

Meeting Minutes

City Council Study Session

July 11, 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 7:16 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
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Scheduled Public Appearances

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

1. Service Recognition

Jason Crampton – 15 Years

2. Proclamation - Kiwanis Club of Chandler

MAYOR HARTKE read the proclamation and invited Vice Mayor Roe, Dawn Lang, and members of the Kiwanis Club to accept.

DAWN LANG, Deputy City Manager / Chief Financial Officer, said they are so grateful to serve a community like Chandler. This is the second time that the convention has been held in Chandler. Many clubs will be here representing the Southwest District and experiencing Chandler at its finest.

3. Proclamation - Drowning Impact Awareness Month

COUNCILMEMBER STEWART read the proclamation and invited Jessica Chamberlain, recreation Coordinator II, and Carlos Vargas, Fire Battalion Chief, to accept.

JESSICA CHAMBERLAIN, Recreation Coordinator II, said in 2019, Chandler Fire, Police, and Aquatics departments partnered and launched the Water You Doing campaign to bring awareness to the community. Education is essential to prevent drowning.

Consent Agenda and Discussion

Discussion was held on items 3, 6, and 11.

Airport

1. Amendment to the Airport Commission Bylaws
Move City Council approve the amended Chandler Airport Commission Bylaws as recommended by the Chandler Airport Commission.

City Clerk

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

City Manager

3. Resolution No. 5599 Approving the Agreement between the Maricopa Association of Governments (MAG) and the City of Chandler to Develop a Project Assessment for Enhanced Bicycle and Pedestrian Facilities and Potential Traffic Calming Elements on Hunt Highway, from Cooper Road to Val Vista Drive
Move City Council pass and adopt Resolution No. 5599 approving the Active Transportation Project Agreement No. 828C-0R between the Maricopa Association of Governments (MAG) and the City of Chandler to Develop a Project Assessment for enhanced bicycle and pedestrian facilities and potential traffic calming elements on Hunt Highway, from Cooper Road to Val Vista Drive, in the amount of \$70,000.

COUNCILMEMBER ORLANDO asked for a staff presentation.

RYAN PETERS, Strategic Initiatives Director, introduced the item and said this project was identified in the 2019 Transportation Master Plan as a popular area of bicyclists. The traffic speeds prevent people from using this corridor. The Gila River Indian Community has a casino under construction in the area which would cause changes in the traffic patterns. Mr. Peters said this item would determine what options are available for this area of the City.

COUNCILMEMBER ORLANDO emphasized that this item is more for the calming measures rather than the bicycle lane. Councilmember Orlando asked when the traffic study is due.

MR. PETERS said that the traffic calming would be significant for Hunt Highway. There is a narrow right of way between the City of Chandler and the GRIC boundary. Mr. Peters said any kind of bicycle improvements made would have a natural effect on calming.

JASON CRAMPTON, Transportation Planning Manager, said that the study would take six to nine months to complete.

COUNCILMEMBER ORLANDO confirmed if any new ideas come up, we would share them with the GRIC community to potentially share on the cost.

MR. CRAMPTON said staff will look at those options, as the project is currently not in the CIP. Future options would be analyzed as the project is developed.

MAYOR HARTKE asked how potential completion of the casino would skew traffic study results.

MR. PETERS said that if the casino were built during the study, there would be an impact. The consultant would likely examine existing and projected traffic patterns, with the traffic impact analysis provided by GRIC. There would also be real-time analysis. This may be examined in a future year.

4. Agreement No. CM8-962-3970, Amendment No. 2, with Lyft, Inc., for the First Mile, Last Mile Program
Move City Council approve Agreement No. CM8-962-3970, Amendment No. 2, with Lyft, Inc., for the First Mile, Last Mile Program, in an amount not to exceed \$50,000, for the period of one year, beginning July 21, 2022, through July 20, 2023.

Community Services

5. Agreement No. CS0-988-4215, Amendment No. 3, with BrightView Landscape Services, Inc., for Park Mowing Services
Move City Council approve Agreement No. CS0-988-4215, Amendment No. 3, with BrightView Landscape Services, Inc., for park mowing services, increasing the spending limit by \$189,410, for a revised amount not to exceed \$989,366.

Development Services

6. Resolution No. 5598 Designating the Southside Village Neighborhood as a Historic Conservation District Located in the Southeast Quadrant of Arizona Avenue and Frye Road and Bounded by Arizona Avenue to the Union Pacific Railroad Tracks and by Frye Road to Pecos Road
Move City Council adopt Resolution No. 5598 designating the Southside Village Neighborhood as a Historic Conservation District to honor the history and heritage of Southside Village, located in the southeast quadrant of Arizona Avenue and Frye Road and

bounded by Arizona Avenue to the Union Pacific Railroad tracks and by Frye Road to Pecos Road.

MAYOR HARTKE asked for a staff presentation.

DEREK HORN, Development Services Director, presented the following presentation.

- Southside Village Historic Conservation District
- In 2020 the Chandler City Council adopted Ordinance 4936 for Historic Preservation
- The Ordinance created 4 Classifications of historic properties
 - Heritage Site
 - Conservation District
 - Historic Preservation District / Zoning Overlay
 - Landmark
- Conservation District
- Southside Village Historic Conservation District Resolution No. 5598
- Request
 - Approval of Southside Village Historic Conservation District, Resolution No. 5598
 - Recommended by the Historic Preservation Commission on June 30
- Proposed Boundaries of the District with significant historic locations
 - Location of early Chandler's African American and Latino community
 - Many community leaders came from Southside
- Benefits of a Historic Conservation District
 - Recognition of history and heritage
 - Images and stories
 - Encourages preservation of remaining context
 - Physical markers
 - Signs, Pylons, Plaques
 - Future opportunities for preservation
- Additional Planned District Investments
 - Harris Park Playground
 - Initial studies underway
 - Alley Utilization
 - Urban Land Institute
 - Wayfinding study
 - South Arizona Avenue Corridor Area Plan update
 - Salvation Army Campus Master Plan
 - Washington Street Development

COUNCILMEMBER ELLIS said this is an amazing moment for Southside Village. The families of Chandler have left a great impact moving this forward.

COUNCILMEMBER ORLANDO thanked staff and the Historic Preservation Commission for their work. This is the first of many designations.

COUNCILMEMBER HARRIS thanked staff and individuals involved. The people who started Chandler would be recognized by this designation.

ELAINE WOODS presented the following presentation.

- Southside Village Historic Community Designation Proposal presented by Chandler 4 Change and the SCSHF
- Education
 - Ocotillo, Winn, Carver High, Cleveland, Chandler High School
- The Vidal Family
 - Instrumental in the start of The Church of the Nazarene
- Light and Life Church 100 Years Old formerly The Church of the Nazarene
 - The Vidal's played a major part in the building of the Light & Life Church that sits on the Northeast corner of Arizona Ave and Saragosa St.
- Mrs. Carlanthe Turner and Family
 - Miss Carlanthe was instrumental in the start of Mt. Olive MBC. She and her husband housed the first pastor until he secured housing.
- Mt. Olive Missionary Baptist Church has served as the community safe haven and place of help for over 80 years. The church continues to thrive and serve this community. With city assistance Mt. Olive has provided home the South Chandler Self-Help for over 25 years.
- Emma Arbuckle Doc
 - Emma Doc Buckle served as housekeeper for the Pine's and the community doctor for in her community. She continued to provide home remedies until her health began to fail.
- Debra L. Childers
 - Emma Arbuckle's Granddaughter
 - Southside Village Raised
 - Black Female Published Author
 - Daughter of Willie Arbuckle, Sr. (1st of 4 black students to integrate Chandler High School), also Pastor of the longstanding Pentecost Church of Jesus Christ
 - Mother/Grandmother
- Miss Lucille Wilson was the community cook, laundry service for the working class and the best Tea Cake creator ever! Now the oldest living resident of the community.
- NJ Harris Bar-B-Que Pit
 - Mr. Harris provided the best Bar-B-Que in the community with the most flavor filled sauce known. First black family in Chandler.
 - Worked for Dr. Chandler and was instrumental in the build of the famous San Marcos Hotel. He's also the Great grandfather to LaVon Woods.
- Zora Folley Folley Family & The Famous Ali Fight
- Neighborhood Clean-Up Campaign by Gene Woods, Sr.

- The Vidal's
- Who We Are...Family/Community
- Grace Memorial Church of God in Christ
- Pentecost Church of Jesus Christ
- The Payne Family
- The Escandon Family
 - Steve Escandon & Wife Anna maintains the family home of Eleazar Sr. and Jessie Escandon. The family has been in Southside since the beginning. While Eleazar a WWII vet labored for the TUSD, Jessie worked as a maid to Attorney Conway Ryan. The family remembers her ironing their clothes and tending to their little ones; who stayed in contact with the family well after they reached maturity.
- Downtown Chandler
 - Why is it important to recognize the community that helped built Chandler?
 - Entrepreneurs
 - Strong Labor Force
 - Family & Child Care
 - Agriculture
 - Commerce
 - Building Business

MAYOR HARTKE thanked Ms. Woods and Mr. Horn for putting this together.

7. Preliminary Development Plan, PLH22-0017 Andy's Frozen Custard, Located South of the Southeast Corner of McQueen Road and Chandler Boulevard
Move City Council approve Preliminary Development Plan PLH22-0017 Andy's Frozen Custard for site layout and building architecture for a new drive-thru restaurant, subject to the conditions as recommended by Planning and Zoning Commission

Economic Development

8. Agreement with Greater Phoenix Economic Council (GPEC) for Fiscal Year 2022-23
Move City Council approve the Fiscal Year (FY) 2022-23 agreement with the Greater Phoenix Economic Council (GPEC) for regional economic development services, in the amount of \$137,209, for the period of July 1, 2022, through June 30, 2023.

Fire Department

9. Resolution No. 5564 Emergency Cooperation Agreement between the City of Chandler and Dignity Health
Move City Council pass and adopt Resolution No. 5564, approving an Emergency Cooperation Agreement with Dignity Health, authorizing the City Manager to execute the Agreement, and authorizing the Fire Chief to implement the provisions of the Agreement.

10. Resolution No. 5600, approving a First Amendment to the Educational Affiliation Agreement between Phoenix Children's Hospital, Inc., and the City of Chandler, through the Chandler Fire Department, for Paramedic Student Clinical Training and Education
Move City Council pass and adopt Resolution No. 5600 authorizing the Chandler Fire Department (CFD) to extend the term of the agreement with Phoenix Children's Hospital, Inc. (PCH), to allow clinical training and education for paramedic students to aid in meeting paramedic program requirements.
11. Purchase of Extractors for the Fire Stations
Move City Council approve the sole source purchase of extractors, from Coin & Professional Equipment Co., in the amount of \$147,952.

MAYOR HARTKE asked for a staff presentation.

THOMAS DWIGGINS, Fire Chief, said this item is a purchasing agreement with CPEC for the purchase of 11 industrial extractors for each fire station. An extractor is a specialized washing machine that is designed to extract carcinogens from firefighter's structural turnout gear or their personal protective equipment. The National Fire Protection Administration and manufacturers of gear recommend washing gear post exposure to every fire, smoke, or hazardous materials. There is currently a process in place with ECMS out of Phoenix that would wash and inspect gear once per year and anytime there is a significant exposure to a large fire. To stay consistent with the recommendations of NFPA and manufacturers, washing more frequently is needed. In the City of Chandler, every firefighter has two sets of gear. If their primary set is contaminated, it would be sent to be cleaned. The current process of cycling through primary and secondary sets of gear takes seven days. The seven-day window is problematic as firefighters work two to three shifts within that time span. If they respond to a second fire, they will have to clean their secondary set themselves and wear the gear again. The goal is to purchase 11 extractors and install them, create a washing program, and policy to mandate washing after every fire. There would be a decrease in exposure to carcinogens and a decrease in washing time. Carcinogens cause cancer in firefighters. Clean gear is a more effective and safe set of gear.

COUNCILMEMBER ORLANDO supported the item and shared that letting the public know what this is about is important.

COUNCILMEMBER ELLIS said the goal of protecting firefighters in their line of work is essential. Councilmember Ellis asked what the cost for the extractors would be.

CHIEF DWIGGINS answered that it would be around \$147,000. Policy would mandate washing after every fire. With these extractors, the gear is anticipated to be washed 900 more times. The current cost to outsource washing is \$100 each. There is a cost savings in this switch.

COUNCILMEMBER ELLIS commented that this is a good return on our dollars. Councilmember Ellis asked how this was funded.

JOSHUA WRIGHT, City Manager, answered that these are reallocated dollars initially sourced from ARPA and CARES that offset other general fund projects. The funds are general fund dollars.

Information Technology

12. Purchase of SolarWinds Software Annual Maintenance
Move the 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 \$74,701, for the term of August 18, 2022, through August 17, 2023.

Management Services

13. Agreement No. 4481, with Piper Sandler & Co., for Financial Advisor Services
Move City Council approve Agreement No. 4481, with Piper Sandler & Co., for financial advisor services, for a two-year term, beginning July 1, 2022, through June 30, 2024, with the option of up to two two-year extensions.
14. Agreement No. MS8-946-3817, Amendment No. 4, for Lockbox Services
Move to approve Agreement No. MS8-946-3817, Amendment No. 4, with JPMorgan Chase Bank, N.A., for lockbox services, in the amount of \$68,500, for the period of August 1, 2022, through July 31, 2023.
15. Purchase of Office Supplies
Move the City Council approve the purchase of office supplies, from Staples Business Advantage, utilizing the Sourcewell Contract No. 012320-SCC, for the period of April 1, 2022, through March 31, 2023, in an amount not to exceed \$220,000.
16. New License Series 12, Restaurant Liquor License application for Hi 5 Sushi, LLC, DBA Hi 5 Sushi
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 199998, a Series 12, Restaurant Liquor License, for Ben Phoung Lam, Agent, Hi 5 Sushi, LLC, DBA Hi 5 Sushi, located at 225 W. Warner Road, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 303584.

Neighborhood Resources

17. Resolution No. 5604 Approving to Submit a Rental Assistance Demonstration (RAD) Application to HUD to Implement the Redevelopment of Chandler Public Housing Portfolio
Move City Council pass and adopt Resolution No. 5604, authorizing the City Manager or his Designee to submit an application to U.S. Department of Housing and Urban Development (HUD) for HUD's Rental Assistance Demonstration (RAD) program and to implement the

redevelopment of the Chandler Public Housing Portfolio with the City of Chandler Housing and Redevelopment Division as Developer/Co-Developer, and authorizing the City Manager to take all action necessary to implement and operate all phases of the redevelopment and disburse public housing and/or affordable housing funds for related projects.

Public Works and Utilities

19. Agreement No. WW0-885-4137, Amendment No. 2, with In-Pipe Technology, LLC, and USP Technologies, LLC, for Collection System Odor and Corrosion Control
Move City Council approve Agreement No. WW0-885-4137, Amendment No. 2, with In-Pipe Technology, LLC, and USP Technologies, LLC, for collection system odor and corrosion control, in a combined amount not to exceed \$750,000, for a one-year period, July 1, 2022, through June 30, 2023.
20. Professional Services Agreement No. WA2203.201, with GHD, Inc., for the Water Main Replacement 2022 Design Services
Move City Council award Professional Services Agreement No. WA2203.201 to GHD, Inc., for the Water Main Replacement 2022 Design Services, in an amount not to exceed \$808,781.50.
21. Project Agreement No. WA2107.401, with Felix Construction Company, Pursuant to Job Order Contract No. JOC1913.401, for the Hunt Highway Water Production Facility Ground Subsidence Mitigation
Move City Council award Project Agreement No. WA2107.401 to Felix Construction Company, Pursuant to Job Order Contract No. JOC1913.401, for the Hunt Highway Water Production Facility Ground Subsidence Mitigation, in an amount not to exceed \$466,622.
22. Professional Services Agreement No. WW2210.201, with Dibble & Associates Consulting Engineers, Inc., for the Price Road Frontage Road Sewer Rehabilitation Design Services
Move City Council award Professional Services Agreement No. WW2210.201 to Dibble & Associates Consulting Engineers, Inc., for the Price Road Frontage Road Sewer Rehabilitation Design Services, in an amount not to exceed \$270,000.
23. Project Agreement No. WA2104.401, with PCL Construction, Inc., Pursuant to Job Order Contract No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements – Phase 1
Move City Council award Project Agreement No. WA2104.401, to PCL Construction, Inc., Pursuant to Job Order Contract No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements – Phase 1, in an amount not to exceed \$1,894,778.44.
24. Project Agreement No. WA2104.402, with PCL Construction, Inc., Pursuant to Job Order Contract No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements – Phase 2

Move City Council award Project Agreement No. WA2104.402 to PCL Construction, Inc., Pursuant to Job Order Contract No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements – Phase 2, in an amount not to exceed \$1,684,593.88.

25. Professional Services Agreement No. WA2104.451, with Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Media Replacement Construction Management Services

Move City Council award Professional Services Agreement No. WA2104.451 to Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Media Replacement Construction Management Services, in an amount not to exceed \$412,305.

26. Professional Services Agreement No. WA2107.451, with Arcadis U.S., Inc., for the Hunt Highway Water Production Facility Ground Subsidence Mitigation Construction Management Services

Move City Council award Professional Services Agreement No. WA2107.451 to Arcadis U.S., Inc., for the Hunt Highway Water Production Facility Ground Subsidence Mitigation Construction Management Services, in an amount not to exceed \$164,796.

27. Sole Source Purchase of Professional Services for InfraMap Software Upgrade

Move City Council approve the sole source purchase of professional services to upgrade the City's InfraMap software, from iWater, Inc., in the amount of \$35,880.

28. Construction Manager at Risk Contract No. WW2106.251, with MGC Contractors, Inc., for the Sewer Lift Station Rehabilitation Pre-Construction Services

Move City Council award Construction Manager at Risk Contract No. WW2106.251 to MGC Contractors, Inc., for the Sewer Lift Station Rehabilitation Pre-Construction Services, in an amount not to exceed \$104,476.81.

29. Purchase of Traffic Signal Maintenance Services

Move City Council approve the purchase of traffic signal maintenance services from Roadway Electric, LLC, utilizing City of Mesa Contract No. 2022146, and from CS Construction, Inc., utilizing City of Scottsdale Contract No. 2019-195-COS, in a combined amount not to exceed \$150,000, for the period of July 1, 2022, through June 30, 2023.

Informational

30. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

31. Study Session and Regular Minutes of June 1, 2022, Planning and Zoning Commission

Adjourn

The meeting was adjourned at 8:02 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: August 15, 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 11th day of July 2022. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of August, 2022.

City Clerk