

Meeting Minutes

City Council Study Session

July 17, 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 Vice Mayor Matt Orlando at 6:07 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

*Mayor Kevin Hartke attended telephonically
*Councilmember Stewart attended telephonically

Scheduled Public Appearances

VICE MAYOR ORLANDO invited Councilmember Encinas to join him for the recognitions.

1. Service Recognitions

Trent Williams – 10 Years, Public Works & Utilities
Denise Aguirre – 25 Years, Police
Heather Figueroa – 30 Years, Mayor & Council

2. Proclamation – Chandler Municipal Airport Appreciation Month

VICE MAYOR ORLANDO read the proclamation and invited Ryan Reeves, Airport Manager and Airport Commission Vice Chair Charles McCorkle to accept.

3. Recognition – 2023 Healthy Arizona Worksite Program Platinum Level

VICE MAYOR ORLANDO recognized and invited Lisa Mainieri, Wellness Engagement Coordinator and Fernanda Acurio, Human Resources Manager to accept.

Consent Agenda and Discussion

Discussion was held on items 2, 9, 10, 17, 22, and 23

City Clerk

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

City Manager

2. Agreement No. CM3-290-4552, with Ameresco, Inc., for Solar Installations at Various City Facilities
Move City Council approve Agreement No. CM3-290-4552, with Ameresco, Inc., for solar installations at various City facilities, in an amount not to exceed \$22,500.

VICE MAYOR ORLANDO asked for a presentation.

STEVEN TURNER, Sustainability and Performance Officer, commented that staff is looking at using solar power in City facilities. One idea is to install ground-mounted solar panels on a 35-acre space next to the Airport Water Reclamation facility. Staff will evaluate the best financial options and ideal sites for solar panels, which could include shaded parking. The process will take one to two months. Staff is considering different financing methods and will examine all options.

VICE MAYOR ORLANDO asked if the project would take around 18 months and around one and a half to two months to complete the inventory for approximately 25 sites.

MR. TURNER said yes.

VICE MAYOR ORLANDO said as we proceed, we will prioritize the projects that we believe will receive funding sooner rather than later.

MR. TURNER said after this month's initial phase, we can analyze which sites are the most effective and proceed.

VICE MAYOR ORLANDO asked if the downtown area was included in the study or separate.

MR. TURNER said this would be an additional item, not currently listed in the contract's projects or facilities. However, we can make amendments or evaluate its inclusion at a later time.

VICE MAYOR ORLANDO said he is eager for a future discussion with the City Manager.

COUNCILMEMBER ELLIS commented people often wonder why they install solar panels, harvest the electricity, and then it goes to the companies without getting credit or using it themselves and asked if the City is considering ways to ensure that we can use and process the harvested energy here.

MR. TURNER said on-site production will use everything produced on-site through a direct connection to our systems.

COUNCILMEMBER ENCINAS asked what were the minimum number of solar sites out of the 25 options.

MR. TURNER answered that we are using data to make a financially sound and appropriately scaled decision.

COUNCILMEMBER HARRIS asked if older buildings in Chandler could support solar panels and if electricity savings from solar energy were being considered. Compatibility issues need to be assessed.

MR. TURNER said they will research and check if solar panels work on each site. If the roof is old, they will not install the panels. They will also consider future energy efficiency improvements.

COUNCILMEMBER HARRIS asked how we will coordinate with our partners to determine site locations in intergovernmental agreements with organizations like Chandler Center of the Arts and Chandler Unified School District.

MR. TURNER responded that Chandler Center for the Arts is not in the initial phase. Assessments and discussions for intergovernmental agreements will happen later to identify suitable sites.

COUNCILMEMBER HARRIS requested staff to explore the partnership with CUSD. It would be beneficial to investigate how this collaboration can work with Chandler Center for the Arts. It would be great if we can work together and find out if the person conducting the study can collaborate with us on a 50/50 basis.

Communications and Public Affairs

3. Agreement No. CAPA2-918-4421, Amendment No. 2, with Davidson Belluso, for Digital Marketing Services for Recruitment Campaigns
Move City Council approve Agreement No. CAPA2-918-4421, Amendment No. 2, with Davidson Belluso, for digital marketing services for recruitment campaigns, extending the agreement through August 31, 2024, and increasing the spending limit in the amount of \$600,000.

4. Agreement No. CAPA3-840-4576, with SGR Media, dba 5 Words Media, for Studio Equipment and Installation
Move City Council approve Agreement No. CAPA3-840-4576, with SGR Media, dba 5 Words Media, for studio equipment and installation, in an amount not to exceed \$791,696.76, and authorize an appropriation transfer from General Fund Contingency of \$150,000 to General Capital Projects Fund, Video Production Studio Digital Media Upgrade Program.

Community Services

5. Agreement No. PW0-745-4183, Amendment No. 5, with M.R. Tanner Development and Construction, Inc., for Street Maintenance Repaving, Surface Seal, and Repair Services
Move City Council approve Agreement No. PW0-745-4183, Amendment No. 5, with M.R. Tanner Development and Construction, Inc., for street maintenance repaving, surface seal, and repair services, increasing the spending limit by \$1,297,021.
6. Agreement No. CS9-988-4086, Amendment No. 4, with Grounds Control, LLC, for City Parks Landscape Services
Move City Council approve Agreement No. CS9-988-4086, Amendment No. 4, with Grounds Control, LLC, for City parks landscape services, increasing the spending limit by \$357,113.82.
7. Agreement No. CS1-967-4327, Amendment No. 2, with Nutrien Ag Solutions, Inc.; and Rentokil North America, Inc., dba Target Specialty Products; for Fertilizers, Herbicides, and Pesticides
Move City Council approve Agreement No. CS1-967-4327, Amendment No.2, with Nutrien Ag Solutions, Inc.; and Rentokil North America, Inc., dba Target Specialty Products; for fertilizers, herbicides, and pesticides, in a combined amount not to exceed \$290,000, for a one-year term, August 1, 2023, through July 31, 2024.
8. Purchase of Citywide Pool Construction Services
Move City Council approve the purchase of citywide pool construction services, from Shasta Industries, Inc., utilizing the City of Scottsdale Contract No. 2018-136-COS, in an amount not to exceed \$1,595,700, and authorize the City Manager or designee to sign a linking agreement with Shasta Industries, Inc.

Cultural Development

9. Introduction and Tentative Adoption of Ordinance No. 5061 adopting the provisions of a Development Agreement and Purchase Agreement between JEMBJACD, LLC, and the City of Chandler for the sale and development of .36 acres of City-owned property located at the southwest corner of Chicago Street and Oregon Street
Move City Council introduce and tentatively adopt Ordinance No. 5061 adopting the provisions of a Development Agreement and Purchase Agreement between JEMBJACD, LLC, and the City of Chandler for the sale and development of .36 acres of City-owned property located at the southwest corner of Chicago Street and Oregon Street.

COUNCILMEMBER POSTON asked for an overview of the process that has happened so far and what we can expect on that property.

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

- 200 and 210 S. Oregon Street
- Process
 - City-owned property since 2006
 - Site is currently vacant
 - Part of the “Future Growth Area” in the South Arizona Avenue Corridor Area Plan
 - In Executive Session, City Council directed staff to prepare a Request for Proposal (RFP) for 200 and 201 S. Oregon Street to catalyze redevelopment along Oregon Street
 - RFP issued Selection Committee Swashbuckler Food Hall & Public House
- Swashbuckler’s Terms of Development Agreement
 - Purchase at appraised value with clawback provision if the property is not developed within the timelines outlined in the Development Agreement
 - Two-story building, consisting of a minimum of 15,000 sf mixed-use restaurant and retail uses
 - Construction deadline for rezoning, permitting, and commencement of construction

COUNCILMEMBER POSTON asked if parking availability can accommodate all users.

MS. MOYERS said, yes, we have the Oregon Street Parking garage. Staff recently conducted a parking study to ensure sufficient capacity.

COUNCILMEMBER POSTON asked for more information on the project's design and the restrictions on restaurant types. We want to emphasize that it is a food hall, not a food court.

MS. MOYERS responded that the new development will feature six to twelve exceptional restaurants that showcase local cuisine, in line with the vision for downtown.

JEREMY MCCLYMONDS and JACKSON ARMSTRONG, JEMBJACD, LLC presented the following presentation.

- Swashbuckler Food Hall Public House
- Nashville Tennessee Assembly Food Hall
- Avanti F&B A Collective Eatery Denver and Boulder Colorado

MR. MCCLYMONDS said the plan for the establishment is an open-air lower level with roll-up doors facing north on Chicago and east on Oregon Street. This design will provide a feeling of being outdoors and enjoying the weather. The upper deck will be a sky deck, completely covered but open facing. The back area will be blocked off primarily to contain sound and maintain good

relations with our neighbors. Mr. McClymonds emphasized that the establishment is not a mall food court serving common food, but a diverse restaurant collective. It is not a sports bar, but a gathering spot that will have wall-to-wall televisions broadcasting every sport, every day. It is not a club but will offer live music and entertainment multiple days per week. Furthermore, it is not a conference center but will have a venue with event space to host community activity.

MR. MCCLYMONDS continued the presentation.

- Interior Renderings (FOOD HALL)
 - Food Hall offers roll-up windows and sliding glass doors so the interior can be enjoyed as an open-air space during our cooler months. Conversely, closed to cool the space during our summer months.
- Interior Renderings (PUBLIC HOUSE)
 - Public House offers covered street-level patios and a covered open-air sky deck event space with a bar that can be enjoyed during our cooler months.
- Exterior Renderings
 - Food hall and Public House with covered street-level patios and open-air sky deck event space that faces Oregon St and Chicago St corner.
- Projected Timeline 20 months (Late 2024) Groundbreaking to Ribbon Cutting
- Thank you for your consideration!
 - Community driven concept that facilitates multigenerational and multifunction use 7 days/week-365 days/year
 - Business Welcoming
 - Family Friendly
 - Sociable Entertainment
 - Neighborly Nightlife

COUNCILMEMBER POSTON asked if there are a couple of ideas of restaurants that might go in or if these are the kinds of incubating restaurants.

MR. MCCLYMONDS commented they have a short list that is probably ready to sign.

COUNCILMEMBER HARRIS asked if there will be a small area for pets.

MR. MCCLYMONDS said the concept is dog friendly.

COUNCILMEMBER ELLIS said she is thankful for their continued presence and for stating their commitment to us. She liked the fact that this is a homegrown kind of business because they are very vested in Chandler. They are looking forward to seeing it being developed, bringing more downtown, and increasing visibility.

COUNCILMEMBER ENCINAS asked about bringing in new businesses or the potential of restaurants bringing in capital. Are they going to have those spaces already pre-built, or are they waiting for potential businesses and restaurants to come in and build their portion of that.

MR. MCCLYMONDS said a part of the buy-in will include a certain level of build-out for most restaurants, and they will pay for their customizations. Mr. McClymonds commented regarding Mr. Jackson's good relationship with the Food Network and those designers will be involved with each one of our concepts.

COUNCILMEMBER ENCINAS asked Ms. Moyers if there was ever any outreach to the neighborhoods regarding this type of project in the future or if will there be outreach coming.

MS. MOYERS said this will need to go through Planning and Zoning and then come back to the Council. It will have to go through neighborhood meetings so that all neighborhoods can come.

VICE MAYOR ORLANDO asked to look at the appraisal value and for input from the City Attorney.

Development Services

10. Purchase of Repair and Upgrade Services to the City's Fiber Network

Move City Council approve the purchase of repair and upgrade services to the City's fiber network, utilizing multiple vendors available under the State of Arizona Contract No. CTR062466, Communications Cabling Systems, and the City of Tucson Contract No. 212710, Installation, Maintenance, and Repair of Fiber/Copper Networks, in a combined amount not to exceed \$2,411,414.

MICAH MIRANDA, Economic Development Director, gave a presentation on the project stemming from a 2020 master plan and audit that the City performed to lay out a 10-year strategy of what the City needs to maintain, enhance and upgrade our fiber optic network to ensure connectivity redundancy and efficiency between points of residents around the community.

VICE MAYOR ORLANDO asked if there will be more of these and if this will be the last of them.

MR. MIRANDA said there will be more upgrades through the fiber master plan.

VICE MAYOR ORLANDO asked if these projects will continue for another four or five years.

MR. MIRANDA said yes.

Economic Development

11. Greater Phoenix Economic Council (GPEC) Agreement for Fiscal Year 2023-24

Move City Council approve the Fiscal Year (FY) 2023-24 agreement with the Greater Phoenix Economic Council (GPEC) for regional economic development services, in the amount of \$138,532, for the period of July 1, 2023, through June 30, 2024.

Human Resources

12. Resolution No. 5716, Approving and Authorizing Execution of Amended and Restated Retirement Health Savings Adoption Agreements for Employees and Elected Officials
Move City Council pass and adopt Resolution No. 5716 authoring execution of Amended and Restated Retirement Health Savings Adoption Agreements for Plan No. 801217 (Employees) and Plan No. 801218 (Council Members) to increase the City's contribution based on years of service, increase employees' annual maximum mandatory leave contribution, and reduce minimum service for plan participation.

Information Technology

13. Purchase of Oracle Annual Support and Maintenance
Move City Council approve the purchase of Oracle annual support and maintenance, from Mythics, Inc., utilizing the Omnia Partners Contract No. 180233-002, in the amount of \$649,220, for the term of August 1, 2023, through July 31, 2024.

Management Services

14. Agreement No. MS2-920-4380, with Invoice Cloud, Inc., Electronic Payment Acceptance Solution
Move City Council approve Agreement No. MS2-920-4380, with Invoice Cloud, Inc., for the electronic payment acceptance solution, in an amount not to exceed \$490,000 per year, for a period of five years, with the option to extend for up to five one-year periods.
15. New Class B Bingo License for The American Legion Auxiliary, Mathew B. Juan, Unit 35, Inc., DBA The American Legion Auxiliary, Mathew B. Juan, Unit 35
Move City Council approve a Class B Bingo license for The American Legion Auxiliary, Mathew B. Juan, Unit 35, Inc., DBA American Legion Auxiliary, Matthew B. Juan, Unit 35, located at 2240 W. Chandler Boulevard.
16. New License Series 12, Restaurant Liquor License application for Jared Michael Repinski, Agent, Card Kingdom, Inc., DBA Mox Boarding House
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 247068, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, Card Kingdom, Inc., DBA Mox Boarding House, located at 1371 N. Alma School Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305533.

Police Department

17. Agreement No. 4625, Health Screening Services for the Police Department

Move City Council approve Agreement No. 4625, with JS MD Sigma, PLLC, for health screening services for the Police Department, in an amount not to exceed \$250,000.

DAVID RAMER, Assistant Police Chief, gave a presentation on studies showing that law enforcement officers have a shorter life span than the entire U.S. population. The leading cause of heart disease is continuous stress associated with a prolonged career in law enforcement. Early detection of heart disease and other related health conditions associated with it can be achieved through health screening for officers. The health and welfare of employees is a priority for the City of Chandler and the Police Department. The health screening program was developed specifically to address health risks associated with first responders. The screenings will incorporate blood work, vascular imaging, and cardiopulmonary exercise testing. The officers will have a better understanding of their metabolic health once they undergo the screening.

COUNCILMEMBER ELLIS said she understands this is not mandatory, but she would like to encourage our police officers to take advantage of the screening services.

COUNCILMEMBER POSTON asked what the plans are for rolling out screening services.

ASSISTANT POLICE CHIEF RAMER said the first phase of 100 slots has been launched, with 50 of them already filled. Blood screening begins at the end of July and continues through August with imaging and cardio testing. Phase two is coming up in the fall, and there are a total of 312 spaces. We focus on education and training.

18. Service Agreement to Support the City of Chandler Radio System Infrastructure
Move City Council approve the annual service agreement with Motorola Solutions, Inc., for radio system infrastructure support, in the amount of \$112,408.99, for the term of August 1, 2023, through July 31, 2024.
19. Purchase of Ammunition
Move City Council approve the purchase of ammunition, from Dooley Enterprise, Inc., utilizing the State of Arizona Contract No. CTR043478, in the amount of \$200,000.
20. Purchase of Suppressors
Move City Council approve the purchase of police rifle suppressors, from Proforce Marketing, Inc., utilizing State of Arizona Contract No. CTR049168, in the amount of \$193,508.77.
21. Purchase of Handgun Optics Package
Move City Council approve the purchase of handguns, night sights, and optics, utilizing State of Arizona Contract No. CTR049168, with Proforce Marketing, Inc., in the amount of \$185,496.10

Public Works and Utilities

22. Resolution No. 5695 Approving a Design and Construction Agreement Between Salt River Valley Water Users' Association and the City of Chandler for Well Drilling and Approving the Grant of a Well Site and Access Easements

Move City Council pass and adopt Resolution No. 5695 approving a Design and Construction Agreement between Salt River Valley Water Users' Association and the City of Chandler for well drilling at Well Site 27.3E-01.5S and authorizing and approving the grant of a well site and access easements to Salt River Project Agricultural Improvement and Power District.

JOHN KNUDSON, Public Works, and Utilities Director gave a presentation on the construction agreement between the Salt River Project and the City of Chandler for another shared well. Chandler has taken full advantage of the Salt River Project offer to drill wells for half of the original cost. This is an incredible deal for us as it not only covers the initial cost of the wells but also the equipment, maintenance, and even the electricity needed to get the water from the surface. The City also benefits from this agreement as we take advantage of shared wells and solar projects. This is just the continuation of a successful program.

COUNCILMEMBER ELLIS said we are aware of the water goal at this time, and any contract must safeguard Chandler's residents as well as the City. We must exercise due diligence to ensure that everyone will benefit from this agreement and that we are positioning ourselves to diversify our portfolio.

COUNCILMEMBER ELLIS asked when we would begin performing under the contract once it has been signed.

MR. KNUDSON said the contract will place us at the top of their priority list once it is signed. We are being informed that construction will begin next year.

COUNCILMEMBER ELLIS asked if it will be an impediment for those who are on our streets.

MR. KNUDSON said, no that this project is located in a small facility.

23. Resolution No. 5717 Approving the Application and Award of an Environmental Protection Agency Grant

Move City Council pass and adopt Resolution No. 5717 approving the application and award of an Environmental Protection Agency (EPA) grant in the amount of \$990,000 from the EPA for the City's Advanced Metering Infrastructure (AMI) Project.

VICE MAYOR ORLANDO asked if we have had contracts for meter readers, and if this different from those.

MR. KNUDSON said the way the money is coming to us is a bit complicated. Greg Stanton's office received congressional-directed spending authority. We received that authority a year ago through the federal process. We were then directed to the Environmental Protection Agency (EPA) to fill out the paperwork and then go there to seek the grant. What is being presented tonight is that application to the EPA for the grant that has been authorized by Congress.

VICE MAYOR ORLANDO said it is the same project we talked about a year ago only it is now coming back for approval.

MR. KNUDSON said it is tied to our advanced metering infrastructure, which is where we will read all our water meters automatically. This will tie into our billing infrastructure and ultimately a portal for all our residents where they use their phones and can see their water usage daily. The intent with that is to aid or advance conservation through awareness of residents' awareness of their daily water use.

VICE MAYOR ORLANDO thanked Mr. Knudson.

24. Agreement No. PW1-745-4336, Amendment No. 2, with Vincon Engineering Construction, LLC, for Right-of-Way Repairs
Move City Council approve Agreement No. PW1-745-4336, Amendment No. 2, with Vincon Engineering Construction, LLC, for right-of-way repairs, in an amount not to exceed \$120,000, for a one-year period, August 1, 2023, through July 31, 2024.
25. Agreement No. ST0-988-4194, Amendment No. 3, with BrightView Landscape Services, Inc., for Storm Repair and Revegetation Services
Move City Council approve Agreement No. ST0-988-4194, Amendment No. 3, with BrightView Landscape Services, Inc., for storm repair and revegetation services, in an amount not to exceed \$605,000, for a one-year period, August 1, 2023, through July 31, 2024.
26. Agreement No. PW0-745-4123, Amendment No. 5, 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. 5, with M.R. Tanner Development and Construction, Inc., for street maintenance and repair services, increasing the spending limit by \$865,950.
27. Agreement No. PW2-988-4516, Amendment No.1, with BrightView Landscape Services, Inc., for Landscape Maintenance Areas 1 through 4
Move City Council approve Agreement No. PW2-988-4516, Amendment No.1, with BrightView Landscape Services, Inc., for landscape maintenance areas 1 through 4, in an amount not to exceed \$2,756,902, for a one-year period, August 22, 2023, through August 21, 2024.

28. Professional Services Agreement No. WA1802.201, with Stantec Consulting Services, Inc., for the Central Arizona Project Arizona Water Production Facility Site Improvements Design Services
Move City Council award Professional Services Agreement No. WA1802.201 to Stantec Consulting Services, Inc., for the Central Arizona Project Arizona Water Production Facility Improvements Design Services, in an amount not to exceed \$213,800.
29. Construction Manager at Risk Agreement No. WW2005.403, Change Order No. 2 – GMP3, with B&F Contracting, Inc., for the Chandler Boulevard and Dobson Road Sewer and Water Improvements
Move City Council award Construction Manager at Risk Agreement No. WW2005.403, Change Order No. 2 – GMP3, to B&F Contracting, Inc., for the Chandler Boulevard and Dobson Road Sewer and Water Improvements, in an amount not to exceed \$3,818,381.51.
30. Professional Services Agreement No. ST2310.201, with Olsson, Inc., for the Alley Rehabilitation PM10 Dust Emissions Reduction 3 Design Services
Move City Council award Professional Services Agreement No. ST2310.201 to Olsson, Inc., for the Alley Rehabilitation PM10 Dust Emissions Reduction 3 Design Services, in an amount not to exceed \$155,949.
31. Construction Agreement No. WW2206.402, with Layne Christensen Company, for the Tumbleweed Aquifer Storage and Recovery Wells 11 & 12 Drilling
Move City Council award Construction Agreement No. WW2206.402 to Layne Christensen Company, for the Tumbleweed Aquifer Storage and Recovery (ASR) Wells 11 & 12 Drilling, in an amount not to exceed \$3,121,710.
32. Competition Impracticable Purchase of Odor Control Data Collection and Analysis Services
Move City Council approve the competition impracticable purchase of odor data collection and analysis, from In-Pipe Technology, in the amount of \$132,000.
33. Agreement No. SW0-910-2493, Amendment No. 2, with Waste Management of Arizona, Inc., for Solid Waste Collection and Transfer Station Services
Move City Council approve Agreement No. SW0-910-2493, Amendment No. 2, with Waste Management of Arizona, Inc., for solid waste collection and transfer station services, for a lump sum payment due to extraordinary circumstances.

Action Agenda

34. Resolution No. 5696 Amending the Citywide Fee Schedule relating to Management Services and Public Works & Utilities Departments

Move City Council pass and adopt Resolution No. 5696 amending the Citywide Fee Schedule relating to the Management Services and Public Works & Utilities departments with fee changes effective August 1, 2023.

Informational

- 35. Contracts and Agreements Administratively Approved, Month of June 2023
- 36. Claims Report for the Quarter Ended June 30, 2023
- 37. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

Adjourn

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

ATTEST: *Dana R. DeLong*
City Clerk

Kevin Harthe
Mayor

Approval Date of Minutes: August 14, 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 17th day of July 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 14th day of August, 2023.

Dana R. DeLong
City Clerk

