

Meeting Minutes

City Council Study Session

January 24, 2022 | 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 6:00 p.m.

Roll Call

Council Attendance

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

Appointee Attendance

Joshua Wright, City Manager
Debra Stapleton, Assistant City Manager
Dawn Lang, Deputy City Manager/CFO
Andy Bass, Deputy City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

*Councilmember Stewart attended telephonically.

Scheduled Public Appearances

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

1. Service Recognitions

Kurt Hoffman – 20 Years, Community Services

2. Retirement Recognitions

Debra Stapleton – 23 Years, City Manager

3. Steve Mills, Hamilton Ranch Subdivision HOA Vice President – Noise Ordinance Regarding Construction

STEVE MILLS spoke on behalf of the Hamilton Ranch Subdivision HOA on the topic of ongoing construction near the Hamilton Ranch subdivision located at Queen Creek and Arizona Avenue.

Mr. Mills said construction occurs at night that disturbs the community, especially near the eastern boundary. Mr. Mills said he has spoken to Bobby Jones, Hamilton Ranch Subdivision HOA President about this issue. Mr. Mills requested that the ordinances allowing noise encroachment permits for general construction projects after normal hours to be reexamined and reconsidered to lessen the impact on our neighborhoods.

MAYOR HARTKE asked the Acting City Manager to review State statutes on ordinance content to see what can be done regarding noise abatement ordinances.

Consent Agenda and Discussion

Discussion was held on item 4.

City Clerk

1. January 2022 City Council Minutes
Move to approve the Council meeting minutes of the Special Meeting of January 10, 2022; Study Session of January 10, 2022; Work Session of January 13, 2022, and the Regular Meeting of January 13, 2022.

City Manager

2. Resolution No. 5548, Revised Joint Project Agreement with the State of Arizona for the Loop 101 and 202 Freeway Waterline and Sewer Rehabilitation and Repealing Resolution No. 5538
Move City Council pass and adopt Resolution No. 5548, repealing resolution No. 5538 and authorizing the City of Chandler to enter into a revised Joint Project Agreement with the State of Arizona for the Loop 101 and 202 Freeway Waterline and Sewer Rehabilitation Project in the amount of \$8,000,000, and authorize the City Manager or designee to take actions necessary on behalf of the City of Chandler to carry out the intent of the Agreement, and approve a contingency appropriation transfer of \$4,000,000 from the Water Operating Fund, Non-Departmental, Contingency Account (605.1290.5911) to Capital Grants Fund, Water Capital Project Cost Center, Main & Valve Replacements Program (417.3820.6714.0.6WA023) to supplement the existing appropriation for spending of the State allocated funds.

Community Services

3. Professional Services Agreement No. PR2202.201 for Design Services with J2 Engineering & Environmental Design, LLC, for Arrowhead Meadows Park Tennis and Pickleball Court Replacement
Move City Council award Professional Services Agreement No. PR2202.201 for Design Services to J2 Engineering & Environmental Design, LLC, for Arrowhead Meadows Park Tennis & Pickleball Court Replacement, in an amount not to exceed \$50,445.

4. Construction Contract No. PR1902.401 with DNG Construction, LLC, for Homestead North Park
Move City Council award Contract No. PR1902.401 to DNG Construction, LLC, for Homestead North Park, in an amount not to exceed \$3,687,179.05.

MAYOR HARTKE said he is excited to bring another park into our community, as Homestead North Park will tie in all the amenities and exercise possibilities related to the canal, and called for a presentation.

MICKEY OHLAND, Community Services Planning Manager, introduced Consent Agenda Item 4.

COUNCILMEMBER LOPEZ asked about the number of pickleball courts at the park.

MR. OHLAND said there would be one pickleball court at Homestead North Park.

COUNCILMEMBER LOPEZ asked why this neighborhood park would have a parking lot compared to other neighborhood parks which do not have parking.

MR. OHLAND explained that typically neighborhood parks do not have parking lots, but the City entered an agreement with Chief Hill School when it was built, to allow a parking area that the school and the City could share. Homestead North Park will act more like a community park and serve a larger area.

COUNCILMEMBER LOPEZ asked about the bridge feature at the park.

MR. OHLAND added that along the Paseo Trail, there are pedestrian bridges over the canal about every half mile, which will connect to a future expanded bike lane down Frye Road that will connect to the park.

5. Professional Services Agreement No. PR1902.271 for Post-Design Services with Kimley-Horn and Associates, Inc., for Homestead North Park
Move City Council award Professional Services Agreement No. PR1902.271 for Post-Design Services, to Kimley-Horn and Associates, Inc., for Homestead North Park, in an amount not to exceed \$36,635.00.
6. Project Agreement No. CS2201.401 with Caliente Construction Inc., for Arrowhead, Folley, and Nozomi Aquatic Centers Safety Improvements
Move City Council award Project Agreement No. CS2201.401 to Caliente Construction, Inc., Pursuant to Job Order Contract No. JOC1904.401, for Arrowhead, Folley, and Nozomi Aquatic Centers Safety Improvements, in an amount not to exceed \$86,614.33.

7. Project Agreement No. CS2202.401 with Caliente Construction, Inc., Pursuant to Job Order Contract No. JOC1904.401, for Hamilton Aquatic Center Safety Improvements – Trench Drain Replacement
Move City Council award Project Agreement No. CS2202.401 to Caliente Construction, Inc., Pursuant to Job Order Contract No. JOC1904.401, for Hamilton Aquatic Center Safety Improvements – Trench Drain Replacement, in an amount not to exceed \$83,947.43.
8. Project Agreement No. CS2203.401 with Caliente Construction, Inc., Pursuant to Job Order Contract No. JOC1904.401, for Mesquite Groves Aquatic Center – Ultraviolet System Replacement
Move City Council award Project Agreement No. CS2203.401 to Caliente Construction, Inc., Pursuant to Job Order Contract No. JOC1904.401, for Mesquite Groves Aquatic Center – Ultraviolet System Replacement, in an amount not to exceed \$158,401.71.

Development Services

9. Introduction of Ordinance No. 5000, ANX21-0003 Annexation and initial City zoning of approximately 0.27 acres located north of the northeast corner of Arizona Avenue and Germann Road
Move City Council introduce and tentatively adopt Ordinance No. 5000 approving the annexation of approximately 0.27 acres and Initial City zoning – North of the Northeast corner of Arizona Avenue and Germann Road, as recommended by Planning staff.
10. Introduction of Ordinance No. 5001, PLH21-0032/PLT21-0034 Arizona Avenue Commerce Center, located north of the northeast corner of Arizona Avenue and Germann Road Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5001 approving PLH21-0032 Arizona Avenue Commerce Center, Rezoning approximately 16.6 acres from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) to PAD for commercial, office, business park, and light industrial uses, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH21-0032 Arizona Avenue Commerce Center for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT21-0034 Arizona Avenue Commerce Center, subject to the condition recommended by Planning and Zoning Commission.

11. Use Permit, PLH21-0067 ImprovMania Entertainment, 51 E. Boston Street, generally located east of the southeast corner of Arizona Avenue and Boston Street.

Move City Council approve Use Permit PLH21-0067 ImprovMania Entertainment, requesting a Series 7 Beer and Wine Bar license and an Entertainment Use Permit for acoustic and amplified live bands, DJ, and speakers with background music indoors and on an outdoor patio, subject to the conditions recommended by Planning and Zoning Commission.

12. Use Permit, PLH21-0035 Verizon Pho Twelve Oaks, 360 S. Twelve Oaks Blvd., generally located ½ mile south of Chandler Boulevard at the Rural Road alignment.
Move City Council approve Use Permit, PLH21-0035 Verizon Pho Twelve Oaks to modify and relocate an existing wireless facility subject to the conditions recommended by Planning and Zoning Commission.
13. Entertainment Use Permit, PLH21-0087 The Forum, located at 2301 S. Stearman Drive, generally located west of the northwest corner of Gilbert Road and Insight Way
Move City Council approve PLH21-0087 The Forum Use Permit expansion of premises for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outside patio located at 2301 S. Stearman Drive, subject to the conditions recommended by Planning and Zoning Commission.
14. Entertainment Use Permit, PLH21-0092 Celoni Hospitality DBA Recreo located at 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard
Move City Council approve Entertainment Use Permit PLH21-0092 Celoni Hospitality DBA Recreo located at 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard, subject to the conditions recommended by Planning and Zoning Commission.

Fire Department

15. Resolution No. 5535, Intergovernmental Agreement with the Town of Guadalupe to provide Firefighter Training
Move City Council approve Resolution No. 5535, authorizing the Mayor to execute an intergovernmental agreement with the Town of Guadalupe allowing the Chandler Fire Department to provide firefighting and emergency medical training to the Guadalupe Fire Department.

Information Technology

16. Purchase of Tenable Software Support
Move City Council approve the purchase of Tenable software support, from SHI International Corporation, utilizing the Omnia Partners Contract No. 2018011-02, in an amount not to exceed \$94,530.

Management Services

17. Claims Report for the Quarter Ended December 31, 2021
Move to accept the claims report for the quarter ending December 31, 2021.

Police Department

18. Resolution No. 5537, Agreement with Off Duty Management for Management and Administrative Services for Police Department's Extra Duty Program and Assignments
Move City Council approve Resolution No. 5537, Authorizing an Agreement between the City of Chandler and Off Duty Management, Inc. (ODM), to Provide Management and Administrative Services to the Police Department's Extra Duty Program and Assignments; and Authorizing the Chief of Police to Sign, Administer, Execute, and submit all Documents and Other Necessary Instruments in Connection with Such Agreement.
19. Professional Services Agreement No. PD2205.201 for Design Services with Arrington Watkins Architects, LLC, for Police Work Area and Storage Renovation Design Services
Move City Council award Professional Services Agreement No. PD2205.201 for Design Services, to Arrington Watkins Architects, LLC, for Police Work Area and Storage Renovation Design Services, in an amount not to exceed \$102,600.

Public Works and Utilities

20. Purchase of Drywell Maintenance, Installation, and Repair Services
Move City Council approve the purchase of drywell maintenance, installation, and repair services, from Torrent Resources, utilizing City of Surprise Contract No. 320156, in an amount not to exceed \$273,420.
21. Introduction of Ordinance No. 5004 Amending Chandler City Code Chapter 43 (Public Works and Utilities Department) Section 43-4.5 Pertaining to the Adoption of Public Works Standards, Specifications, and Regulations
Move City Council introduce and tentatively adopt Ordinance No. 5004 declaring that document entitled "2022 Amendments to Chandler City Code Chapter 43, Section 43-4.5" to be a public record; amending the Code of the City of Chandler, Chapter 43 (Public Works and Utilities Department), Section 43-4.5 to adopt the City of Chandler Engineering and Design Standards Manual (2022 Edition) as may be periodically amended by the Public Works and Utilities Department Director, or designee; providing for the repeal of conflicting ordinances; and providing for severability.
22. Professional Services Agreement No. WA1810.201, Amendment No. 2, with Dibble & Associates Consulting Engineers, Inc., dba Dibble Engineering, for Lindsay Road Water Main Replacement Design Services
Move City Council award Professional Services Agreement No. WA1810.201, Amendment No. 2, to Dibble & Associates Consulting Engineers, Inc., dba Dibble Engineering, for the Lindsay Road Water Main Replacement Design Services, in an amount not to exceed \$28,872, for a revised contract amount not to exceed \$86,114.

23. Construction Contract No. ST2006.401, with B&F Contracting Inc., for Traffic Signal Installation
Move City Council award Construction Contract No. ST2006.401 to B&F Contracting, Inc., for Traffic Signal Installation at Warner Road and Nevada Street, in an amount not to exceed \$594,681.82.
24. Resolution No. 5539 Authorizing the City of Chandler to Enter into an Agreement to Share Costs for the Feasibility Study of Bartlett Dam Modification Alternatives and Repealing Resolution No. 5533 Authorizing a Previous Version of the Agreement
Move City Council approve Resolution No. 5539 authorizing the City of Chandler to enter into an agreement to share costs for the Feasibility Study of Bartlett Dam Modification Alternatives Among Various Participating Entities and Salt River Agricultural Improvement and Power District in the amount not to exceed \$400,000 and repealing Resolution No. 5533 authorizing a previous version of the agreement.
25. Professional Services Agreement No. ST2103.101, with Kimley-Horn and Associates, Inc., for the Ray Road and Dobson Road Intersection Improvements Study Consultant Services
Move City Council award Professional Services Agreement No. ST2103.101, with Kimley-Horn and Associates, Inc., for the Ray Road and Dobson Road Intersection Improvement Study Consultant Services, in an amount not to exceed \$167,130.
26. Sole Source Purchase of Hach Equipment, Service, and Parts
Move City Council approve the sole source purchase of Hach equipment, service, and parts, from Hach company, in the amount of \$600,000, for a two-year term, February 1, 2022, through January 31, 2024.
27. Sole Source Purchase of Arsenic Removal Filter Media
Move City Council approve the sole source purchase of arsenic removal filter media, from Evoqua Water Technologies, in an amount not to exceed \$220,000.
28. Resolution No. 5545, Authorizing Project Agreement No. 5 Under the Public Infrastructure Master Agreement Dated May 24, 2019, with Intel Corporation
Move City Council approve Resolution No. 5545, authorizing Project Agreement No. 5 under the Public Infrastructure Master Agreement dated May 24, 2019, between the City of Chandler and Intel Corporation, a Delaware Corporation, for the construction of improvements to the City's Airport Water Reclamation and Ocotillo Water Reclamation facilities needed to serve Intel's campus at 4500 S. Dobson Road.

Action Agenda

29. Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended June 30, 2021, and Resolution No. 5542

Move City Council accept the Annual Comprehensive Financial Report (ACFR) and related financial audit reports submitted by Heinfeld, Meech & Co., P.C. for the fiscal year ended June 30, 2021, and approve Resolution No. 5542 to demonstrate compliance with §9-481(H) and ARS §41-1494.

Adjourn

The meeting was adjourned at 6:31 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: February 10, 2022

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 24th day of January 2022. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of February, 2022.

City Clerk