

Meeting Minutes

City Council Study Session

October 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 6:15 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 Orlando to join him for the recognitions.

1. Retirement Recognition

Michael Dickerson – 15 Years, Community Services

2. Service Recognitions

Denisse Ruiz – 15 Years, Human Resources
Kristen Rogers – 15 Years, Police
Ashley Nolan – 15 Years, Police
Jason Schouten – 20 Years, Police
Zachary Cumcard – 20 Years, Police
Dean Hannula – 25 Years, Cultural Development
Loretta Colson – 15 Years, Community Services

3. Proclamation – AZ Cities and Towns Week

MAYOR HARTKE read the proclamation and invited Tom Belshe, League of Arizona Cities and Towns Executive Director, to accept.

MR. BELSHE thanked Council, City staff, and the citizens of Chandler for being an excellent example and thanked Chandler for being a part of the organization.

4. Proclamation – Cyber Security Awareness Month

COUNCILMEMBER ORLANDO read the proclamation and invited Owen Zorge, IT Chief Information Security Officer, and Mitchell Robinson, IT Security Administrator to accept.

MR. ZORGE thanked Mayor and Council for the proclamation; cybersecurity is a team sport and everyone's responsibility.

MR. ROBINSON thanked City staff for keeping us safe and keeping staying safe online.

5. Recognition – National BMX Champion, Liam Bowersox

MAYOR HARTKE recognized Liam Bowersox, winner of USA BMX freestyle competitions and National Amateur Champion.

6. Recognition – Educator of the Year Rachna Nath, Arizona College Preparatory High School

MAYOR HARTKE recognized Rachna Nath, Educator of the Year at Arizona College Preparatory High School.

MS. NATH thanked Mayor and Council.

7. Recognition – 2021 Certificate of Achievement for Excellence in Financial Reporting

DAWN LANG, Deputy City Manager, Chief Financial Officer, recognized Kristi Smith, Financial Services Officer; Tracy Schmidt, Accounting Supervisor; Robert Steele, Accounting Supervisor; Joanne Chang, Senior Accountant; and the accounting division for their 2021 annual comprehensive financial report, receiving the Excellence in Financial Reporting for the fortieth year.

8. Recognition - National Association of Telecommunications Officers and Advisors (NATOA) Awards

MAYOR HARTKE recognized Julie Carpenter, Video Production Specialist; and Courtney Randolph, Video Productions Specialist; and the rest of the video team. The National Association of Telecommunications Officers and Advisors has awarded three awards: excellence in video production, awards of distinction for Chandler Changemakers video and what is a bond election videos.

MS. CARPENTER said they competed against other large cities across the country. Our stories are great ways to highlight what makes Chandler unique.

MS. RANDOLPH said they are very proud of what they have accomplished, especially with the bond election video.

9. Carl Hurst - Water Use and Water Conservation Concerns

CARL HURST, 9304 E. Arrow Vale Drive, Sun Lakes spoke about relandscaped medians on Riggs and Arizona Ave with sculptures. Now with the use of plants in street medians, there is required water use and upkeep. It seems like plants are overplanted in landscaping.

MAYOR HARTKE said we work hard to conserve water and take it seriously and asked to hear back from staff about this issue. We are looking for more ways for saving water.

COUNCILMEMBER HARRIS asked the City Manager about Chandler's xeriscape program.

JOSH WRIGHT, City Manager, said that we would share information about the xeriscape program.

10. Taha Hussein - Chandler Police Misconduct

TAHA HUSSEIN, 1736 E. Frye Road, Chandler spoke about an incident involving Chandler Police. Mr. Hussein asked for this to be investigated.

COUNCILMEMBER STEWART asked to review the footage of this event and asked City Manager to review this information with Council.

Consent Agenda and Discussion

Discussion was held on items 6, 8, 9, 15, 33, and 54

City Clerk

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

City Manager

2. Resolution No. 5634 Approving an Agreement between the Maricopa Association of Governments (MAG) and the City of Chandler for the Chandler Protected Bike Lanes Study
Move City Council pass and adopt Resolution No. 5634 approving an agreement between the Maricopa Association of Governments (MAG) and the City of Chandler for the Chandler Protected Bike Lanes Study, with a local match not to exceed \$4,560.
3. Resolution No. 5635 Authorizing the Execution of a License Agreement with Salt River Project (SRP) for Access to the Consolidated Canal for the Maintenance and Operation of the Paseo Trail

Move City Council pass and adopt Resolution No. 5635 authorizing the execution of a license agreement with Salt River Project (SRP), granting the City continued access to the Consolidated Canal for the maintenance and operation of the Paseo Trail.

4. Resolution No. 5636 Authorizing the Execution of a License Agreement with Salt River Project (SRP), for Access to the Lateral 9.5 Canal for the Maintenance and Operation of the Western Canal Trail

Move City Council pass and adopt Resolution No. 5636 authorizing the execution of a license agreement with Salt River Project (SRP), granting the City continued access to the Lateral 9.5 Canal for the maintenance and operation of the Western Canal Trail.

Community Services

5. Pre-Construction Services Agreement, Construction Manager at Risk Project No. PR2106.251, with Hunter Contracting Co., for the Tumbleweed Park Softball & Baseball Complex

Move City Council Award Pre-Construction Services Agreement, Construction Manager at Risk Project No. PR2106.251, to Hunter Contracting Co., for the Tumbleweed Park Softball & Baseball Complex, in an amount not to exceed \$137,052.32.

Cultural Development

6. Introduction of Ordinance No. 5036, Adopting the Provisions of a Development Agreement and Purchase Agreement with One Chandler Owner, LLC, for the Sale and Redevelopment of City-owned Real Property Located at the Northeast Corner of Arizona Avenue and Buffalo Street, Known as "Site 7" in Chandler

Move City Council introduce and tentatively adopt Ordinance No. 5036, adopting the provisions of a development agreement and purchase agreement between One Chandler Owner, LLC, and the City of Chandler for the sale and redevelopment of City-owned real property located at the northeast corner of Arizona Avenue and Buffalo Street, known as "Site 7" in Chandler, Arizona, and authorizing the City Manager to sign all related documents as approved by the City Attorney.

JOHN OWENS, Downtown Redevelopment Specialist, presented.

- Site 7 Development Agreement City Council Study Session | October 24, 2022
- Site 7 Background
 - Council Direction to staff over past 20 years has been a preference for unified development of block
 - August 2022 – City Council directed staff to begin negotiations of a development agreement with Jackson Dearborn Partners and the City of Chandler
- Original Project
 - Only on private parcels
 - Multifamily – 126 Units
 - 3,440 SF Ground-Floor Commercial

- Current Project with Site 7
 - Multifamily – 290 Units
 - 13,000 SF Office
 - 16,000 SF Ground Floor Commercial
- Development Agreement Details
 - Sale Price of \$2.94 million (Appraised Value)
 - No incentives
 - Buyback provision is Jackson Dearborn Partners is unable to fulfill agreement
 - Construction Commencement within 24 months of effective date of agreement
 - Construction completion within 54 months of effective date of agreement
- Questions?

COUNCILMEMBER ORLANDO commented that this land use has been in the works for 20 years. Councilmember Orlando thanked Council and staff for making sure there are retail and office elements in this design, to look at it for what is in it for the City.

COUNCILMEMBER STEWART asked for some background on the timeline of this project.

MR. OWENS said that these projects take lots of time in the planning process, purchasing and planning and zoning take their time to review. We are confident that they are excited to get this deal done and get going.

Development Services

7. Construction Agreement No. ST2012.401 with CS Construction, Inc., for the Chandler Arterial Congestion Monitoring
Move City Council award Construction Agreement No. ST2012.401 to CS Construction, Inc., for the Chandler Arterial Congestion Monitoring, in an amount not to exceed \$1,312,469.
8. Preliminary Plat PLT22-0013, Chandler Airport Business Center, Located at the Northwest Corner of Queen Creek and Cooper Roads
Move City Council approve Preliminary Plat PLT22-0013, Chandler Airport Business Center, located at the northwest corner of Queen Creek and Cooper Roads, as recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO requested more information be added to these types of items to provide more details for reference.

9. Preliminary Plat, PLT22-0020 Woodspring Suites and Everhome Suites Preliminary Plat, Located West of the Northwest Corner of Willis and Price Roads
Move City Council approve PLT22-0020 Woodspring Suites and Everhome Suites, as recommended by Planning and Zoning Commission.

10. Final Plat PLT22-0002 McKinley Glenn
Move City Council approve Final Plat PLT22-0002 McKinley Glenn, located east of the southeast corner of Chandler Heights and Cooper Roads, as recommended by staff.

Facilities and Fleet

11. Agreement No. BF2-910-4446 Electrical Maintenance, Repair, and Installation Services
Move City Council approve increasing the spending limit for Agreement No. BF2-910-4446, with Corbins Services Electric; DECA Southwest; Hampton Tedder Technical Services; Hawkeye Electric, Inc.; K2 Electric, LLC; and Swain Electric, Inc., for electrical maintenance, repair, and installation services, by \$250,000, for a revised amount not to exceed \$1,800,000, for the current term ending March 31, 2023.
12. Purchase of Generators and Related Equipment for Police Department Main Station
Move City Council approve the purchase of two (2) generators and related equipment, from The SJ Anderson Company, utilizing the State of Arizona Contract No. ADSP017-174290, in the amount of \$1,440,876, and authorize a transfer from General Fund Contingency in the amount of \$1,175,495.
13. Purchase of Maintenance, Repairs and Purchase of Bay Doors, Locking Systems, Door Hardware, and Operable Walls
Move City Council approve the utilization of cooperative contract No. 21H-DHP-0917, with Mohave Educational Services, for maintenance, repairs and purchase of bay doors, locking systems, door hardware, and operable walls, from DH Pace Company, Inc., increasing the spending limit by \$30,000, for a revised amount not to exceed \$156,764.
14. Purchase of Doors, Locking Systems, Door Hardware and Operable Walls
Move that City Council approve the purchase of doors, locking systems, door hardware and operable walls, from C&I Show Hardware, utilizing State of Arizona Contract No. CTR047674, in an amount not to exceed \$272,791.

Fire Department

15. Introduction of Ordinance No. 5032 Amending the Code of the City of Chandler Chapter 28, Section 23, Relating to Explosives and Fireworks
Move that City Council introduce and tentatively adopt Ordinance No. 5032, amending the Code of the City of Chandler, Chapter 28 Fire Prevention, by amending Section 28-23 relating to Explosives and Fireworks; Providing for Repeal of Conflicting Ordinances; Providing for Severability and Establishing an Effective Date.

THOMAS DWIGGINS, Fire Chief, presented on the item. This item is an amendment to the current fireworks ordinance. There are two specific changes: the first is in response to Arizona Senate Bill 1275, passed into law earlier this year. This state law restricts the use of all consumer-based fireworks on all authorized days from 11 p.m. to 8 a.m., except on Fourth of July and New Year's

Eve where the restriction is through 1 a.m. to 8 a.m. The second change allows for the sale and use of consumer-based fireworks for the celebration of Diwali. Consumer-based fireworks can be sold two days prior to Diwali through the third day of Diwali. Fireworks may be used on the second and third days of Diwali. Both changes make us in line with state law.

MAYOR HARTKE wished everyone a happy Diwali. This was brought up in part to let residents know that they might hear fireworks around town during the celebration of Diwali. The use would be restricted from 11 p.m. to 8 a.m. Mayor Hartke reiterated that explosive fireworks are still illegal for personal use.

CHIEF DWIGGINS affirmed that explosive fireworks are still illegal for personal use. Consumer-based fireworks are regulated and are allowed during these days.

MAYOR HARTKE said this amendment defines the parameters of firework use clearly and gives relief to veterans and our pets.

COUNCILMEMBER STEWART commented that including other holidays that our community celebrates is important. Councilmember Stewart requested to draft an amendment to include other cultural holidays at the limited times as proposed.

MAYOR HARTKE asked that this amendment be separate from this item.

COUNCILMEMBER STEWART asked if additional language could be added to Thursday's agenda for this item.

MAYOR HARTKE said there is more work to be done before placing it on Thursday's agenda, there is more to consider. Mayor Hartke asked that this item be voted on as is, as this needs to begin before December.

COUNCILMEMBER ORLANDO agreed it was important to vote on this item this week, we can come back and take a further look into expansion of this firework allowance.

COUNCILMEMBER LOPEZ said this item is to make city code compliant with current changes of state statutes.

CHIEF DWIGGINS said that was correct, this item will put us in alignment with state law.

COUNCILMEMBER LOPEZ said there are special permits to celebrate at other times. There also may be state statute limitations on firework usage that we may not be able to regulate beyond.

COUNCILMEMBER STEWART said we added our own piece on top of state law, which is the allowance of fireworks for Diwali. Other holidays should be recognized with this same permission.

COUNCILMEMBER HARRIS agreed with including other holidays, to add an amendment all in one. Councilmember Harris mentioned that tabling this item and working to include other allowance for holidays may be a way to move forward.

COUNCILMEMBER ELLIS said we are trying to move forward with this item; if we want to proceed with additions, we can come back to it with more research in the future.

COUNCILMEMBER STEWART asked if this could be added to the next agenda, to be discussed and voted on at the next council meeting.

MR. WRIGHT said the next agenda will be in two weeks. If there is a consensus to move forward with additional holidays for consideration, we can bring that up in the future. Additional discussion in a work session or subcommittee will take more time before placing an item on the agenda.

MAYOR HARTKE asked if we could add this proposed amendment for other holidays in December.

COUNCILMEMBER STEWART said that this should be a quick add, adding in other holidays to the code for the sake of equity.

COUNCILMEMBER ORLANDO asked how many more holidays would be added, what the impact on emergency services would be, the impact on residents, the impacts on pets. We would have to think about these questions and give them consideration before moving forward.

COUNCILMEMBER HARRIS said that we should consider everything all at the same time.

MAYOR HARTKE asked to move this current item forward for the purpose of putting the time limits for fireworks in place, especially for application to upcoming Christmas and New Year's holidays.

KELLY SCHWAB, City Attorney, said the state legislature has preempted this area, there are certain times of the year where the city cannot prohibit consumer fireworks. At the last legislative session, the state legislature added Diwali as one of the holidays recognized in the fireworks allowance. This was not set by the City, but by the state. Ms. Schwab expressed concern with proposing an amendment at Thursday's meeting to expand holiday recognition, as this is something we would need to provide advance notice to the community for. The only notice provided has been for the Diwali holiday exception and changing the hours.

COUNCILMEMBER HARRIS requested to table this item on Thursday, Two weeks should be sufficient to determine what would need to be added before the next agenda. Councilmember Harris asked if we can we schedule this to go into effect before the end of the year and also incorporate requested additions.

MAYOR HARTKE asked about the timeline of this current item.

MS. SCHWAB said the introduction of this ordinance will be on Thursday, and then it would be brought back for a final vote at the next regular council meeting. It takes two meetings to pass.

COUNCILMEMBER LOPEZ asked if not passing this ordinance will make Chandler out of compliance with state statutes, allowing fireworks displays that are unrestricted.

MS. SCHWAB said the state law gives authority to the cities to regulate fireworks usage. The state law authorizes cities and towns to regulate permissible consumer firework usage from 11 p.m. to 8 a.m. except New Year's Eve and Fourth of July. If this item is not approved by council, the longer times in our code will remain in effect.

COUNCILMEMBER LOPEZ followed up that this item would just be Chandler regulating the times of firework usage that the state of Arizona has allowed.

MS. SCHWAB confirmed that was correct.

MAYOR HARTKE asked if a motion to continue this item would be made tonight at the study session or on Thursday.

MS. SCHWAB recommended that any action to vote or continue would be taken on Thursday.

MAYOR HARTKE instructed that Council talk to councilmembers and make any motions on Thursday. Any amendments can be made then.

MS. SCHWAB said that is correct; however, if amendments will be made, then the item should be tabled and brought back later to give the public adequate notice.

COUNCILMEMBER STEWART asked if we could make the amendment on Thursday without giving notice.

MS. SCHWAB answered that the current notice to the public on this item is only regarding the hours change and Diwali. If Council were to expand on this item, notice would need to be provided to the public in order to comply with Open Meeting Law.

COUNCILMEMBER HARRIS asked for clarification on public notice.

MS. SCHWAB responded that Open Meeting Law requires that when there is an item on the agenda that we provide sufficient notice to the public, that they know what the council is considering for action. Notice must be given at a minimum of 24 hours excluding Sundays. Ms.

Schwab recommended more information to the public if this additional amendment were to be brought forth.

MAYOR HARTKE added that he hoped this item would pass and be in effect before Christmas to be in alignment with state statute. It is difficult to not move forward because of promises made to constituents.

COUNCILMEMBER STEWART said the intent of an amendment is to not deviate from these modifications. The intention is to add additional cultural holidays not covered in state statute updates. These would observe the prohibited times of 11 p.m. to 8 a.m. There may be a challenge to public safety, but that is their responsibility. This will be good for the community. Councilmember Stewart asked to be sure that there is a date to discuss adding holidays to the fireworks code.

MAYOR HARTKE asked City Manager to set up a conversation regarding adding additional holidays as soon as possible.

MR. WRIGHT said yes.

COUNCILMEMBER HARRIS commented that the state statute did not include other cultural holidays. Councilmember Harris asked about the expected timeline of this additional amendment.

MR. WRIGHT said we will work as quickly as possible at the direction and clarification of Council.

COUNCILMEMBER HARRIS asked if a new amendment would start the approval process over again.

MS. SCHWAB answered that if the ordinance is changed between the introduction and final action, the process would have to start over, as required by charter.

COUNCILMEMBER HARRIS commented that to redo this, we would have to start over.

MS. SCHWAB said that we can either proceed with this amendment and then do a separate ordinance at the direction of Council later, or add changes to this amendment, either one would redo the process. It will take time either way it is accomplished.

COUNCILMEMBER HARRIS summarized that either way it is accomplished should be done.

MAYOR HARTKE asked if this current item were introduced on Thursday, if it would be up for final adoption on Monday, November 7.

MR. WRIGHT confirmed.

MAYOR HARTKE said there is still time to work on this.

COUNCILMEMBER STEWART thanked staff.

16. Resolution No. 5632 Authorizing a Grant Agreement with the Arizona Department of Homeland Security
Move City Council pass and adopt Resolution No. 5632, authorizing the City to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Community Emergency Response Team (CERT) Training, in the amount of \$9,000, and authorizing the Fire Chief to implement the provisions of the agreement.
17. Resolution No. 5633 Authorizing a Grant Agreement with the Arizona Department of Homeland Security for the 2022 Urban Area Security Initiative (UASI) Enhanced Rapid Response Fire Teams, for Equipment and Training, in the Amount of \$85,000
Move that City Council pass and adopt Resolution No. 5633, authorizing the City of Chandler to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Urban Area Security Initiative (UASI) Enhanced Rapid Response Fire Teams, for equipment and training in the amount of \$85,000, and authorizing the Fire Chief to implement provisions of the agreement.
18. Agreement No. FD3-200-4486, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for Fire Uniforms
Move City Council approve Agreement No. FD3-200-4486, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for fire uniforms, in an amount not to exceed \$200,000, for the period of one year, beginning November 1, 2022, through October 31, 2023.
19. Purchase of First Responder Screening Program Services
Move City Council approve the purchase of first responder screening program services, from Vincere Physicians Group, PLLC, dba Vincere Cancer Center, utilizing the City of Glendale Contract No. C21-1209, in an amount not to exceed \$1,059,740, for the term of October 28, 2022, through May 31, 2024; authorize the City Manager to sign a linking agreement with Vincere Physicians Group, PLLC, dba Vincere Cancer Center; and authorize an appropriation transfer of \$96,340 from the Non Departmental cost center, Contingency account, to the Fire Administration cost center.

Human Resources

20. Agreement No. HR2-948-4495, with TRISTAR Benefits Administrators, Inc., for Short Term Disability and Family Medical Leave Act Administration
Move City Council approve Agreement No. HR2-948-4495, with TRISTAR Benefits Administrators, Inc., for short term disability and Family Medical Leave Act administration,

in an amount not to exceed \$75,000, for the period of two years, beginning January 1, 2023, through December 31, 2024.

21. Agreement No. 4046, Calendar Year 2023 Amendment, with Anthem Life Insurance Company, for Public Safety Personnel Long-Term Disability Insurance
Move City Council approve Agreement No. 4046, Calendar Year 2023 Amendment, with Anthem Life Insurance Company, for public safety personnel long-term disability insurance, in an amount not to exceed \$200,000, for the period of one year, beginning January 1, 2023, through December 31, 2023, and authorize the City Manager or designee to extend the Agreement for an additional year beginning January 1, 2024, through December 31, 2024 (CY2024), subject to the same terms and conditions.
22. Agreement No. HR0-918-4163, Amendment No. 2, with Flexible Benefit Administrators, Inc., for Flexible Spending Account Administration
Move City Council approve Agreement No. HR0-918-4163, Amendment No. 2, with Flexible Benefit Administrators, Inc., for flexible spending account and COBRA administration, in an amount not to exceed \$24,000, for the period of one year, beginning January 1, 2023, through December 31, 2023.
23. Agreement No. 3111, Calendar Year 2023 Amendment, with International City Management Association Retirement Corporation (ICMA-RC), dba MissionSquare Retirement, for 457(b) Deferred Compensation Retirement Plan Administrative Services
Move City Council approve Agreement No. 3111, Calendar Year 2023 Amendment, with International City Management Association Retirement Corporation (ICMA-RC), dba MissionSquare Retirement, for 457(b) Deferred Compensation Retirement Plan and Retirement Health Savings Plan administrative services, for the period of one year, beginning January 1, 2023, through December 31, 2023.
24. Agreement No. HR2-948-4453, with Blue Cross Blue Shield of Arizona, for Group Medical and Pharmacy Program Administration
Move City Council approve Agreement No. HR2-948-4453, with Blue Cross Blue Shield of Arizona, for Group Medical and Pharmacy Program Administration, in an amount not to exceed \$2,190,000 per year, for the period of two years, beginning January 1, 2023, through December 31, 2024, with the option of up to three two-year extensions.

Information Technology

25. Agreement No. 4526 for Annual Application Support Services
Move City Council approve Agreement No. 4526, with Neudesic, LLC, for annual application support services, in the amount of \$156,000, for a one-year term, beginning July 1, 2022, through June 30, 2023, with the option of up to four one-year extensions.

26. Agreement No. IT9-208-4034, Amendment No. 3, with CCG Systems, Inc., DBA FASTER Asset Solutions, for the Fleet Management System
Move City Council approve Agreement No. IT9-208-4034, Amendment No. 3, with CCG Systems, Inc., DBA FASTER Asset Solutions, for the fleet management system, in the amount of \$78,251.00, for the period of one year, beginning September 30, 2022, through September 29, 2023.
27. Agreement No. 4409, Amendment No. 1, with NST Technologies, Inc., for Information Technology Consulting Services
Move City Council approve Agreement No. 4409, Amendment No. 1, with NST Technologies, Inc., for Information Technology consulting services, in an amount not to exceed \$300,000, for a period of one year, beginning October 15, 2022, through October 14, 2023.

Management Services

28. Introduction of Ordinance No. 5030 Amending the Code of the City of Chandler, Chapter 3, Management Services Department-Finance and Procurement, by Amending Sections 3-8 Through 3-17, Providing for an Effective Date, Providing for the Repeal of Conflicting Ordinances, and Providing for Severability
Move City Council introduce and tentatively adopt Ordinance No. 5030, amending the Code of the City of Chandler, Chapter 3, Management Services Department-Finance and Procurement, by amending Sections 3-8 through 3-17, providing for an effective date, providing for the repeal of conflicting ordinances, and providing for severability.
29. Resolution No. 5631 Approving an Intergovernmental Agreement Between the Salt River Pima-Maricopa Indian Community and the City of Chandler for the Distribution of a Pass-Through Indian Gaming Revenue Sharing Grant in the Amount of \$50,000 to Dignity Health Foundation-East Valley
Move City Council pass and adopt Resolution No. 5631 approving an intergovernmental agreement between the Salt River Pima-Maricopa Indian Community and the City of Chandler for the distribution of a pass-through Indian gaming revenue sharing grant in the amount of \$50,000 to Dignity Health Foundation-East Valley; and authorizing submission of a related pass-through grant application for creating a more equitable program to provide medication and durable medical equipment for underserved patients served by hospitals in the East Valley.
30. Agreement No. 4533, with Greenberg Traurig, LLP, for Bond Counsel Services
Move City Council approve Agreement No. 4533, with Greenberg Traurig, LLP, for bond counsel services, for the period of October 1, 2022, through September 30, 2027.
31. New License Series 7, Beer and Wine Bar Liquor License application for EJG Group II, LLC, DBA Maple House

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 207765, a Series 7, Beer and Wine Bar Liquor License, for Jared Michael Repinski, Agent, EJG Group II, LLC, DBA Maple House, located at 198 W. Boston Street, and approval of the City of Chandler, Series 7, Beer and Wine Bar Liquor License No. 304098.

32. New License Series 7, Beer and Wine Bar Liquor License application for GSBP Phoenix, LLC, DBA Game Show Battle Rooms Phoenix

Move for recommendation to the State Department of Liquor Licenses and Control for approval of State Liquor Job No. A1138912, a Series 7, Beer & Wine Bar Liquor License, for William Frederick Allison, Agent, GSBP Phoenix, LLC, dba Game Show Battle Rooms Phoenix, located at 6909 W. Ray Road, Suite 29, and approval of the City of Chandler, Series 7, Beer & Wine Bar Liquor License No. 304106.

Neighborhood Resources

33. Resolution No. 5640 Approving the Development Agreement Between the City of Chandler and Gorman and Company, LLC, Relating to Real Property Located South of the Southeast Corner of McQueen Road and Chandler Boulevard

Move City Council pass and adopt Resolution No. 5640 approving the Development Agreement between the City of Chandler and Gorman and Company, LLC, relating to real property located south of the southeast corner of McQueen Road and Chandler Boulevard; directing the City Manager to give specific considerations to Villas on McQueen applicants belonging to special populations such as seniors, persons with disabilities and veterans; and directing the City Manager to pursue the highest and best use of Chandler public housing sites, including site 3 (located at 73 S. Hamilton St.), with specific consideration for special populations such as seniors, persons with disabilities and veterans.

LEAH POWELL, Neighborhood Resources Director, and AMY JACOBSON, Housing and Redevelopment Manager, presented on this item.

- Public Housing Repositioning City Council Study Session October 24, 2022
- Agenda
 - Public Housing Inventory and Demographics
 - Villas on McQueen
 - Development Agreement with Gorman & Company
- 2020-2025 Housing and Redevelopment Strategic Plan
 - Adopted by PHAC on August 24, 2020
 - Deliver higher quality of affordable housing
 - Reduce reliance on federal funding
 - Promote self-sufficiency and asset development of families and individuals.
- Demographics
 - Chandler Public Housing Demographics
 - Chandler has over 26,000 households that are below 80% Area Medium Income (AMI)

- Earning less than \$70,650 (4 persons in family)
- Chandler PHA houses over 1,000 people in public housing
- 79% of Households are Single Parents
- 24% of Households are Seniors
- 21% of Households are Disabled
- Repositioning Public Housing
 - Guiding Principles and Feasibility
 - Redesign Aged Public Housing
 - Leverage Current City Owned Land Inventory
 - Reduce Relocation of Residents
 - Increase Senior Housing Inventory
 - Increase Housing Choice Mobility
 - Create Public/Private Partnership
 - Comply with General Plan and Area Plan
 - Create Synergy and Resident Involvement
- Other Housing Requirements
 - Resident Selection Policies: Owner can adopt considerations such as seniors, which permits applicants to be selected from waiting list and housed before other eligible families
 - Eligibility Standards: Must be income eligible, suitability for tenancy, and size and type of unit needed
 - Criminal Background Checks: Conducted for each family member over 18 years of age
 - U.S. Citizenship: Verified, and housing assistance is available only to individuals who are U.S. citizens, U.S. nationals, or noncitizens that have eligible immigration status

COUNCILMEMBER ORLANDO asked what noncitizens with eligible immigration status means.

MS. JACOBSON answered that we look to see if they are noncitizens with an eligible immigration status; if they are eligible to work here. If they are eligible for immigration, they are eligible for housing.

COUNCILMEMBER ORLANDO asked about those with green cards or who are in the process of getting their citizenship. Illegal noncitizens are not permitted to reside in these public housing projects.

MS. JACOBSON affirmed that the requirements for eligible and legal immigration status are in effect.

MS. JACOBSON continued the presentation.

- Villas on McQueen
 - Project Highlights

- Located McQueen and Chandler Blvd. – Approx. 5 acres
- New Construction
- Approx. 157 Units (one, two-, three-, four- and five-bedroom units)
- Family and Preference for Seniors
 - 22 units for current housed seniors and
 - 28 additional seniors (total 50 units for seniors)
- Resident Community Centers and Multigenerational Amenities
- Major funding through Low Income Housing Tax Credit Program
- No City General Funds required
- Project Completion Early 2025
- Development Plan Villas on McQueen
- Site 3 Proposed Development Plan
- Gorman and Company, LLC
 - Development Agreement Highlights
 - Co-developer
 - Maintenance Records Kept to Federal Standards or greater
 - Required Inspections by City and State
 - Management Company Records Subject to Audit
 - Termination for Default
 - Reporting Requirements
- Villas on McQueen
- Recommendation
 - Recommend Approval of Development Agreement (DA) with Gorman and Company, LLC
 - Approval Resolution 5640
 - Villas on McQueen Applicants belonging to special populations such as Seniors, Persons with Disabilities, and Veterans; and
 - Pursue the Highest and Best Use of Chandler Public Housing Sites, Including Site 3 (located at 73 S. Hamilton) with specific considerations Special Populations Such as Seniors, Persons with Disabilities and Veterans

COUNCILMEMBER ELLIS said we have been working on this since 2019 to see where we wanted to go with this project. This is an amazing project with private partnership, and thanked Housing staff for putting this together. Our community will benefit from this.

COUNCILMEMBER ORLANDO said staff and Council took our time getting this project through. It is important to keep renewing these types of projects. These provide workforce housing for our community. It is a great partnership, and we can take the next phases as they come to make sure we are doing the right thing.

Police Department

34. Resolution No. 5637 Approving an Intergovernmental Agreement with the City of Phoenix Extending the Regional Wireless Cooperative
Move City Council pass and adopt Resolution No. 5637 approving an Intergovernmental Agreement between the City of Chandler and City of Phoenix Extending the Regional Wireless Cooperative; and authorizing the Chief of Police, as Designated by the City Manager, to Conduct All Negotiations and to Execute and Submit all Documents Necessary in Connection with Such Agreement.
35. Resolution No. 5638 Approving an Intergovernmental Agreement with the City of Tempe for the Chandler Police Department to Provide Law Enforcement Security Services at Special Events
Move City Council pass and adopt Resolution No. 5638 authorizing an Intergovernmental Agreement (IGA) between the City of Chandler and the City of Tempe; authorizing the Mayor to sign the IGA; and authorizing the Chief of Police to sign, administer, execute, and submit the Agreement and all documents and other necessary instruments in connection with such Agreement.
36. Resolution No. 5639 Pertaining to the Acceptance of the Homeland Security Grants for the Chandler Police Department
Move City Council pass and adopt Resolution No. 5639 authorizing the acceptance of FY 2022 Homeland Security Grant Program Awards between the Arizona Department of the Homeland Security and the City of Chandler for Agreements Numbered 22-AZDOHS-HSGP-220804-01, 22-AZDOHS-HSGP-220804-02, and 22-AZDOHS-HSGP-22804-03; authorizing the Mayor to execute the Agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such Agreements.
37. Purchase of Annual Maintenance and Support Services for the Police Records Management System (RMS) and Computer Aided Dispatch (CAD) System
Move City Council approve the purchase of annual maintenance and support services, from Versaterm Public Safety, Inc., in an amount not to exceed \$488,795, for the Police Records Management System, for the period of September 1, 2022, through August 31, 2023, and for the Computer Aided Dispatch system, for the period of August 1, 2022, through July 31, 2023.
38. Purchase of Motorola Portable Radios and Applications
Move City Council approve the purchase of Motorola portable radios, related equipment, and subscriptions, utilizing the State of Arizona Contract No. CTR046830, from Motorola Solutions, in the amount of \$5,093,483.03.
39. Purchase of Detention Services from Maricopa County for Fiscal Year (FY) 2022-2023

Move City Council approve the use of Maricopa County detention services, for the booking and housing of inmates, in an aggregate amount not to exceed \$1,477,573, for one year, July 1, 2022, through June 30, 2023.

Public Works and Utilities

40. Introduction of Ordinance No. 5031 Authorizing a Portion of the West Side of Cooper Road North of Queen Creek Road be Vacated and Conveyed to the Abutting Property Owner
Move City Council introduce and tentatively adopt Ordinance No. 5031 authorizing a portion of the west side of Cooper Road north of Queen Creek Road be vacated and conveyed to the abutting property owner.
41. Agreement No. PW2-962-4352, with Otto Trucking, Inc., for Transportation of Bulk Waste and Operation of Recycling Solid Waste Collection Center
Move City Council approve Agreement No. PW2-962-4352, with Otto Trucking, Inc., for the transportation of bulk waste and the operation of the Recycling Solid Waste Collection Center, in an amount not to exceed \$8,000,000, for the period of five years beginning October 1, 2022, through September 30, 2027
42. Professional Services Agreement No. DS2202.201, with Kimley-Horn and Associates, Inc., for the Traffic Signal at Layton Lakes Boulevard and Queen Creek Road Design Services
Move City Council award Professional Services Agreement No. DS2202.201 to Kimley-Horn and Associates, Inc., for the Traffic Signal at Layton Lakes Boulevard and Queen Creek Road Design Services, in an amount not to exceed \$85,780.
43. Agreement No. PW0-745-4121, Amendment No. 3, with Choice Maintenance & Asphalt Services, LLC, for Asphalt Rubber Crack Seal Services
Move City Council approve Agreement No. PW0-745-4121, Amendment No. 3, with Choice Maintenance & Asphalt Services, LLC, for asphalt rubber crack seal services, in an amount not to exceed \$450,000, for a one-year term, January 1, 2023, through December 31, 2023.
44. Agreement No. PW0-285-4197, Amendment No. 2, with AM Signal, LLC, for Traffic Signal Equipment
Move City Council approve Agreement No. PW0-285-4197, Amendment No. 2, with AM Signal, LLC, for traffic signal equipment, in an amount not to exceed \$896,273, for a one-year period, September 1, 2022, through August 31, 2023.
45. Agreement No. PW0-745-4122, Amendment No. 3, with Vincon Engineering Construction, LLC, for Concrete Repair Maintenance Services
Move City Council approve Agreement No. PW0-745-4122, Amendment No. 3, with Vincon Engineering Construction, LLC, for concrete repair maintenance services, in an amount not to exceed \$5,000,000 for a one-year term, January 1, 2023, through December 31, 2023.

46. Agreement No. PW0-745-4123, Amendment No. 3, with M.R. Tanner Development and Construction, Inc., for Street Maintenance and Repair Services
Move City Council approve Agreement No. PW0-745-4123, Amendment No. 3, with M.R. Tanner Development and Construction, Inc., for street maintenance and repair services, in an amount not to exceed \$900,000, for a one-year term, January 1, 2023, through December 31, 2023.
47. Purchase of Water Meter Repair and Replacement Services
Move City Council approve the purchase of water meter repair and replacement services, from Metering Services, Inc., utilizing City of Tempe Contract No. WUD21-015-01, in an amount not to exceed \$100,000.
48. Sole Source Purchase of Original Equipment Manufacturer Parts and Services for Huber Fine Screens
Move City Council approve the sole source purchase of original equipment manufacturer (OEM) parts and services for Huber fine screens, from Huber Technology, Inc., in an amount not to exceed \$150,000.
49. Ratification of Emergency Authorization for Sewer Main Repair
Move City Council accept and ratify this report of the emergency authorization by the City Manager for repairs to the sewer main at Warner Road and Coronado Street, performed by B & F Contracting, Inc., in the amount of \$144,262.77.
50. Purchase of Pole Painting Services
Move City Council approve the purchase of pole painting services, from OLS Restoration, Inc., utilizing City of Mesa Contract No. 2019012, increasing the spending limit by \$240,000, for a revised amount not to exceed \$369,000, for the period of May 1, 2022, through April 20, 2023.
51. Purchase of Security Services
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 \$75,000.
52. Purchase of Asphalt Crack Sealant
Move City Council approve the purchase of asphalt crack sealant, from Superior Supply, Inc., utilizing Arizona Department of Transportation (ADOT) Contract No. ADOT19-209983, in an amount not to exceed \$250,000.
53. Purchase of Pecos Water Treatment Plant Access Control and CCTV Installation Services

Move City Council approve the purchase of access controls and security equipment, utilizing State of Arizona Contract No. CTR056377, with APL Access & Security, Inc., increasing the spending limit by \$203,561, for the revised amount not to exceed \$1,131,061.

54. Purchase of LED Lighting

Move City Council approve the purchase of LED Lighting, from Ameresco, utilizing City of Tucson Contract No. 161436-01, in an amount not to exceed \$10,184,191.

COUNCILMEMBER STEWART asked what the savings would be annually for this investment in LED Lighting.

DAWN LANG, Deputy City Manager and Chief Financial Officer, answered that the savings would be between \$673,000 and \$700,000.

COUNCILMEMBER STEWART commented that this is part of a sustainability initiative—this would save ongoing dollars.

MS. LANG said that this uses AZCARES and ARPA funds, and the savings are committed to pay for the ten officers that were recently hired.

Public Hearing

55. Annexation Public Hearing, ANX22-0003, for the annexation of approximately 13.4 acres of territory north of the northeast corner of Queen Creek Road and Union Pacific Railroad

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

Informational

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

57. Claims Report for the Quarter Ended September 30, 2022

Adjourn

The meeting was adjourned at 7:49 p.m.

ATTEST: _____
City Clerk Mayor

Approval Date of Minutes: November 7, 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 October 2022. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2022.

City Clerk