

Meeting Minutes

City Council Quality of Life Subcommittee Regular Meeting

February 10, 2023 | 2:30 p.m.

City Hall 5th Floor Large Conference Room

175 S. Arizona Ave., Chandler, AZ



Call to Order

The meeting was called to order at 2:35 p.m.

Roll Call

Subcommittee Attendance

Vice Mayor Matt Orlando

Councilmember Jane Poston

Councilmember Christine Ellis

Staff Attendance

Tadd Wille

Kim Moyers

Jody Crago

John Sefton

Tom Dwiggin

Keith Hargis

Lana Croke

Mickey Ohland

Joshua Wright

Discussion

MICKEY OHLAND, Community Services Planning Senior Manager, presented on Tumbleweed Park's acquisition, development, and master plan revision history.

COUNCILMEMBER ORLANDO stated that the City needed to be mindful regarding the messaging surrounding the multi-generational center at Tumbleweed Park because the perception within the community is that it is going to be a senior center and that the current senior center will close.

COUNCILMEMBER POSTON asked what the intent of the multi-generational center will be. MR. OHLAND stated that the center would have rooms for multi-purposes that could be used by

seniors, but it is not the intent at this point to move the senior center to the multi-generational center.

MR. OHLAND discussed the future needs and developments at Tumbleweed Park to include pickle ball courts, Tumbleweed Ranch development, general recreation needs, and commercial recreational opportunities.

COUNCILMEMBER ORLANDO asked why not put the pickleball courts north of the tennis courts. Mr. Ohland stated that the area north of the tennis courts is a parking area and currently additional parking spaces are needed.

COUNCILMEMBER POSTON asked if Community Services has been working with Economic Development in regard to the commercial recreational opportunities. MR. OHLAND responded that Economic Development has been involved every step of the way with request for proposals and will continue to be throughout the project.

COUNCILMEMBER ORLANDO asked if the pickleball courts in Ocotillo are just for Ocotillo residents. MR. OHLAND answered that he didn't know but would assume so.

COUNCILMEMBER ORLANDO asked if there was going to be an area for cricket. MR. OHLAND stated that cricket along with many other recreational activities are needs that the City will have to forecast into future development planning.

COUNCILMEMBER ORLANDO asked when the pickleball courts will be done by. MR. OHLAND answered approximately 18 months, pending approval of the full City Council to proceed.

JODY CRAGO, Museum Manager, reviewed the history of The Ranch, various master plan studies, and future development proposals.

COUNCILMEMBER ORLANDO asked if the original furniture is in the houses (Edwards and McCroskey). MR. CRAGO responded they are not, they are antiques.

COUNCILMEMBER ORLANDO asked what is done with the fruit from the citrus orchard. MR. CRAGO responded that the forestry officer for the City has taught community members how to pick the oranges.

MR. CRAGO turned the presentation back to MR. OHLAND where he discussed next steps for the Tumbleweed Park Future Planning.

COUNCILMEMBER POSTON asked how the zones are prioritized. MR. CRAGO answered that Zones C and D are used the most, which is why they are a priority. The rest of the zones are interchangeable in priority depending on availability of funding and partnerships.

COUNCILMEMBER POSTON emphasized the importance of using the funding received from the approved capital improvement program to plant the trees prior to these phases in order to allow the time it takes for trees to grow and to help with sustainability.

COUNCILMEMBER ORLANDO asked if there will be signage to these areas since they are tucked away and if the water feature was put in the Treehouse area would that entice kids to that section. MR. CRAGO answered that this was the main reason Zone A was added to The Ranch to draw visitor's attention to the new main entrance/archway. MR. CRAGO stated that there are already kids and families that come visit this area regularly and if new features were added, such as a water feature, that would naturally have kids gravitate to that area.

COUNCILMEMBER ORLANDO asked if there were bond dollars for these developments. MR. CRAGO responded that currently there are not, but that staff would research the remaining Museum bond authorization from previous elections to determine if that was a viable way to finance portions of this project.

COUNCILMEMBER ORLANDO stated that he would like to see a timeframe and plans, as well as a plan on how to get the funds for this project. He likes the idea of the sustainability pieces first. He asked if the Ostrich Festival would be affected by this. MR. CRAGO responded that this would not affect the Ostrich Festival.

COUNCILMEMBER ORLANDO asked if the next step was trying to narrow down the timing of the project. MR. CRAGO answered that they are currently in the master planning portion and viewing it at a very high level and once Council and the respective departments agree that this looks feasible the timeframe planning will be the next step.

COUNCILMEMBER ELLIS asked if the trees were already in this upcoming budget package and if so, should there be something else be added along with the planting of the trees to get more visitors to come to that area. MR. CRAGO answered that the trees are in the upcoming budget and KIM MOYERS, Cultural Development Director, stated that the councilmembers in the meeting are the first ones to see this, and that the development team wanted to get Council's feedback prior to moving further with any additional planning.

COUNCILMEMBER ORLANDO asked if corporate sponsors were being looked at for funding, such as SRP. Mr. Crago answered that they are open to corporate sponsors.

FIRE CHIEF TOM DWIGGINS discussed the current station project of rebuilding Station 2, a future project of rebuilding Station 4, and the potential to build a brand-new fire station number 12.

COUNCILMEMBER ORLANDO asked where another engine would come from to add to the newly rebuilt Station 2. Chief Dwiggins responded that an engine would move from Station 8. There are two units out of Station 8, where one would stay and service Station 8, and the other would move over to Station 2.

COUNCILMEMBER POSTON asked if there are any other options for another Hazmat station. CHIEF DWIGGINS responded that every year they complete a risk assessment for the community. West Chandler has more chemicals than anywhere in Chandler and has no other close backup from neighboring City Hazmat teams, which makes Station 4 the most strategic station to house a Hazmat crew.

COUNCILMEMBER ORLANDO asked if there was another Hazmat station that a female firefighter could go to. CHIEF DWIGGINS answered that Station 4 is the only Hazmat station and that female firefighters can bid that station; however, none have due to the lack of privacy with the bunkroom configurations. COUNCILMEMBER ORLANDO asked if there was a way to build a solid wall to separate the male and female bunkrooms. CHIEF DWIGGINS responded yes, a project to build a wall is a possibility.

CHIEF DWIGGINS presented data and explained why a new fire station to cover the south part of Chandler may be needed. Staff will continue to monitor the data in coming years to determine the need for the project and appropriate timing in the capital program.

COUNCILMEMBER ORLANDO asked how many mutual aid calls Chandler responds to. CHIEF DWIGGINS answered that the only mutual aid calls we have is with Gila River. For automatic aid, the partnerships we have with surrounding fire departments, we see them coming into Chandler 3,000 times and we go into their cities 2,000 times. COUNCILMEMBER ORLANDO asked if the new station will balance those numbers. CHIEF DWIGGINS answered that it will not, because any new station would likely be in the center of several other districts.

COUNCILMEMBER ORLANDO asked if Gila River Fire Department is planning on increasing their staff to be able to respond to the new casino. CHIEF DWIGGINS answered that our automatic aid boundary line will cut off right before the casino and that Gila River is planning on building a fire station close to the casino to cover those calls. COUNCILMEMBER POSTON asked if there was a timeframe on Gila River's new fire station. CHIEF DWIGGINS answered that he did not know.

COUNCILMEMBER ELLIS asked if the additional approximately 300 calls in the proposed fire station district is due to the new nursing homes in that area. CHIEF DWIGGINS answered that they called the new nursing homes and asked their vacancy rates and they are not full yet, it will increase call volume as they do fill up, so that is factored into the proposal of the new fire station.

COUNCILMEMBER POSTON asked if there was a legal or policy reason why the nursing home staff cannot lift their fallen residents. CHIEF DWIGGINS answered that it is due to policy and insurance.

A discussion was held about the business model for nursing homes and the impact it has to public dollars.

COUNCILMEMBER ORLANDO asked is there a timeframe to renegotiate the one-mile automatic aide into Gila River due to the increase calls from the casino. CHIEF DWIGGINS answered that the agreement has already been made and that it would be a simple quick process to change the boundary into Gila River. If they had a major incident, regardless of that boundary, Chandler would still respond.

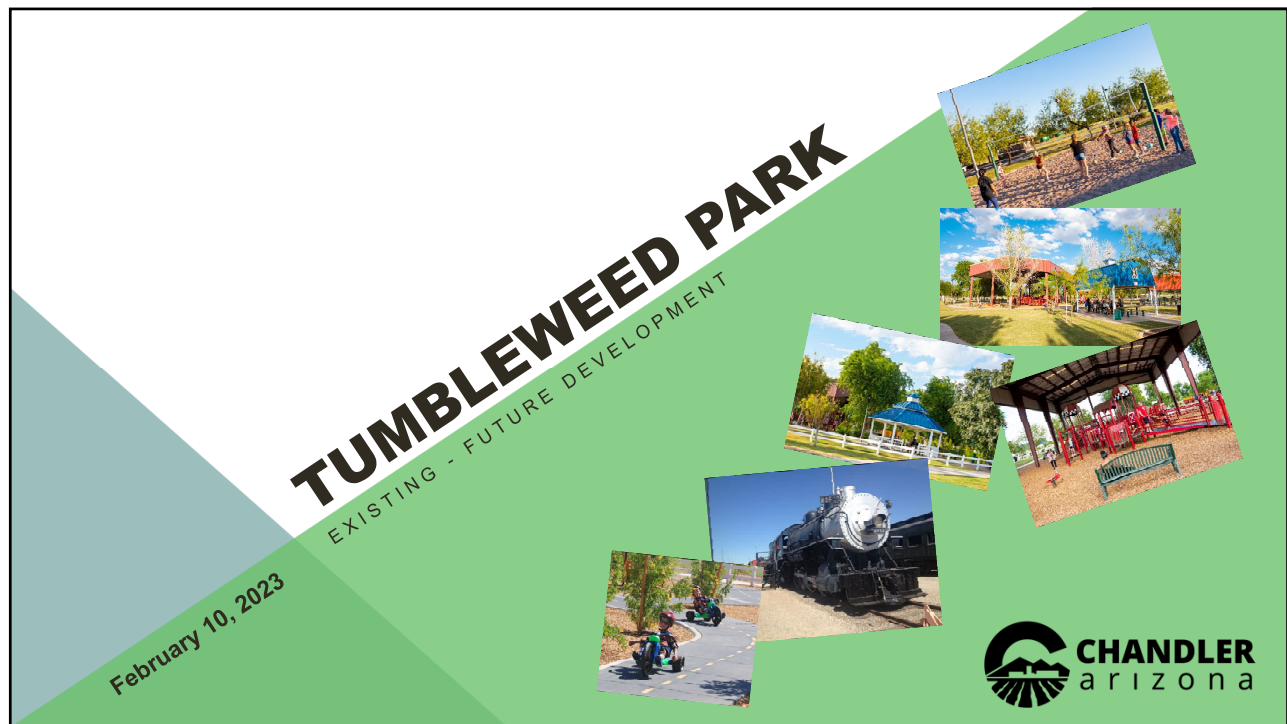
COUNCILMEMBER POSTON asked what will happen to the area where the old Station 2 was at. CHIEF DWIGGINS answered that it will become parking.

Adjourn

The meeting was adjourned at 4:25 p.m.

A handwritten signature in cursive script, reading "Sara Ceeke", written in black ink. The signature is fluid and stylized, with a horizontal line underneath the name.

Recording Secretary



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**Tumbleweed Park
Council Sub-Committee Meeting
February 10, 2023**

AGENDA:

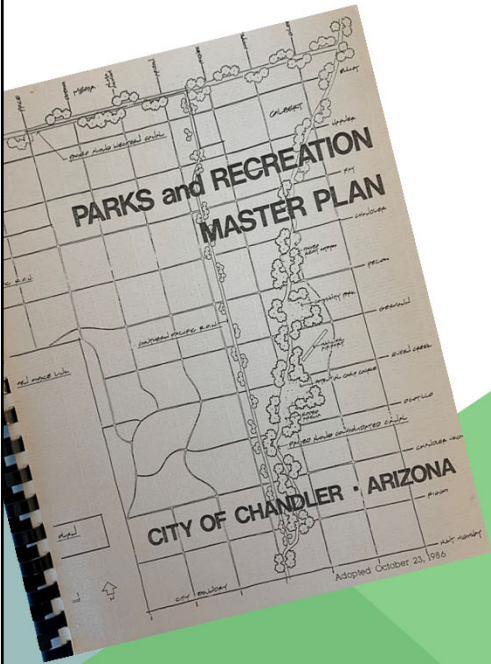
1. Acquisition History
2. Development History
3. Planned Development
4. Future Needs/Development
 - a. Pickleball
 - b. Tumbleweed Ranch
5. Next Steps

CHANDLER arizona

2

This slide features a green background with a diagonal split. The top-left portion is white and contains the meeting title and date. The bottom-right portion is green and contains a collage of six photographs: a playground with a large tree, a red-roofed pavilion, a blue-roofed gazebo, a black steam locomotive, a blue-roofed gazebo, and a red-roofed pavilion. The Chandler Arizona logo is in the bottom right corner.

2



Tumbleweed Park Acquisition History

1985 – Initial discussion of the design/development of a “200-acre park”.

1986 – Parks and Recreation Master Plan located the “200-acre park” near its current location. However, acquisition efforts were redirected to the Ocotillo area for the Milwaukee Brewers minor league training facility.

1992 - In conjunction with the acquisition of the 100-acre Airport Water Reclamation Plant site, discussions resumed regarding the acquisition of a “200-acre park”.

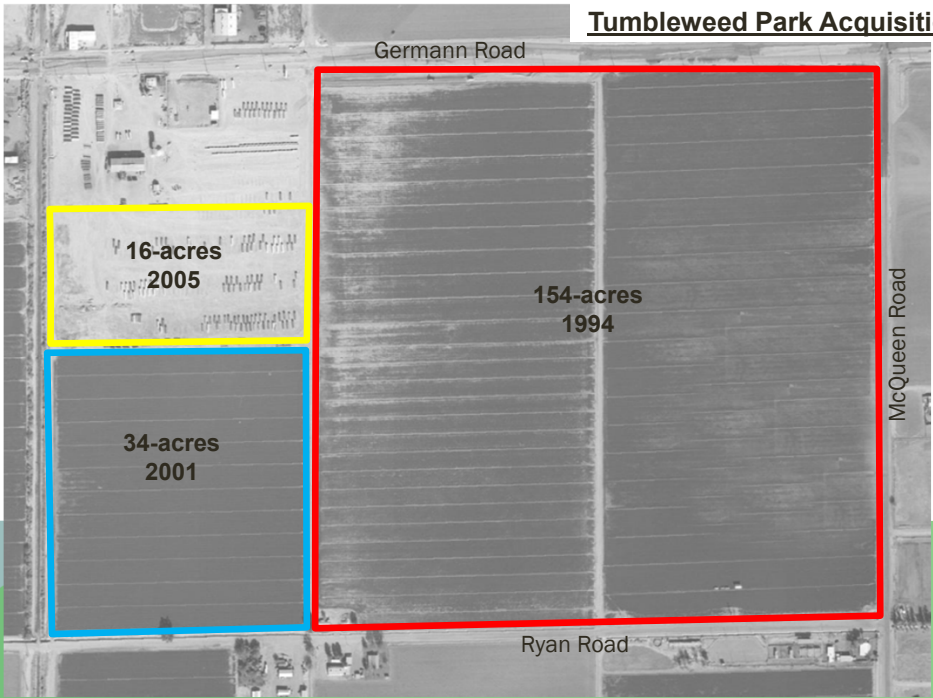
1994 – 154-acres purchased.

2001 – 34-acres purchased.

2005 – 16-acres purchased south of Park and Ride.

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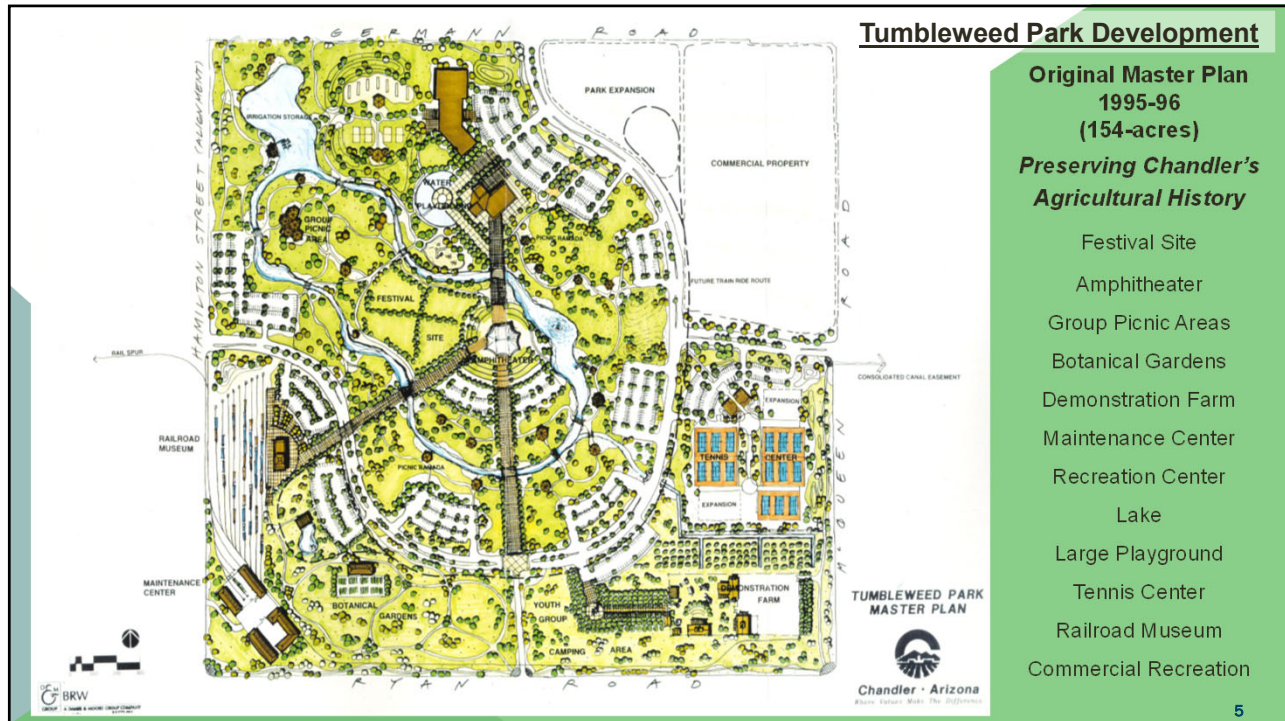
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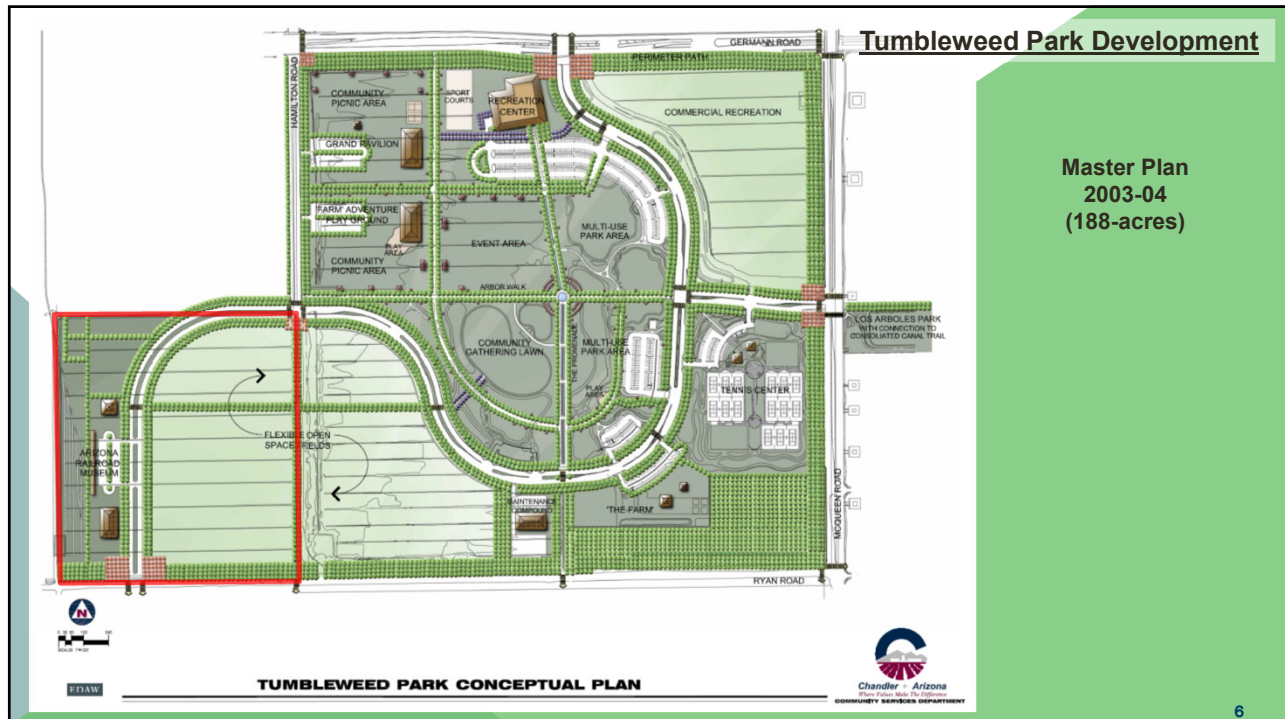
Tumbleweed Park Acquisition History

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Interesting Facts:
 15th annual festival
 No ostriches due to a poultry virus.
 America
 Grand Funk Railroad
 4 double-decker buses used as shuttles

Tumbleweed Park Development

Ostrich Festival 2003
(46 developed acres)

Tumbleweed Park

DRAFT MASTER PLAN


Tumbleweed Park Development

Draft Master Plan 2005

Addition of sports
Fields.



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Commercial Recreation Opportunities

Goal: Provide a revenue source to help offset Tumbleweed Park maintenance costs.

2005 – RFP for 22-acres (SW corner of McQueen/Germann Roads)
ViaWest Properties
Waveyard
Solicitation cancelled – 2006

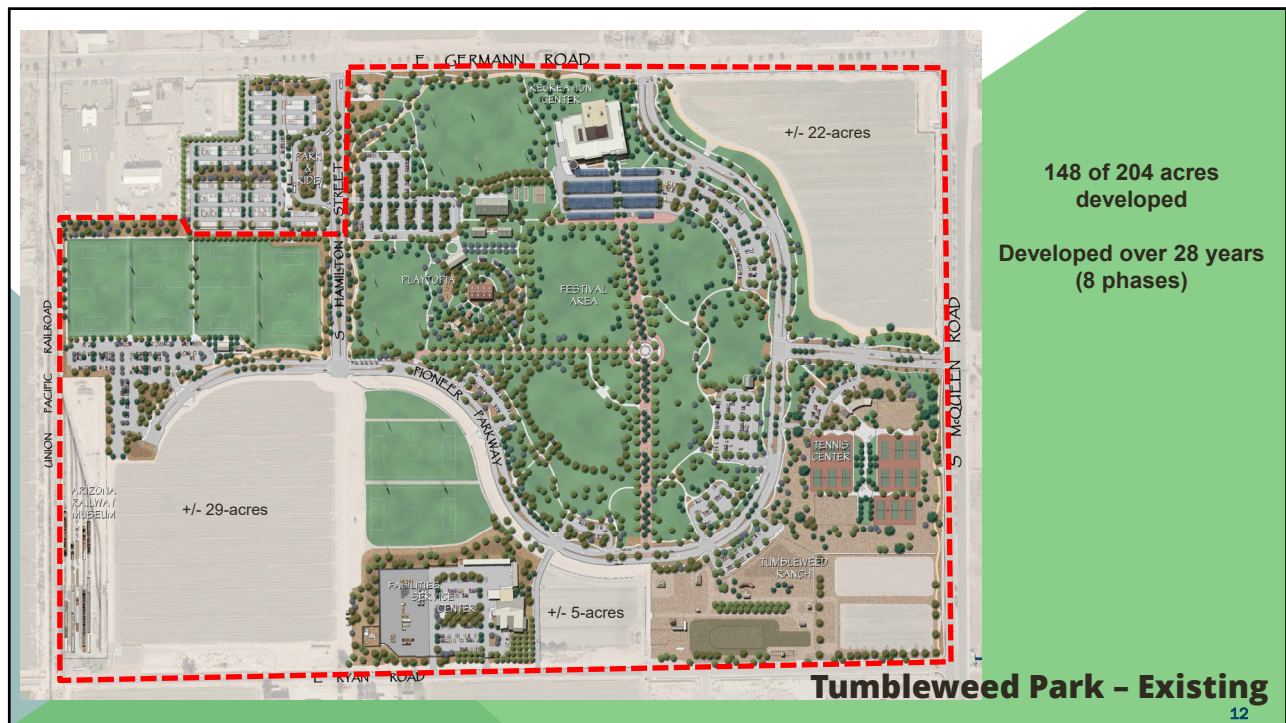
2007 - RFP for 22-acres (SW corner of McQueen/Germann Roads)
ViaWest Properties
Village at Tumbleweed Park
Due to the economy, negotiations ended.

2010 – RFP for 26-acres (SW corner of Hamilton St/Pioneer Pkwy)
Waveyard
Rock Climbing Facility
Multi-purpose Facility
1440 Cable Factory
2011 – Development agreement executed.
2014 – Development agreement cancelled.

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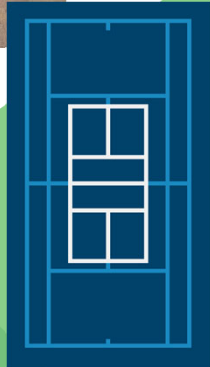
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Existing Pickleball Courts

Pickleball Courts Located at Parks:

Arrowhead Meadows Park – 6

La Paloma Park – 1

Arbuckle Park – 1

Pecos Ranch Park – 1

Homestead North Park – 1

Tumbleweed Recreation Center – 4

Programmed use during the week

Community Center – 2

May – September (Drop-in play)

Classes (Year-round)

Parks Strategic Master Plan (Approved by City Council/2020)

Recommended Level of Service = 1 court/12,000

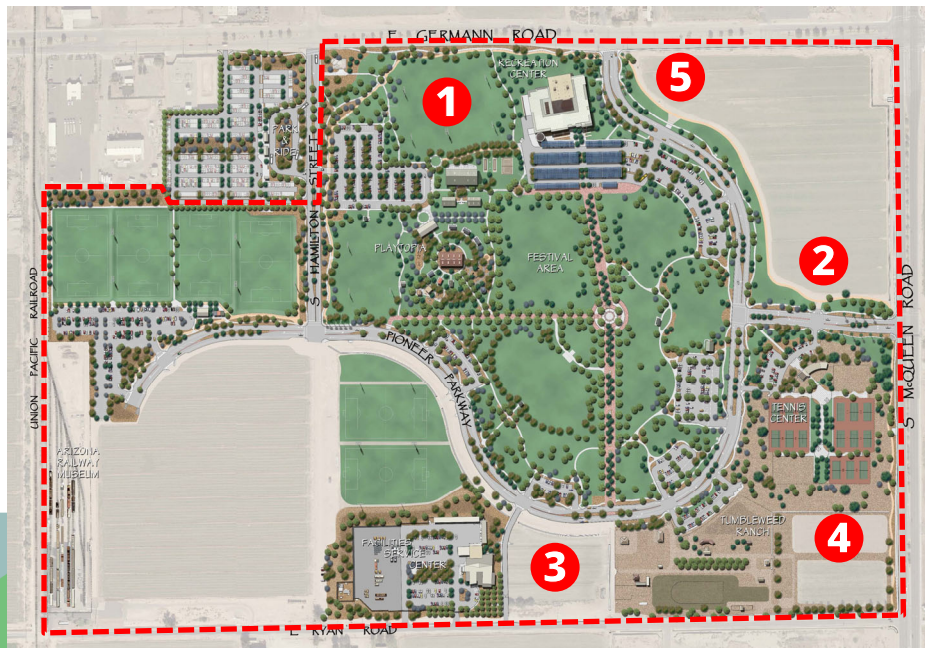
Existing Level of Service = 1 court/20,205

Proposed Level of Service : 1 court/8,800

Pickleball

15

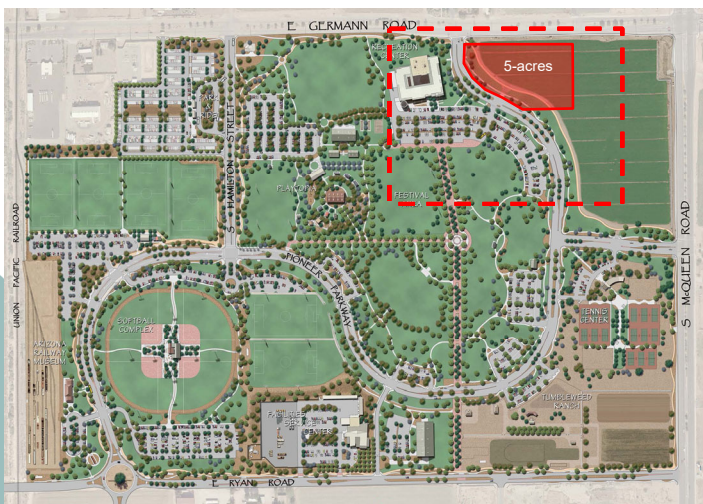
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Tumbleweed Park – Pickleball Court Location Analysis

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5-acres

18 Lighted Courts
Restrooms
Shaded Waiting Areas
Parking
Recommended Level of Service = 1 court/12,000
Existing Level of Service = 1 court/20,205
Proposed Level of Service : 1 court/8,800

Proposed Capital Improvement Program:
FY 2023-24 – \$6,572,221
Design/Construction

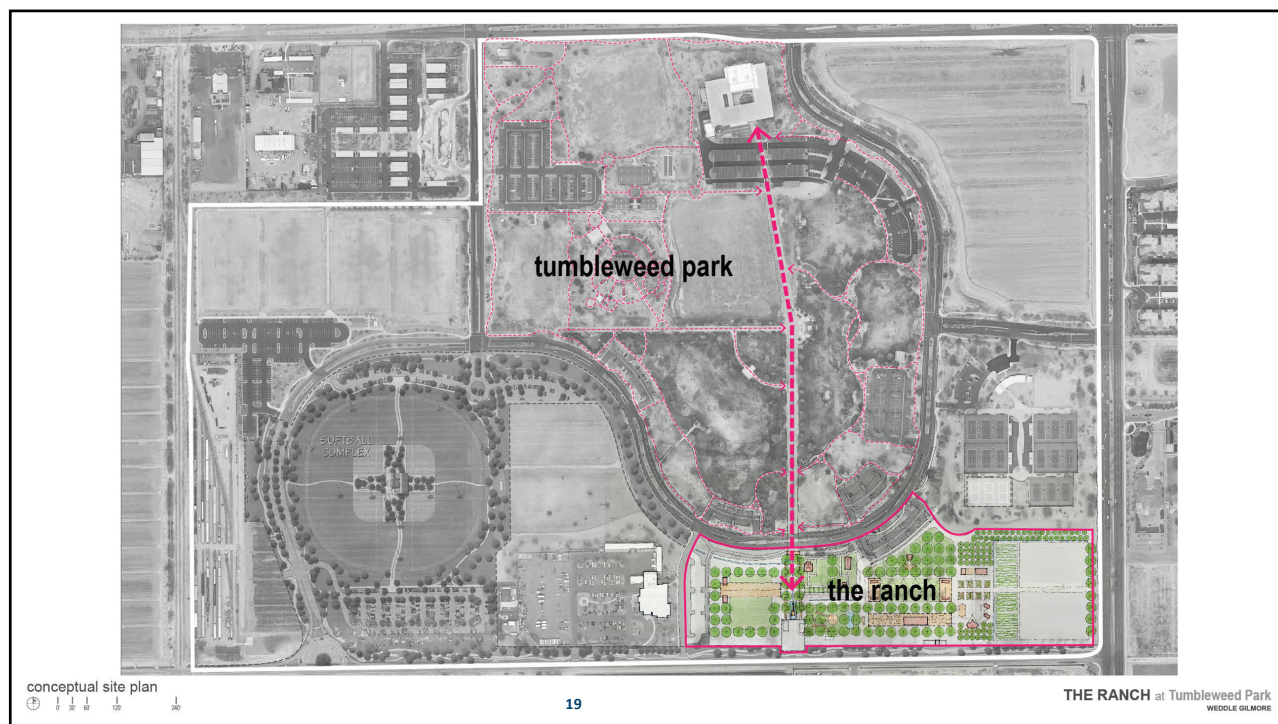


Proposed Pickleball Location

17



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Historical Background

CHANDLER
PUBLIC HISTORY
MASTER PLAN

Chandler Public History Master Plan—1999

The first Public History Master Plan adopted in the United States.

Viewed the community's history as a tangible resource to assist with development.
Identifies Tumbleweed Ranch as a site to focus on agricultural history.

TUMBLEWEED RANCH
PROGRAM PLAN

Tumbleweed Ranch Program Plan—2000

The first plan to suggest potential approaches to the Ranch

Potential conceptual layouts developed by ASU School of Landscape Architecture and Environmental Design students.

THE RANCH
at Tumbleweed Park

The Ranch at Tumbleweed Park—2006

Master Plan and Interpretive Layout

Plan to interpret the existing Ranch structures insitu including an interpretive signage approach

THE RANCH
at tumbleweed park

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Innovation inspired by opportunity



Dr Chandler's almost unceasing drive for the next "big thing" drove him to constantly seek new innovations: in land development, water control, sources of water, ranching, agriculture, solar power, tourism, finance, architecture, community development, and the list goes on.

Dr. Chandler created a culture of innovation driven by opportunity. Countless others, from all walks of life, have have continued that legacy in Chandler and continually make it the "Community of Innovation" it is today.

The Ranch at Tumbleweed Park, is the place to celebrate and honor this history of innovation and the people who have made it.

"I spend little time thinking of the past once a thing is done. It is more interesting to think of what the future has yet to be accomplished."

**Dr. A. J. Chandler,
1939**

chandler a history of innovation

CHANDLER RANCH LAND

is your opportunity

is the land of quality.

is the land with perfect drainage.

is the land with double water supply.

is the home of the new town of Chandler, a young city that will startle the entire southwest with its rapid growth, and money-making opportunities.

is the community with good neighbors.

is the home of a beautiful township school of latest design.

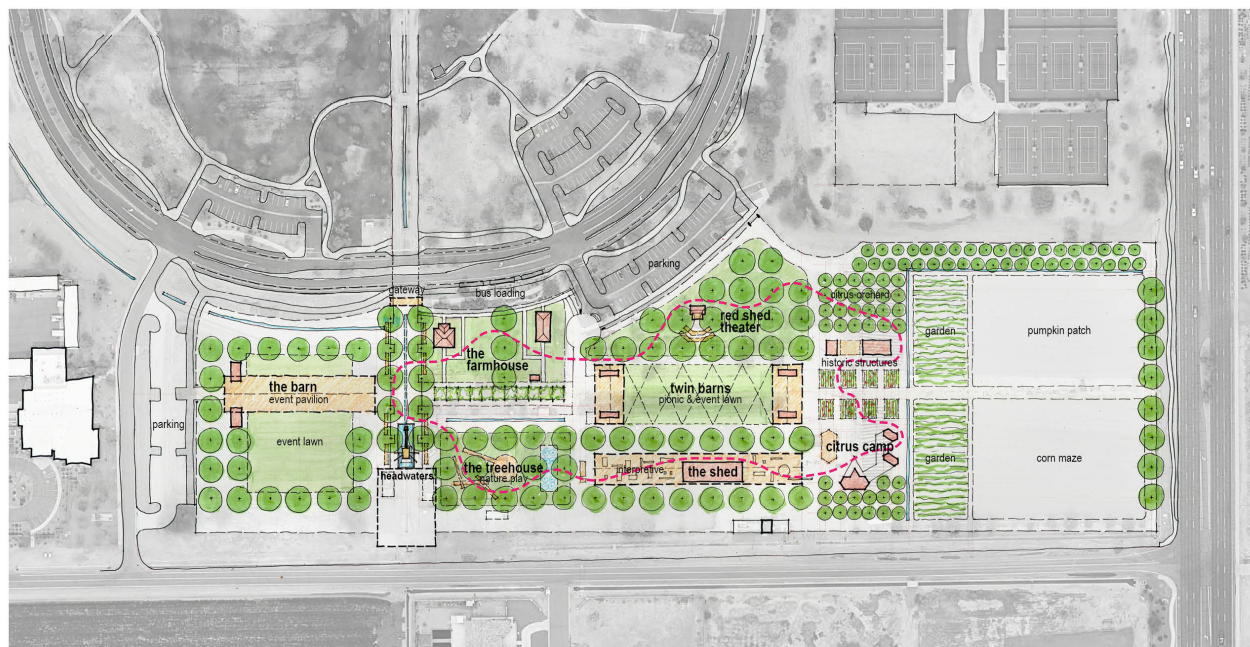
is the home of a \$100,000 hotel now building.

is the place for you and your children.

911 P.
MORE

21

21

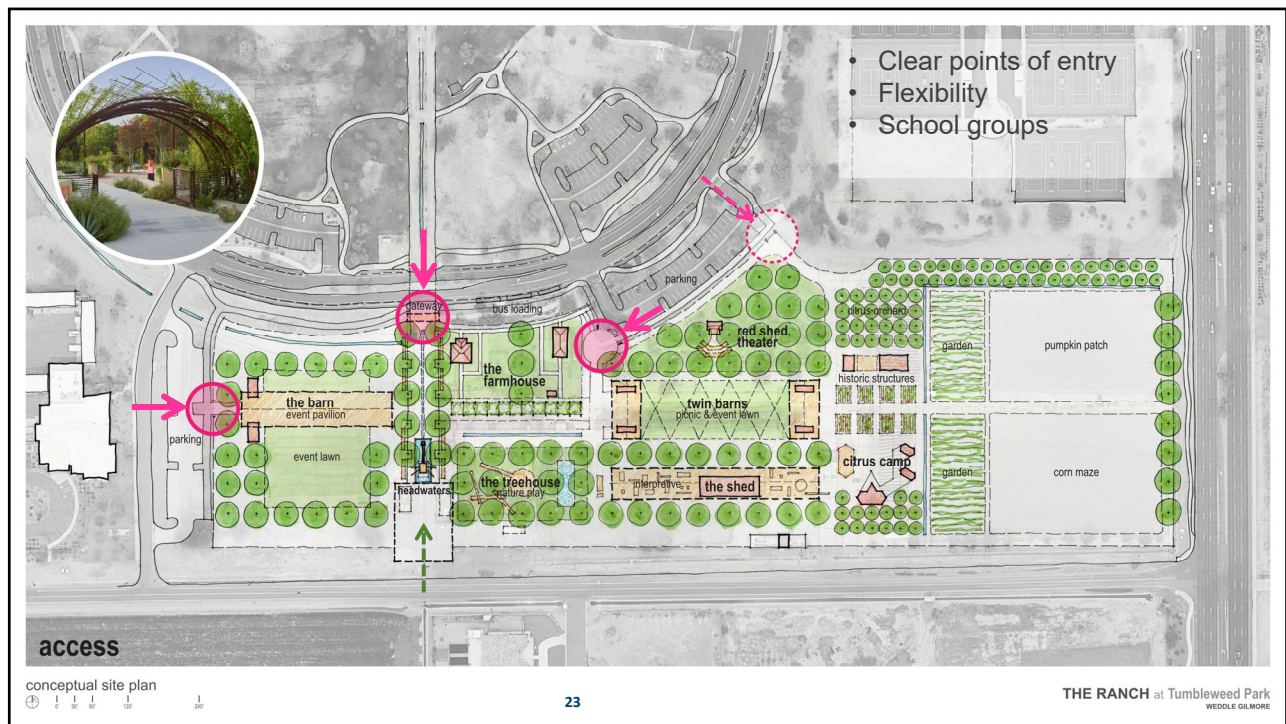


conceptual site plan
10' 20' 30' 40' 50'

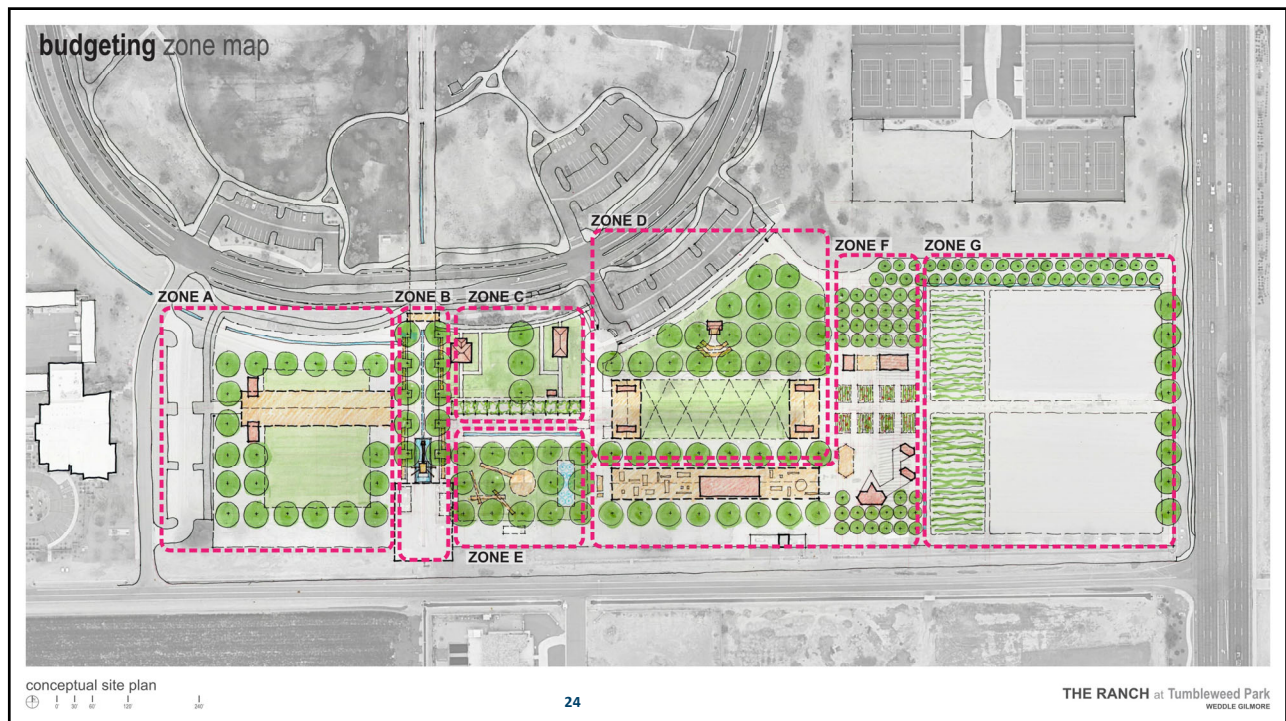
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THE RANCH at Tumbleweed Park
WEDDLE GILMORE

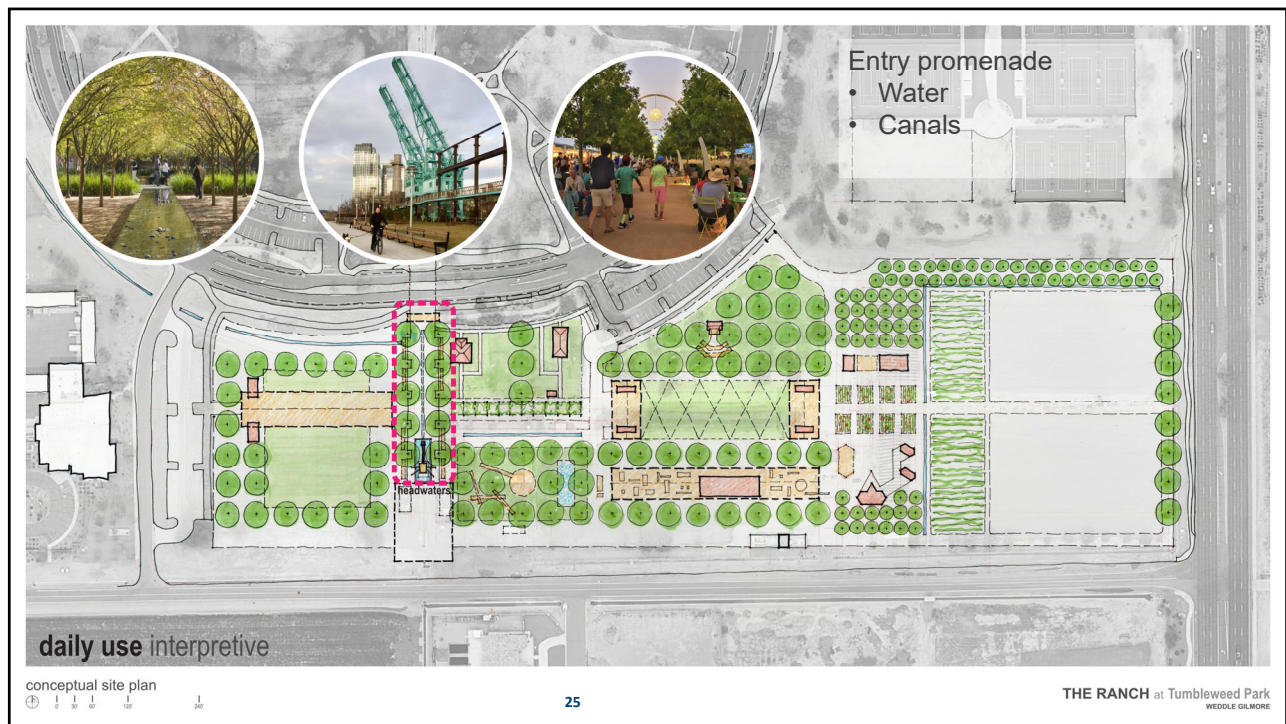
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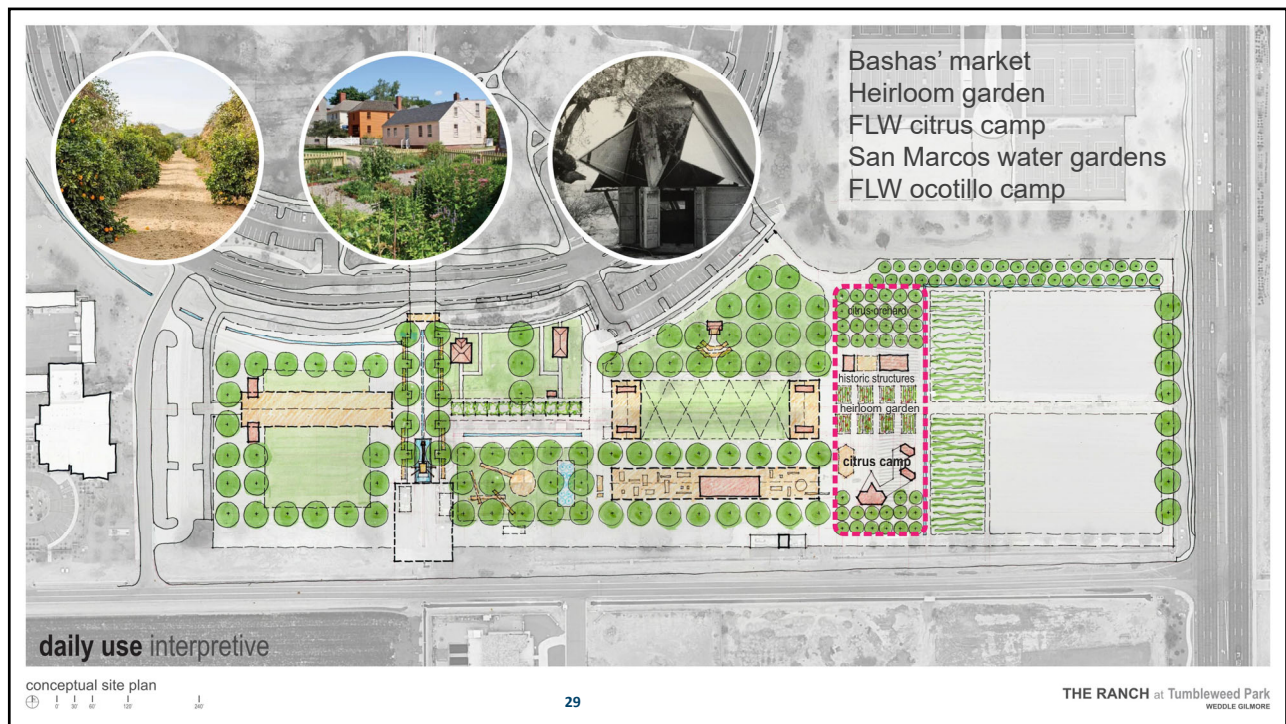
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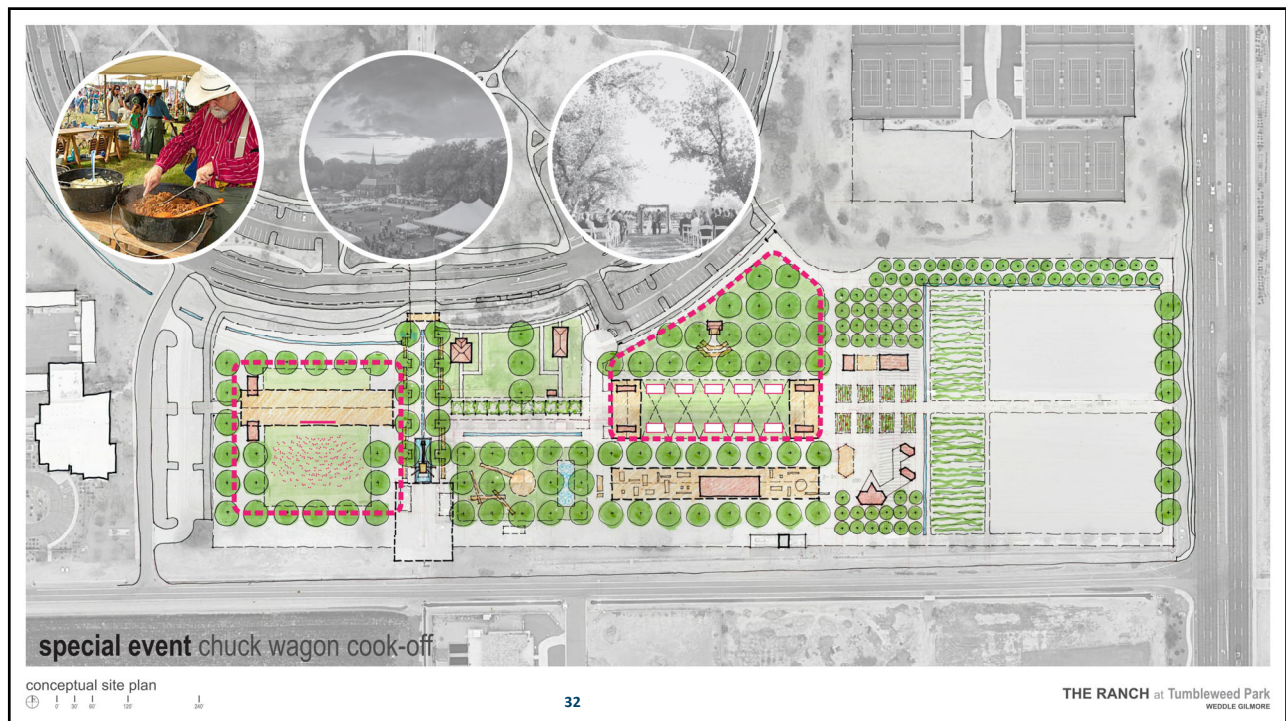
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conceptual budget

- General Site Improvements (grading & trees) \$ 780,000
- Zone A – The Barn \$ 3,289,000
- Zone B – The Water Promenade \$ 745,000
- Zone C – The Farmhouse \$ 830,500
- Zone D – The Twin Barns \$ 2,607,000
- Zone E – The Treehouse \$ 1,000,000
- Zone F – The Innovation Shed \$ 4,547,400
- Zone G – The Farm \$ 200,000
- Total Construction Budget \$13,998,900
- Soft Cost Allowance (25%) \$ 3,499,725
- Total Project Budget \$17,498,625

conceptual site plan

33

THE RANCH at Tumbleweed Park
WEDDLE OLMORE

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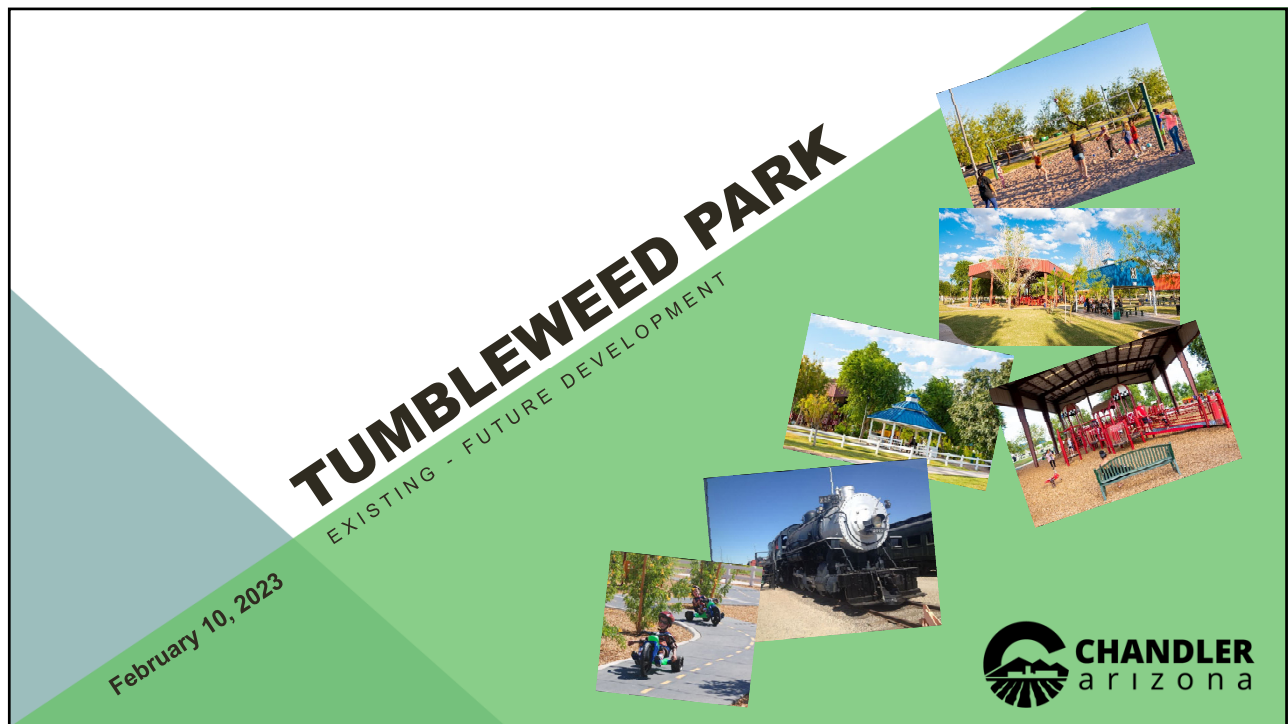
Next Steps

- Diamond Field Construction (Spring 2023 – Spring 2024)
- Ryan Road ½ Street Improvements (Summer 2024)
- Multi-Gen Center Expansion (Summer 2024)
- Pickleball Complex Design/Construction (FY 23-24)

Future Discussions

- Tumbleweed Ranch
- Special Events
- Commercial Recreation Opportunities

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Chandler Fire Station Development Plan

Quality of Life Subcommittee Meeting
February 10, 2023

1



Fire Station 282

- Approved by voters in the 2021 Bond Election.
- Total project cost is \$12,000,000
- Project includes bringing adjacent basin to current standards.
- Project is on schedule with a certificate of occupancy projected in October of 2023.
- Once completed, a redeployment of resources and staff will occur.

2



Fire Station 284

A 2018 facility condition assessment conducted by Faithful & Gould identified a need for \$1.1 million in repairs. Regular maintenance and condition evaluation are ongoing.

The Fire Station 4 project was recommended for reconstruction by the Public Safety Bond Subcommittee and approved by voters in the 2021 bond election.

Fire Station 4 was built in 1986 and is the only station remaining that does not have separate sleeping quarters for men and women.

The new station will include current design practices to reduce carcinogen exposure to firefighters.

Station design is funded for \$680,000 in FY 2028-29, and construction is funded for \$8,787,000 in FY 2029-30.

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Fire Station 2812

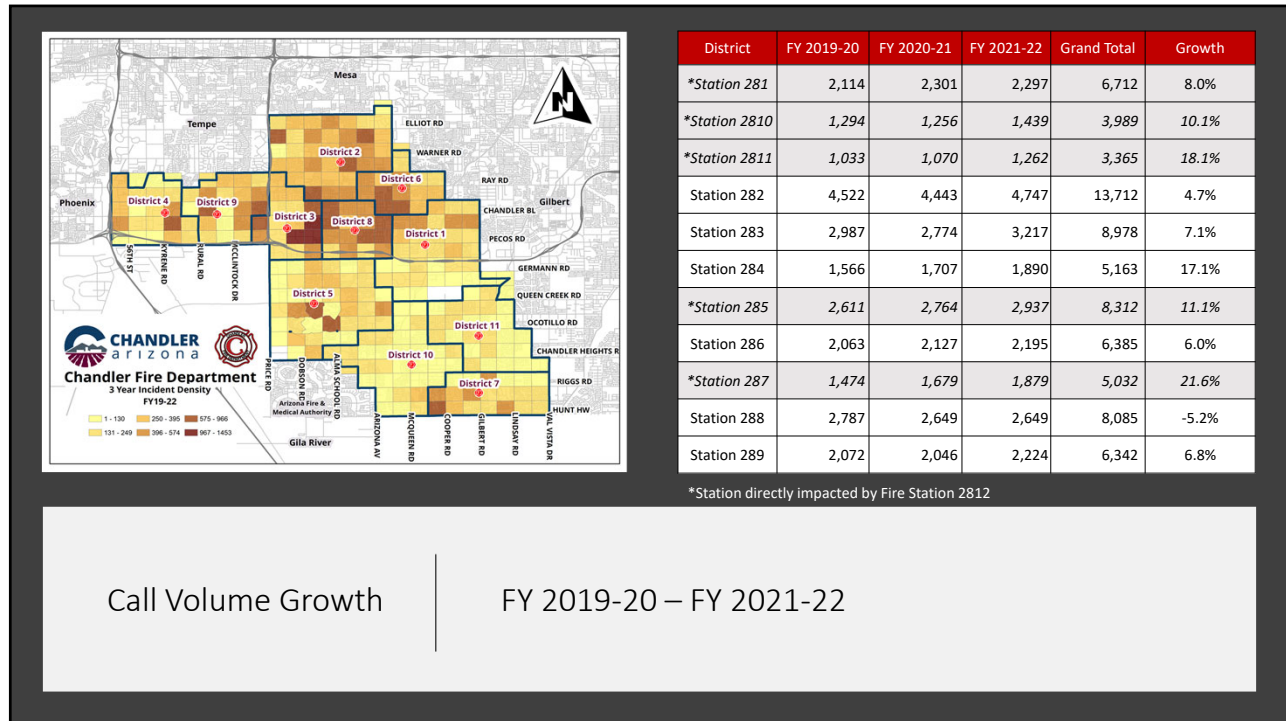
Fire Station 2812 is in the earliest phase of planning.

Chandler Fire Department (CFD) has been assessing building development, call volume growth, response times, and other factors that impact emergency response.

CFD staff identified a desired area of the City to build Fire Station 2812, with a general location of Arizona Avenue and Queen Creek Road.

CFD and the Public Works and Utilities staff identified a potential location for Fire Station 2812 on unused City property located on Queen Creek Road between McQueen Road and Arizona Avenue.

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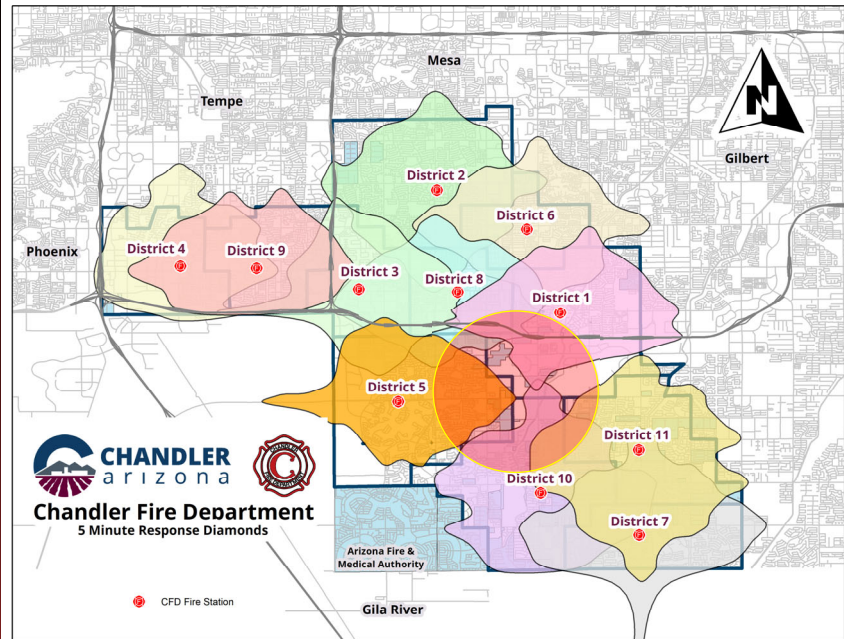


Response Times 2022

District	90th Percentile Response Times
*Station 2811	06:53
*Station 2810	06:33
*Station 281	06:13
*Station 285	06:09
Station 289	06:09
*Station 287	06:01
Station 284	05:48
Station 283	05:34
Station 288	05:31
Station 282	05:28
Station 286	05:22

6

Target Area
Experiencing
Reduced Coverage
& Redundancy

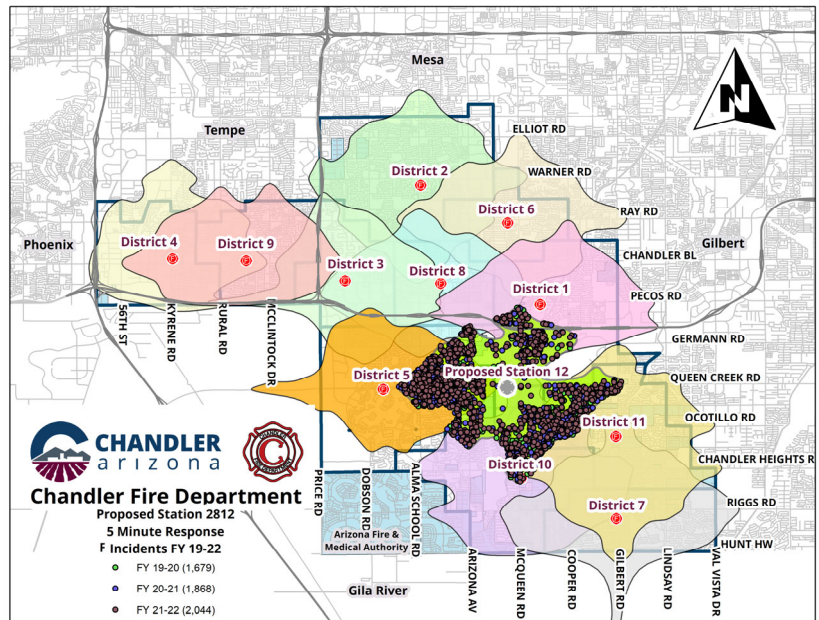


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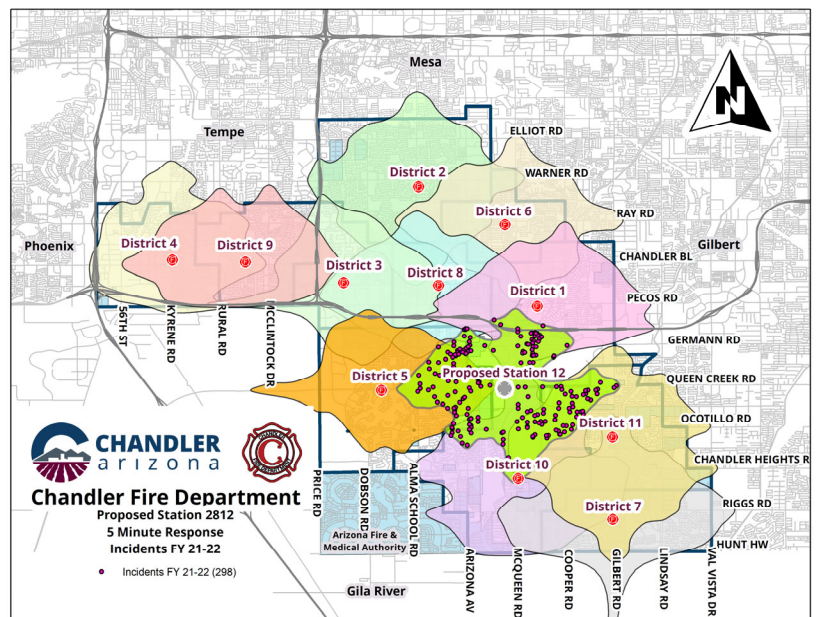
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Location Analysis:
Incident Volume
Inside 5-Minute
Response
Diamond



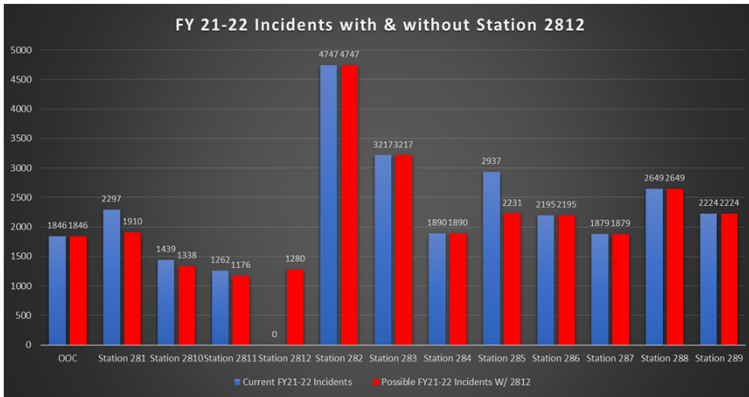
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Location Analysis:
Current
Responses
Greater Than 5
Minutes



10

Deployment Impact of Additional Station



District	Current FY 21-22 Incidents	Possible FY 21-22 Incidents W/ 2812	Change
Out Of City	1846	1846	0
Station 281	2297	1910	-387
Station 2810	1439	1338	-101
Station 2811	1262	1176	-86
Station 2812	0	1280	1280
Station 282	4747	4747	0
Station 283	3217	3217	0
Station 284	1890	1890	0
Station 285	2937	2231	-706
Station 286	2195	2195	0
Station 287	1879	1879	0
Station 288	2649	2649	0
Station 289	2224	2224	0

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Next Steps

- Complete the Fire Station 2 project and redeploy response resources.
- Evaluate the timing of the Fire Station 4 project based on response needs, ongoing building condition assessment, and fiscal considerations. Continue to maintain critical systems until station is fully reconstructed.
- Continue to monitor response needs in South Chandler and include the design and construction of Fire Station 12 in years 9 and 10 in the CIP as a placeholder, with regular evaluation of demand and timing.



12