

# Meeting Minutes

## City Council Study Session

May 8, 2023 | 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 Matt Orlando  
Councilmember OD Harris  
Councilmember Mark Stewart  
Councilmember Christine Ellis  
Councilmember Jane Poston  
Councilmember Angel Encinas

#### Appointee Attendance

Josh Wright, City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

### Scheduled Public Appearances

MAYOR HARTKE invited Vice Mayor Orlando to join him for the recognitions.

#### 1. Service Recognitions

Michael West – 25 Years, Police Department  
John Knudson – 20 Years, Public Works & Utilities

#### 2. Recognitions- Hamilton High School, Mayor's Economic Challenge Awards

MAYOR HARTKE invited Grant Lapinsky and Hamilton High School students, Mayor's Economic Challenge Award winners, to accept.

MR. LAPINSKY thanked Mayor and Council for their recognition and congratulated the students for their success and hard work.

#### 3. Proclamation – National Police Week

MAYOR HARTKE read the proclamation and invited Sean Duggan, Police Chief to accept.

CHIEF DUGGAN thanked the community for their continued support in honoring the nine Chandler police officers that died while protecting the community. Chief Duggan said this month is also about recognizing those that continue to serve and thanked them for their sacrifice and service.

## **Consent Agenda and Discussion**

Discussion was held on items 5, 8, 10, 12, 14, and 15.

### **City Clerk**

1. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Special Joint Meeting of April 7, 2023; Work Session of April 24, 2023; the Study Session of April 24, 2023; the Special Meeting of April 27, 2023; and the Regular Meeting of April 27, 2023.
2. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.

### **Community Services**

3. Professional Services Agreement No. PR2107.203 with Dig Studio, Inc., for the Gazelle Meadows Park Renovations Design Services  
Move City Council award Professional Services Agreement No. PR2107.203 to Dig Studio, Inc., for the Gazelle Meadows Park Renovations Design Services, in an amount not to exceed \$201,564.
4. Project No. PR2202.401 with Caliente Construction, Inc., Pursuant to Job Order Project No. JOC1904.401, for the Arrowhead Meadows Park Tennis and Pickleball Court Replacement  
Move City Council award Project No. PR2202.401 with Caliente Construction, Inc., pursuant to Job Order Project No. JOC1904.401, for the Arrowhead Meadows Park Tennis and Pickleball Court Replacement, in an amount not to exceed \$1,204,399.23.

### **Development Services**

5. Ordinance No. 5051 and Resolution No. 5680, Adoption of Historic Preservation Code Amendments and General Design Guidelines for Historic Preservation Districts and Landmarks, Relating to the Formation of Historic Preservation Districts and Landmarks, the Operation of the Historic Preservation Commission, and Design Guidelines for Properties with Official Historic Recognition  
Code Amendments:  
Move City Council introduce and tentatively adopt Ordinance No. 5051 approving PLH23-0010 Historic Preservation Code Amendments, as recommended by the Planning and Zoning Commission and Historic Preservation Commission.

## General Design Guidelines:

Move City Council adopt Resolution No. 5680 approving PLH23-0010 General Design Guidelines for Designated Historic Preservation Districts and Landmarks as recommended by the Planning and Zoning Commission and Historic Preservation Commission.

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

- HP Code Amendments and General Design Guidelines
- Proposed Code Amendments
  - Ordinance 5051
- 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
- The HP Ordinance established a threshold of 90% of contributing property owners consenting to form a Historic Preservation district.
- Has proved to be difficult for those residents trying to form a district.
- Proposed Amendments
  - Decreases minimum number of consenting property owners for Preservation Districts from 90% to 60%
    - Non-consenting property owners exempt from HP rules
  - Changes the annual maximum appointment of commissioners to 5 rather than 2 to maintain quorum
  - Adds an option to document community support for Conservation Districts
  - Provides for the use of General Design Guidelines in Historic Districts
- Proposed General Design Guidelines
  - Resolution 5680
- General Design Guidelines
  - Create a set of guidelines that can be used in all HP districts
  - Based Largely on:
    - Secretary of the Interior standards
    - Best practices
  - Approachable for home and business owners
  - Pertains to exterior only
  - Focus on 4 treatments of historic properties:
    - Preservation
    - Restoration
    - Rehabilitation
    - Reconstruction
  - Goals:
    - Maintain integrity of designated historic properties

- Provide general guidance and guidelines on:
  - The maintenance of historic properties
  - Repairs, rehabilitation, and replacement of historic components
- Questions/ Feedback?

VICE MAYOR ORLANDO asked if the amendments for property owners in Preservation Districts is going to work for Chandler's Silk Stocking District, Historic Community.

MR. HORN said yes.

VICE MAYOR ORLANDO asked if properties had to be contiguous in an area.

MR. HORN said the preference would be to have the properties as contiguous as possible but there can be multiple properties within a district that are not signed on to the ordinance and they can be annexed later if they wish.

VICE MAYOR ORLANDO asked what an application to be a recognized as a certified local government by the State of Arizona is for.

MR. HORN said a Certified Local Government is run by a state historic preservation officer and it allows the city to be able to apply for preservation grants. Mr. Horn said City Council approved in resolution last year for an application to be submitted.

MAYOR HARTKE said it is comforting to hear that property owners have an option to participate in the ordinance or not and even if a property were to have been participating before and new owners moved in, there was a way to opt out still.

COUNCILMEMBER STEWART said it is reassuring that property owners are protected and have the option to participate.

6. Use Permit PLH23-0013 Civitan Foundation, Inc., for the Operation of an Adult Day Center, Located at 1700 W Warner Road, Generally Located 1/4 mile East of the Northeast Corner of Warner Road and Dobson Road  
Move City Council approve Use Permit PLH23-0013 Civitan Foundation, Inc., subject to the conditions recommended by Planning and Zoning Commission.

### **Economic Development**

7. Purchase of Signage for the Airpark Area  
Move City Council approve the purchase of signage for the Airpark Area, from YESCO, LLC, utilizing the City of Peoria Contract No. P19-0079, in the amount of \$259,212.

### **Facilities and Fleet**

8. Resolution No. 5678, Approving the Application and Award of an Energy Efficiency Conservation Block Grant (EECBG) Voucher in the Amount of \$283,790, from the United States Department of Energy (USDOE), for the Purchase and Installation of Energy Efficient and Conservation Related Technology and Equipment

Move City Council adopt Resolution No. 5678, approving the application and award of an Energy Efficiency and Conservation Block Grant (EECBG) voucher in the amount of \$283,790, from the United States Department of Energy (USDOE), for the purchase and installation of energy efficient and conservation related technology and equipment.

MICHAEL HOLLINGSWORTH, Facilities and Fleet Manager, said Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG) programs are designed to assist states, local governments, and tribes in implementing strategies to reduce energy use, to reduce fossil fuel emissions, and to improve energy efficiency. To simplify and streamline the grant process the DOE is offering a voucher process in lieu of a direct grant process. Entities that opt into a voucher are not required to apply for or administer a direct federal grant. Choosing vouchers is a separate streamlined process with reduced documentation, monitoring and reporting requirements. EECBG vouchers can be used for equipment purchase, installation rebates, and be available to reimburse entities for the purchase of energy efficiency equipment. Equipment available for rebate span a wide range of technologies that increase energy efficiency and use less fossil fuels. This voucher will be used to supplement existing energy efficient related capital projects identified in the 2020 facility condition assessment.

COUNCILMEMBER ELLIS recognized staff for their hard work in finding supplemental funding for projects and asked if these vouchers will help offset costs for new cooling systems in City Hall and services for Chandler Center for the Arts.

MR. HOLLINGSWORTH answered yes.

COUNCILMEMBER ELLIS asked if the city grants administrator position is helping with finding programs like this one for EECBG.

JOSH WRIGHT, City Manager, said the city grants administrator assists all departments within the city, the focus has been to find available federal grant monies, and this is a program they were able to assist with.

COUNCILMEMBER ELLIS asked if there are any strings attached to this grant.

MR. HOLLINGSWORTH answered no.

COUNCILMEMBER ENCINAS asked if there are additional projects the funds can be used for and if there is a timeline for when the grant will be utilized.

MR. HOLLINGSWORTH said there are multiple projects identified in the building condition assessment that can use the funding and there was a \$28 million dollar estimate for first year needs. Mr. Hollingsworth said voucher funds will be used within a year.

### Management Services

9. New License Series 12, Restaurant Liquor License Application for Dominick Jay Hoon Ju, Agent, Gen Chandler, LLC, DBA Gen Korean BBQ House Chandler  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 235991, a Series 12, Restaurant Liquor License, for Dominick Jay Hoon Ju, Agent, Gen Chandler, LLC, DBA Gen Korean BBQ House Chandler, located at 1852 W. Chandler Boulevard, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305008.

### Mayor and Council

10. Resolution No. 5691 Strategic Framework 2023-2025  
Move City Council adopt Resolution No. 5691 approving the City Council Strategic Framework 2023-2025.

MATTHEW BURDICK, Communications and Public Affairs Director, said this is the third time council will be adopting a Strategic Framework, that will guide staff in Council's desired focus areas for the next two years. On February 1, 2023 and February 2, 2023, council had extensive discussion about desired updates to the Strategic Framework. In March, council and staff had further discussion and reviewed the proposed updates resulting in the booklet provided. Mr. Burdick reviewed the Strategic Framework 2023-2025 handout and highlighted several items. Innovation is a thread that is woven through Chandler's vision, brand and six focus areas: Community Safety, Connectivity, Economic Vitality, Neighborhoods, Quality of Life, Sustainability and Technology.

MAYOR HARTKE thanked council for their input and asked that any suggestions or photos be submitted to staff after the meeting.

MR. BURDICK said once council has adopted the Strategic Framework 2023-2025, the webpage will be updated, along with a social media campaign to assist people with finding the website and being able to review the booklet.

VICE MAYOR ORLANDO asked when staff recommendations for each focus area will be available to review.

MR. WRIGHT said a work session is planned at the end of the month to review the Strategic Framework and associated action plan.

VICE MAYOR ORLANDO commended staff for their exceptional work on structuring the strategic framework into the budget plan.

MR. BURDICK said the budget and finance team has done a remarkable job working on this and it provides a higher arching policy framework for day-to-day operations.

COUNCILMEMBER STEWART said one of the significant updates is making Community Safety as an individual pillar, this is a core responsibility of the city. Councilmember Stewart thanked staff for listening to all the public feedback and council's when creating this document.

MAYOR HARTKE said there are several mini retreats planned for council discussion on the different focus areas to provide input to staff.

COUNCILEMEMBER ELLIS asked if physical copies can be provided to the community.

MR. BURDICK said once a final draft is adopted there will be printing and distributing of the document in addition to social media.

COUNCILMEMBER ENCINAS said the process of collaborating on this with council has been very rewarding.

COUNCILMEMBER HARRIS said it is exciting to share a document with Chandler's vision and to be a part of this process.

COUNCILMEMBER POSTON thanked staff and said working with council on creating this framework has been fulfilling.

### **Public Works and Utilities**

11. Resolution No. 5684 Approving the Land Use License with Salt River Project to Allow the City's Continued Use of a Portion of the Gila Drain South  
Move City Council pass and adopt Resolution No. 5684 approving the Land Use License with Salt River Project (SRP) to allow the City's continued use of a portion of the Gila Drain south of Ray Road and west of Pineview Unit One Subdivision for existing water and sewer lines and associated facilities.
12. Resolution No. 5689 Authorizing the Sale of Storage Capacity at the New River Agua Fria River Underground Storage Project  
Move City Council pass and adopt Resolution No. 5689, Authorizing the Sale of 18% of the Storage Capacity at the New River Agua Fria River Underground Storage Project to the City of Avondale; Authorizing the Lease of 8% of the Storage Capacity at the New River Agua Fria River Underground Storage Project; Approving the Execution of an Intergovernmental Agreement and Lease Agreement to Effectuate the Storage Capacity Sale and Lease Back; and Authorizing the City Manager to Take All Action Necessary or Prudent in Furtherance of the Storage Capacity Sale and Lease Back.

JOHN KNUDSON, Public Works and Utilities Director, said this item is for the sale of New River Agua Fria River storage capacity. Chandler owns a portion of a recharge facility that was purchased in 2007 within the Salt River Project (SRP). Any city that resides within the SRP service area has the requirement to monthly recharge surface water back into the ground at the same volume that is pumped from their wells. Chandler has 32 wells, and they are pumped for peak times of demand. When those wells are used a volume must be recharged within the SRP service area. The surface and capacity that is currently owned is in Avondale/Goodyear area. Chandler is constructing a new water interconnect facility that will allow more water to recharge here then having to store it at a physically disconnected location from Chandler. Mr. Knudson said work had been done over the past year to sell 18% of that storage facility to Avondale, they can now recharge at a facility that geographically makes sense for them as well. The funds gained from this transaction is \$5.7 million dollars and will go towards enterprise funds and utility, to help keep rates low into the future.

COUNCILMEMBER STEWART thanked Mr. Knudson for the foresight and action to make this come to fruition and said this is a reassuring investment for water.

MR. KNUDSON said this is a great protection and through this process it will help ensure that wet water is underground and available within Chandler.

VICE MAYOR ORLANDO asked if water credits are being sold on the aquifer or what exactly is being purchased.

MR. KNUDSON said the facility is being sold that is being used to recharge the water into the aquifer. SRP had built it and multiple cities participated in this facility. Chandler has multiple other facilities that they are part of within the SRP. The ability now is to recharge the water here in Chandler instead of sending it for storage somewhere else. Water credits are not being sold.

VICE MAYOR ORLANDO asked if Chandler still has rights to the water on the aquifer now.

MR. KNUDSON said all the paper water that is kept in long term storage may be recharged in other places in the county, but they can always be recovered in Chandler.

VICE MAYOR ORLANDO asked if we are losing the water that is currently at the recharge facility at the time of sale.

MR. KNUDSON said no water credits are being sold that are in the aquifer only the mechanism that allows the storage to occur.

### 13. Purchase of Paseo Vista Landfill Improvements

Move City Council approve the purchase of Paseo Vista Landfill improvements, from Tetra Tech BAS, Inc., utilizing Maricopa County Contract No. 200217-ITN, in an amount not to exceed \$200,000.

14. Purchase of an Asphalt Patch Truck  
Move City Council approve the purchase of an Asphalt Patch Truck, from Balar Equipment, utilizing Sourcewell Contract No. 080521-PBL, in the amount of \$264,138.10.
15. Purchase of Traffic Bucket Truck  
Move City Council approve the purchase of a bucket truck, from Altec, Inc., utilizing Sourcewell Contract No. 110421-ALT, in the amount of \$272,495.

COUNCILMEMBER STEWART asked if a fleet report can be provided that would aid in answering questions about vehicle lifespan and turn over.

MR. WRIGHT said a new fleet management software is installed that will provide higher-level data but there is data manipulation and clean up that needs to be done to make sure the correct information and reports are produced.

## Informational

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

## Adjourn

The meeting was adjourned at 6:52 p.m.

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

\_\_\_\_\_  
Mayor

Approval Date of Minutes: May 25, 2023

## 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 8th day of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_ day of May, 2023.

City Clerk