P.; Hill Brothers Chemical Company; Momar, Inc.; Polydyne, Inc.; Salt Works; Solenis, LLC; Thatcher Company of Arizona, Inc.; TR International Trading Company; Univar Solutions USA, Inc.; and Waternuts Aquatic Enterprise, Inc., dba Commercial Pool Repair, for the purchase of water treatment chemicals, in a combined amount not to exceed \$9,025,100, for a one-year term, August 15, 2021, through August 14, 2022, with the option of up to four one-year extensions.
34. Payment of Membership Dues to Arizona Municipal Water Users Association  
Move City Council approve payment of fiscal year 2021-2022 membership dues to the Arizona Municipal Water Users Association in the amount of \$101,948.
35. Purchase of Water Treatment Chemicals  
Move City Council approve the purchase of water treatment chemicals, from Thatcher Company of Arizona, Inc., utilizing Omnia Partners Contract No. 212528, and from Brenntag Pacific Inc., Hill Brothers Chemical Company, and Thatcher Company of Arizona, Inc., utilizing City of Mesa Contract No. 2020135, in a combined amount not to exceed \$3,890,462, for a one-year term, August 15, 2021, through August 14, 2022, and authorize the City Manager or designee to sign linking agreements.
36. Professional Services Agreement No. EN2201.451, with Kitchell CEM, Inc., for On-Call Program and Construction Management Services  
Move City Council award Professional Services Agreement No. EN2201.451, to Kitchell CEM, Inc., for On-Call Program and Construction Management Services, in an amount not to exceed \$750,000 per year, for a two-year term, with the option of one (1) two-year extension.

37. Professional Services Agreement No. ST2009.201, Amendment No. 1, with Premier Engineering Corporation, for the Dobson Road Improvements at Intel Driveways #1 and #4 Design Services  
Move City Council award Professional Services Agreement No. ST2009.201, Amendment No. 1, to Premier Engineering Corporation, for the Dobson Road Improvements at Intel Driveways #1 and #4 Design Services, increasing the contract limit by \$72,751.13, for a revised contract amount not to exceed of \$239,573.13.
38. Professional Services Agreement No. WA2104.201, with Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Media Replacement Design Services  
Move City Council award Professional Services Agreement No. WA2104.201 to Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Media Replacement Design Services, in an amount not to exceed \$471,270.
39. Professional Services Agreement No. WA2106.201, with Dick & Fritsche Design Group, Inc., for the Pecos Surface Water Treatment Plant Laboratory and Administration Building HVAC Renovations Design Services  
Move City Council award Professional Services Agreement No. WA2106.201 to Dick & Fritsche Design Group, Inc., for the Pecos Surface Water Treatment Plant Laboratory and Administration Building HVAC Renovations Design Services, in an amount not to exceed \$375,889.
40. Professional Services Agreement No. WA2110.101, with Stantec Consulting Services Inc., for the Hydraulic Modeling Support Consultant Services  
Move City Council award Professional Services Agreement No. WA2110.101, to Stantec Consulting Services Inc., for the Hydraulic Modeling Support Consultant Services, in an amount not to exceed \$100,000.
41. Professional Services Agreement No. WW2108.101, with Jacobs Engineering Group, Inc., for the Reclaimed Water System Study Design Services  
Move City Council award Professional Services Agreement No. WW2108.101 to Jacobs Engineering Group, Inc., for the Reclaimed Water System Study Design Services, in an amount not to exceed \$420,400.
42. Professional Services Agreement No. WW2111.202, with Wilson Engineers, LLC, for the Chandler Heights Road Utility Relocations Design Services  
Move City Council award Professional Services Agreement No. WW2111.202 to Wilson Engineers, LLC, for the Chandler Heights Road Utility Relocations Design Services, in an amount not to exceed \$499,940.

## Briefing

43. Briefing on COVID-19 as requested by Councilmember Harris
44. Briefing on eviction prevention and utilities assistance as requested by Councilmember Harris

## Informational

45. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
46. Study Session and Regular Minutes of June 16, 2021, Planning and Zoning Commission

## Adjourn

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

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Approval Date of Minutes: August 26, 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 9th day of August 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_ day of August, 2021.

\_\_\_\_\_  
City Clerk