

Meeting Minutes

City Council Study Session

June 12, 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

*Councilmember Poston attended telephonically.

Scheduled Public Appearances

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

1. Service Recognitions

Danielle Stein – 10 Years, Police Department
Nicholas Ruscito – 10 Years, Development Services
Jill Baker – 10 Years, Community Services
Elizabeth Olson – 10 Years, Cultural Development
Alexa Nolle – 15 Years, City Magistrate

2. Recognition - Neighborhoods USA Awards, Recognizing the For Our City Day Event and the Golden Neighbors Event

MAYOR HARTKE recognized Leah Powell, Neighborhood Program staff, Neighborhood Advisory Committee, and for Our City Board members to accept.

3. Syed-Taha Hussain - Chandler Police Concerns

Syed-Taha Hussain shared his concerns regarding Chandler Police Department policy stating when a police report is filled the report should be investigated within 24 hours. Mr. Hussain is asking for further investigation and compensation for his horses.

COUNCILMEMBER STEWART asked City Attorney Kelly Schwab for background regarding Mr. Hussain's concerns.

Consent Agenda and Discussion

Items No. 6, 8, 17, 19, and 21 were discussed.

City Clerk

1. Approval of Minutes
Move City Council approve the Council meeting minutes of the Study Session of May 22, 2023; and the Regular Meeting of May 25, 2023.
2. Board and Commission Appointments
Move City Council approve the Board and Commission appointments as recommended.

Community Services

3. Resolution No. 5693 Authorizing the Intergovernmental Agreement Between the City of Chandler and Maricopa County Library District for the Library Assistance Program
Move City Council pass and adopt Resolution No. 5693, approving the Intergovernmental Agreement (IGA) between the City of Chandler and the Maricopa County Library District (MCLD) for the Library Assistance Program (LAP).

Cultural Development

4. Professional Services Agreement No. CA2202.501, with Arizona Public Service Company (APS), for the Wall Street Overhead Power Conversion to Underground Design and Construction Services
Move City Council approve Professional Services Agreement No. CA2202.501, with Arizona Public Service Company, for the Wall Street Overhead Power Conversion to Underground Design and Construction Services, in an amount not to exceed \$1,251,239.72.
5. Professional Services Agreement No. ST2203.451, with Consultant Engineering, Inc., for the Boston Street Improvements Construction Management Services
Move City Council Award Professional Services Agreement No. ST2203.451 to Consultant Engineering, Inc., for the Boston Street Improvements Construction Management Services, in an amount not to exceed \$153,395.

6. Project No. ST2203.401 with Sunland Asphalt & Construction, Inc., Pursuant to Job Order Project No. JOC1909.401, for the Boston Street Improvements
Move City Council Award Project No. ST2203.401 to Sunland Asphalt & Construction, Inc., Pursuant to Job Order Project No. JOC1909.401, for the Boston Street Improvements, in an amount not to exceed \$1,943,984.03.

KIM MOYERS, Cultural Development Director, presented the following presentation.

- Boston Street Improvements
- Improvements and Phasing
 - Timing
 - 2-3 weeks to execute contract, determine baseline schedules and permitting
 - Work to begin in mid-July, ending in November
 - Improvements
 - Pavement, crosswalk improvements, widening of sidewalk, ADA, rideshare / drop off and parallel parking
 - Phasing
 - No complete street closures
 - Work with each business for individual needs 30 days before striping can occur
- Outreach
 - Prior
 - 2 downtown public meetings for input
 - Communication through the DCCP
 - E-blasts
 - Stakeholder meetings
 - Personal phone calls / meetings with business owners
 - Current
 - Contract with Teresa Makinen at MakPro for frequent and consistent messaging
 - Public meeting set for Thursday, June 15 at 9:30 a.m.
 - Stakeholder meeting on Tuesday, June 20 at 9:00 a.m.

COUNCILMEMBER HARRIS asked about the walkable community having access to their businesses and asked how we are going to make sure the pedestrian walkway is made readily available for those trying to get to those businesses.

MS. MOYERS said the work will be on Boston Street with colonnades all throughout downtown, with pedestrian fare for anybody coming downtown. Ms. Moyers said they encourage the use of parking garages. It will affect parking on Boston Street but will not affect any access to any of the parking garages or the walk to any of the downtown businesses.

COUNCILMEMBER HARRIS asked if there will be signage to guide people where to park and walk.

MS. MOYERS said we will put up as much signage as they would like.

COUNCILMEMBER HARRIS asked about the project timeline.

MS. MOYERS said the project is estimated to be completed in fall 2023.

COUNCILMEMBER HARRIS asked to ensure this communication is this in our newsletter and to work with the communications teams to share additional information to the rest of the city.

MS. MOYERS said we absolutely will.

COUNCILMEMBER STEWART asked if this will be done by the time of the Tumbleweed Tree in December.

MS. MOYERS said yes.

Development Services

7. Introduction of Ordinance No. 5053 Adoption of Historic Preservation District Landmark Zoning Overlay for the McCullough-Price House, a City-Owned Property Located at 300 S. Chandler Village Drive, near the Southwest Corner of West Frye Road and South Chandler Village Drive
Move City Council introduce and tentatively adopt Ordinance No. 5053 approving PLH23-0028, McCullough-Price House Historic Preservation District Landmark zoning overlay subject to the conditions as recommended by the Planning and Zoning Commission and the Historic Preservation Commission.
8. Introduction of Ordinance No. 5058 Adoption of Historic Preservation District Landmark Zoning Overlay for the Goodyear Canal, Located Along the West Side of Basha Road Between Ocotillo Road and Snedigar Park
Move City Council introduce and tentatively adopt Ordinance No. 5058 approving PLH23-0034, Goodyear Canal Historic Preservation District Landmark zoning overlay subject to the conditions as recommended by Planning and Zoning Commission and the Historic Preservation Commission.

HARLEY MEHLHORN, Planner, presented the following presentation.

- PLH23-0034 Goodyear Canal Historic Landmark Designation
- The Southwest Cotton Company and Goodyear Rubber and Tire
- 1917: America Goes to War, Goodyear comes to Chandler
- Proposed Landmark District Boundary Ocotillo Road and Basha Road
- Conclusions and Recommendations

- The Goodyear Canal meets the criteria for designation as a Landmark under the City's Historic Preservation Program:
 - It has maintained its historic context
 - It is related to people or events significant to Chandler's History
 - It is an example of a unique improvement
- Historic Preservation Commission and Planning and Zoning Commission recommend approval of the Goodyear Canal's Historic Landmark Designation
- Questions?

VICE MAYOR ORLANDO thanked MR. Mehlhorn for the historical lesson. Vice Mayor Orlando said his main concern was about maintenance and asked when it would be completed.

MR. MEHLHORN said the first phase will be completed in the next couple of months but does not have an exact timeline for the final restoration.

VICE MAYOR ORLANDO said placing a historical marker at both ends of the canal and giving a brief history to recognize this is something unique and a treasure to be utilized. It should be prominent that this is a historical monument.

MR. MEHLHORN said there are funds solely allocated for historic preservation utilizing such markers.

VICE MAYOR ORLANDO asked what we are doing about the blue area on the presentation.

MR. MEHLHORN said the blue area is an illustrative purpose of what was historic Goodyear with the potential of a future conservation district.

VICE MAYOR ORLANDO said he would like to work with the Basha organization on what their plans are in that area and to look at creative ways of keeping the historical nature of that site giving the Basha organization the right to redevelop.

COUNCILMEMBER ELLIS asked if the canal would be fully functional after repair and would we still be able to put water into it.

MR. MEHLHORN said it will serve the Ocotillo Management Group lake system - the primary user of the canal, and will continue normal operation.

COUNCILMEMBER STEWART thanked Mr. Mehlhorn for the presentation and that is great seeing the recognition and paying homage to the Basha family. Councilmember Stewart said he would like to see what it looked like before and after.

COUNCILMEMBER HARRIS thanked Mr. Mehlhorn and stated he would like to see the pictures in the historic marker demonstrating the history.

MAYOR HARTKE thanked Mr. Mehlhorn for the presentation on Historic Preservation.

9. Entertainment Use Permit PLH22-0061 Modern Margarita Plant Shops, LLC, for Indoor Live Entertainment and Outdoor Patio Speakers, Located at 4165 S. Gilbert Rd, Suite 5, Generally Located South of the Southeast Corner of Gilbert and Ocotillo Roads
Move City Council approve Entertainment Use Permit, PLH22-0061 Modern Margarita Plant Shops, LLC, subject to the conditions recommended by Planning and Zoning Commission.
10. Use Permit, PLH23-0016 AT&T El Lobo WCF, for Installation of a Wireless Telecommunication Facility, Located on the North Side of the Hartford Street and Fairview Street intersection, Approximately ¼ Mile North of Pecos Road
Move City Council approve Use Permit PLH23-0016 AT&T El Lobo WCF, for the installation of a wireless communication facility, subject to the conditions as recommended by Planning and Zoning Commission.

Facilities and Fleet

11. Agreement No. FS2-928-4310, Amendment No. 2, for Auto Body Repair Services
Move City Council approve Agreement No. FS2-928-4310, Amendment No. 2, with Allard Collision, LLC, for auto body repair services, in an amount not to exceed \$250,000, for the period of July 1, 2023, through June 30, 2024.

Information Technology

12. Agreement No. IT1-918-4343, Amendment No. 2, for Business License Portal Applications and Managed Support Services
Move City Council approve Agreement No. IT1-918-4343, Amendment No. 2, with Parsus Solutions, LLC, for business license portal applications and managed support services, in an amount not to exceed \$300,000, for the period of one year, beginning June 15, 2023, through June 14, 2024.
13. Purchase of Information Technology Research Subscription Services
Move City Council approve the Purchase of Information Technology Research Subscription Services, from Gartner, Inc., utilizing the State of Arizona Contract No. CTR053240, in an amount not to exceed \$217,700, for the period of one year, beginning July 1, 2023, through June 30, 2024.
14. Purchase of Enterprise Asset Management (EAM) System Annual Support and Maintenance
Move City Council approve the purchase of enterprise asset management (EAM) system annual support and maintenance, from CentralSquare Technologies, LLC, in an amount not

to exceed \$112,124, for the period of one year, beginning July 1, 2023, through June 30, 2024.

Management Services

15. Purchase of Office Supplies

Move 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, 2023, through March 31, 2024, in an amount not to exceed \$240,000.

16. New License Series 12, Restaurant Liquor License Application for Robert Earl Matthew, Agent, BYOV, LLC, DBA BYOV

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 238015, a Series 12, Restaurant Liquor License, for Robert Earl Matthew, Agent, BYOV, LLC, DBA BYOV, located at 777 N. Arizona Avenue Suite #3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305245.

Neighborhood Resources

17. Resolution No. 5700 Approving Amendment No. 4 to the Intergovernmental Agreement Between Maricopa County and the City of Chandler to Receive Federal HOME Investment Partnerships Program Funds and HOME Investment Partnerships American Rescue Plan Program Funds

Move that City Council pass and adopt Resolution No. 5700, Approving Amendment No. 4 to the Intergovernmental Agreement Between Maricopa County and the City of Chandler to receive Federal HOME Investment Partnerships (HOME) Program Funds in the amount of \$1,273,594 and HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program Funds in the amount of \$1,717,654; authorizing the City Manager to sign all related documents and assurances on behalf of the City of Chandler; and further authorizing the City Manager to take all action necessary or prudent to implement the City's HOME and HOME-ARP Program activities.

KARIN BISHOP, Community Development Senior Program Manager, presented the following presentation.

- HOME Investment Partnerships Program
- HOME Investment Partnerships Program (HOME)
 - Federal funds
 - Title II of the Cranston-Gonzalez National Affordable Housing Act
 - Preserve and increase supply of affordable housing opportunities that are decent, safe, and sanitary
 - Individuals/households with low and moderate income
- HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)
 - Federal funds
 - American Rescue Plan

- Provide homelessness assistance and support services
 - Eligibility not based on income
- Maricopa HOME Consortium
- Maricopa County (Lead Agency)
 - Receives HOME Entitlement Funds and HOME_ARP from the United States Department of Housing and Urban Development (HUD)
 - Established the Maricopa HOME Consortium
 - Avondale
 - Chandler
 - Gilbert
 - Glendale
 - Peoria
 - Scottsdale
 - Surprise
 - Tempe
 - Maricopa Urban County
 - Promotes regional and collaborative strategies to address critical affordable housing needs
 - HOME awards to Consortium Members (formula-based funding)
- HOME Activities in Chandler
 - Increase homeownership: acquisition and rehabilitation of single-family homes through a Community Land Trust (69 properties)
 - Increase affordable rental housing: acquisition and rehabilitation of single-family homes (16 properties)
 - Tenant-Based Rental Assistance: provide rental subsidies (141 households served)
- Future Planned HOME and HOME-ARP Activities in Chandler
 - Project Type
 - Recipient
 - Funding Amount
 - Outcomes

COUNCILMEMBER ELLIS asked about the houses, and if we able to only house people from Chandler or will we be allowing Maricopa County to place anyone they want in these houses.

MS. BISHOP said Maricopa County receives all the HOME dollars for Maricopa County as a consortium member. We receive an allocation of the total grant award that is a formula-based funding and as consortium members, we receive a portion of those funds based on the criteria. We have to execute an intergovernmental agreement to receive the funds directly from Maricopa County.

COUNCILMEMBER ELLIS said she wanted to make it clear that these funds are specifically for Chandler.

MS. BISHOP said that was correct.

VICE MAYOR ORLANDO asked about Newtown and if they have two homes in inventory or will they be purchasing later.

MS. BISHOP said we have plans to execute a development agreement in the near future but first we must execute an intergovernmental agreement with the county and then we will be executing a development agreement with Newtown.

VICE MAYOR ORLANDO asked if there will be purchases of homes, rehabbing them, and renting them out.

MS. BISHOP said yes it will be to increase affordable rental housing versus increasing home ownership. They will acquire the property, rehab the property, and have the property occupied by tenants. They will maintain the property and maintain the ownership of the property.

VICE MAYOR ORLANDO asked for a briefing sheet on how this works and asked about the tenant-based rental of the 32 households in addition to the stipend given to a renter or current landlord and if this will be on top of the minimum we normally give.

MS. BISHOP asked if this is referring to the landlord incentives the city is providing.

VICE MAYOR ORLANDO said yes.

MS. BISHOP said this is in addition.

VICE MAYOR ORLANDO said he is hopeful we can entice 32 additional landlords to rent to rental-based assistant programs.

MS. BISHOP said additional or expanded.

VICE MAYOR ORLANDO asked about the additional six units being built on McQueen or if this is being scattered somewhere else.

MS. BISHOP said no, it is six units as part of the overall project.

VICE MAYOR said that will contribute to about six units being built not six additional units.

MS. BISHOP said correct, will need to identify to HUD how we will provide impact with the additional funds received.

MAYOR HARTKE asked what plans we have to incentivize landlords for the tenant-based rental assistance program.

MS. BISHOP said we recently had a landlord incentive recognition program recognizing the landlords who have been participating while also encouraging other landlords within this community to participate. We anticipate we will be conducting that on at least an annual basis going forward.

COUNCILMEMBER ELLIS asked how many vouchers are still available and how many people we have on waiting lists with vouchers.

LEAH POWELL, Neighborhood Resources Director, said we have 495 Housing Choice vouchers and have at least 2,000 on the waitlist, the TBRA vouchers we currently have one. Our Operation Open Door hotel program that goes into the tenant-based rental assistance program because of the design is limited to 24 months with the idea behind it almost like a transitional housing program. The hope is to get somebody to self-sufficiency or onto a permanent voucher by the time that 24 months is up.

COUNCILMEMBER ELLIS thanked Ms. Powell and her team.

COUNCILMEMBER ENCINAS asked about Save the Family foundation and if the units have been identified or selected for two single-family homes considering the median home amount in Chandler being over \$500,000.

MS. BISHOP said seeing the disparity and dollar amount between Newtown and ARMA Save the Family it would call to question. Newtown when purchasing the property, they are getting some proceeds from that acquisition they then roll the proceeds into the next acquisition with the ability to leverage the dollars in a different way than what ARMA Save the Family can do in maintaining the property themselves.

COUNCILMEMBER ENCINAS asked if there is a timeline as to when the funds need to be used or a timeline as far as when they need to have the residents in those homes.

MS. BISHOP said we are aiming for the completion of all these properties by 2025. These properties have not been identified, we have to execute a contract and then execute a development agreement with each of these entities and only then can they put out a search and make a purchase contract.

18. Agreement No. NR3-952-4604, with Resurrection Street Ministry, Inc., and The Salvation Army for Heat Relief Services
Move City Council approve Agreement No. NR3-952-4604, with Resurrection Street Ministry, Inc., in an amount not to exceed \$454,312, and The Salvation Army, in an amount not to

exceed \$127,407.17, for heat relief services, for the period of one year, beginning June 15, 2023, through June 14, 2024, with the option of up to four one-year extensions.

Police Department

19. Resolution No. 5673 Acceptance of FY 2023 Anti-Human Trafficking Grant Fund Program from the Department of Emergency and Military Affairs
Move City Council pass and adopt Resolution No. 5673 authorizing and approving the award of the FY 2023 Anti-Human Trafficking Fund Program from the Department of Emergency and Military Affairs in the amount of \$499,480.00; 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 grant.

COUNCILMEMBER STEWART asked for a brief overview of funds used for the Anti-Human Trafficking Grant Program.

DAVID RAMER, Assistant Police Chief, said the Chandler Police Department was awarded a grant through DIMA for \$500,000 to assist us in combating human trafficking. In 2015 we formed the Human Trafficking division to investigate individuals and groups who engage in human trafficking. We have hosted two multi-agency operations which led to 31 total arrests with over 70 felony charges surrounding human trafficking. We have also completed several prostitution stings that focused strictly on soliciting which have led to 25 arrests. The grant will help further these types of operations going forward. Using this funding will help us to pay current personnel overtime salaries associated with these types of operations and future operations, and funds will also be allocated towards advanced equipment and supplies to carry out safe and successful operations while also collecting the necessary evidence to prosecute. Funding will also go to education and training specifically partnering with the hospital staff who often encounter victims of these types of crimes, the training will help them to identify potential victims of human trafficking. The goal of this funding is to assist our community outreach specifically to the Latino populations of Chandler for awareness to continue to build our relationship of trust with the Latino community and prevention of human trafficking.

COUNCILMEMBER STEWART asked if there was any mention of working with school districts to help teenagers and peer groups identify with each other.

ASSISTANT CHIEF RAMER said he did not mention that.

COUNCILMEMBER ELLIS asked what is being done to alleviate the other members of that team.

ASSISTANT CHIEF RAMER said they are aware of the trauma associated with these types of cases and they have a lot of mental health awareness and wellness in place to help identify that.

Public Works and Utilities

20. Introduction of Ordinance No. 5052 Declaring Certain Real Property as No Longer Necessary for Use as a Public Roadway
Move City Council introduce and tentatively adopt Ordinance No. 5052 declaring certain real property as no longer necessary for use as a public roadway; vacating the roadway located north and west of lots 586 through 594 in the Colonia Coronita Unit Four subdivision; quitclaiming any remaining City interest in the vacated roadway to the abutting private property owners of lots 586 through 594; and authorizing the execution of all documents necessary to complete the abandonment and quitclaim.
21. Resolution No. 5697, Authorizing the City of Chandler to Enter into an Agreement to Share Costs for the Technical Review of the SRP-CAP Interconnection Facility Among Cost-Share Partners and Salt River Project Agricultural Improvement and Power District
Move City Council pass and adopt Resolution No. 5697, authorizing the City of Chandler to enter into an agreement to share costs for the technical review of the SRP-CAP Interconnection Facility among cost-share partners and Salt River Project Agricultural Improvement and Power District.

JOHN KNUDSON, Public Works & Utilities Director, said this project will provide design further into the construction of an interconnecting pipeline between the Salt River Project system canals and the Central Arizona Project canal. It will allow us to move certain types of Salt River Project water that are in the Salt River system into the Central Arizona Project canal and then at a time when we do not have water coming to us or an adequate supply from the Colorado River, we will be able to supplement water feeding our San Tan water plant and therefore serve the city with potable water. This provides us with an alternative source and builds our resilience to supply the City of Chandler with equitable water. The project is multi-phased through phase one, this funding is for phase two which includes geotechnical work and field work to determine the feasibility of building this tunnel between the two canal systems, phase three will be environmental permitting and phase four will end in construction. They are looking to begin construction in 2025 – 2026 with completion a couple of years after.

VICE MAYOR ORLANDO asked if this would go from CAP to SRP.

MR. KNUDSON said this particular connection will go in the opposite direction from the Salt River Project to the Central Arizona Project so they will have two one-way mechanisms to transfer water.

MAYOR HARTKE asked if there is the ability with the existing canal that is only one-way can it be turned into a two-way through pumping mechanisms.

MR. KNUDSON said there would not be the ability to do both.

MAYOR HARTKE said this will be at a place where the SRP is higher than the CAP and therefore be gravity fed.

MR. KNUDSON said through their studies the SRP source being lower elevation they will have to build a pumping system and a pipeline lifting the water to get into the CAP canal.

22. Project Agreement No. WA2303.401, with B&F Contracting, Inc., Pursuant to Job Order Contract No. JOC2101.401, for the Hahn Reservoir Main Repair
Move City Council award Project Agreement No. WA2303.401 to B&F Contracting, Inc., Pursuant to Job Order Contract No. JOC2101.401, for the Hahn Reservoir Main Repair, in an amount not to exceed \$349,494.23.
23. Sole Source Purchase of Supervisory Control & Data Acquisition (SCADA) Maintenance Services
Move City Council approve Agreement No. 4521, with Schneider Electric Systems USA, Inc., for the sole source purchase of SCADA maintenance services, in an amount not to exceed \$139,620, for the period of one year, beginning June 15, 2023, through June 14, 2024.

Public Hearing

24. ANX21-0005 Harris Place, Annexation of Approximately 3.4 Acres West of the Southwest Corner of Ocotillo and McQueen Road
25. Public Hearing on Adoption of the FY 2023-24 Annual Budget and 2024-2033 Capital Improvement Program (CIP), and Setting of Property Tax Levies

Informational

26. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
27. Study Session & Regular Minutes of April 5, 2023, Planning and Zoning Commission
28. Study Session & Regular Minutes of April 19, 2023, Planning and Zoning Commission

Adjourn

The meeting was adjourned at 7:06 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: June 29, 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 12th day of June 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of June, 2023.

City Clerk