

# RESULTS



## City Council Regular Meeting

Thursday, December 7, 2023  
6:00 p.m.

Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ







Back row  
Councilmember OD Harris, Mayor Kevin Hartke, Councilmember Mark Stewart  
Front row  
Councilmember Jane Poston, Councilmember Angel Encinas, Vice Mayor Matt Orlando, Councilmember Christine Ellis

## Our Vision

We are a world class City that provides an exceptional quality of life.

## Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

## Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a **REGULAR MEETING** open to the public on Thursday, December 7, 2023, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.



# Regular Meeting Agenda

## City Council Strategic Framework Focus Areas: Legend



Community Safety



Neighborhoods



Quality of Life



Sustainability and Technology



Connectivity



Economic Vitality

**Call to Order 6:02 P.M.**

**Roll Call**

**Invocation - Rev. Sarah Oglesby-Dunegan - Valley Unitarian Universalist Congregation**

**Pledge of Allegiance**

**Consent Agenda items 1 - 33 passes unanimously with the exception of Item 21, Councilmember Encinas abstaining, which passes 6-0.**

**Consent Agenda**

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

**Proposed Motion: Move to approve the Consent Agenda of the December 7, 2023, Regular Meeting, Items 1 - 33.**

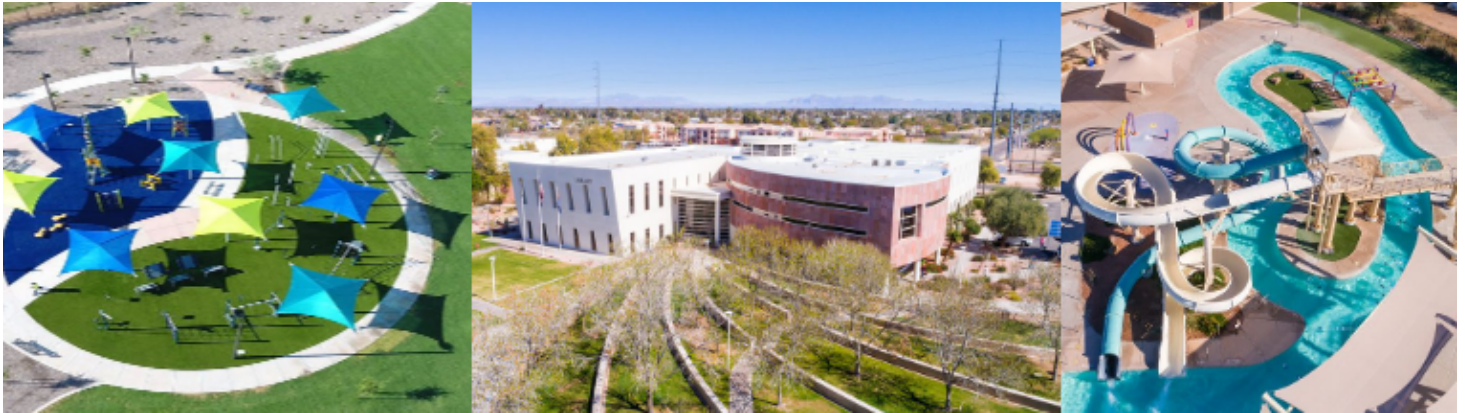


**City Clerk**



1. **Board and Commission Appointments**

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



## Community Services


2. **Purchase of Bucket Truck**

Move City Council approve the utilization of Sourcewell Contract No.110421-TER, for the purchase of a bucket truck, from Custom Truck One Source, in the amount of \$173,812.32.

Council Focus Area(s):  


3. **Construction Manager at Risk (CMAR) Construction Services Agreement No. PR2201.401 with Chasse Building Team, Inc., and Municipal Arts Project Services Agreement with coLAB Studio, LLC, for the Tumbleweed Recreation Center Multi-Generational Facility Expansion**

Move City Council award CMAR Construction Services Agreement No. PR2201.401, Guaranteed Maximum Price Proposal No. 1, to Chasse Building Team, Inc., for the Tumbleweed Recreation Center Multi-Generational Facility Expansion, in an amount not to exceed \$11,585,136; and award the related municipal arts project services agreement to coLAB Studio, LLC, in an amount not to exceed \$300,000; and authorize an appropriation transfer of \$25,000 from the General Fund, Non-Departmental Contingency account, to the Municipal Arts Fund, Center for the Arts, Improvements account.

Council Focus Area(s): 


4. **Professional Services Agreement No. PR2201.271, with Barker Rinker Seacat Architecture, for the Tumbleweed Recreation Center Multi-Generational Facility Expansion Post-Design Services**

Move City Council award Professional Services Agreement No. PR2201.271 to Barker Rinker Seacat Architecture, for the Tumbleweed Recreation Center Multi-Generational Facility Expansion post-design services, in an amount not to exceed \$356,535.

Council Focus Area(s): 

5. **Professional Services Agreement No. PR2201.452, with Marc Taylor, Inc., for the Tumbleweed Recreation Center Multi-Generational Facility Expansion Construction Management Services**

Move City Council award Professional Services Agreement No. PR2201.452 to Marc Taylor, Inc., for the Tumbleweed Recreation Center Multi-Generational Facility Expansion Construction Management Services, in an amount not to exceed \$1,453,055.

Council Focus Area(s): 

6. **Agreement No. PW0-745-4183, Amendment No. 7, 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. 7, with M.R. Tanner Development and Construction, Inc., for street maintenance repaving, surface seal, and repair services, increasing the spending limit by \$151,534 for the Arrowhead Aquatic Center north parking lot; and approve the transfer of appropriation from the Community Services Department, Existing Community Park Improvements Program (6PR530), to the Public Works and Utilities Department, City-Owned Parking Lot Maintenance and Resurfacing Program (6ST777) in the amount of \$151,534.

Council Focus Area(s):  



## Development Services

7. **Introduction and Tentative Adoption of Ordinance No. 5074, PLH23-0029 Alma Office Building Rezoning, 877 N. Alma School Road, More Generally Located South of the Southeast Corner of Alma School and Ray Roads**


**Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 5074 approving PLH23-0029 Alma Office Building Rezoning, Rezoning from Single-Family Residential (SF-8.5) to Planned Area Development (PAD) for administrative office and limited commercial uses, subject to the conditions as recommended by Planning and Zoning Commission.

Council Focus Area(s):  

8. **PLT22-0023 Final Plat for Hazelwood, Located South of Chandler Heights Road and East of 124th Street**

Move City Council approve Final Plat, PLT22-0023, as recommended by staff.

Council Focus Area(s): 

9. **Use Permit, PLH23-0045 Buon Padre Pizza, 1080 E Pecos Road, Suite #23, Located at the Northeast Corner of Pecos and McQueen Roads**

Move City Council approve Entertainment Use Permit, PLH23-0045 Buon Padre Pizza, to allow televisions, speakers, and live entertainment within an outdoor patio, subject to the conditions recommended by Planning and Zoning Commission.

Council Focus Area(s):  




## Facilities and Fleet



10. **Agreement No. PD2-055-4378, Amendment No. 2, and City of Phoenix Contract No. 159257-0, for Police Vehicle Upfitting Services**

Move City Council approve Agreement No. PD2-055-4378, Amendment No. 2, with American Emergency Products, Inc., MHQ of Arizona, and Pride Outfitting, LLC; and the utilization of the City of Phoenix Contract No. 159257-0, with Airwave Communication Enterprises, for Police and Fire Vehicle Upfitting, in a combined amount not to exceed \$1,263,311.

Council Focus Area(s):  

11. **Purchase of Access Controls and Security Equipment**

Move City Council approve the purchase of access controls and security equipment, from APL Access & Security, Inc., utilizing the State of Arizona Contract No. CTR056377, in an amount not to exceed \$925,000.

Council Focus Area(s):  

12. **Purchase of Generator Maintenance**

Move City Council approve Agreement No. PW3-936-4544, Amendment No. 1, with Valleywide Generator Service, LLC, and the utilization of the City of Mesa Contract No. 2019003, with W.W. Williams Company, Inc., for the purchase of generator maintenance services, in a combined amount not to exceed \$450,000.

Council Focus Area(s):  



## Information Technology

13. **Agreement No. 4698 for Microsoft Information Technology Consulting Services**

Move City Council approve Agreement No. 4698, within Invoke, LLC, for Microsoft information technology consulting services, for a period of one year, beginning November 15, 2023, through November 14, 2024, in an amount not to exceed \$570,000.

Council Focus Area(s): 💡

14. **Agreement No. 4577, with N. Harris Computer Corporation, for Implementation of Infinity CIS Version 5**

Move City Council approve Agreement No. 4577, with N. Harris Computer Corporation, for implementation of Infinity CIS Version 5, in an amount not to exceed \$2,228,100, with a support and maintenance term of five years, with the option of up to four one-year extensions, and approve contingency transfers from the Water Operating Fund of \$435,610, the Wastewater Operating Fund of \$326,634, and the Solid Waste Operating Fund of \$217,756, for a total of \$980,000, to the IT Projects Capital Cost Center (1285), Utility Billing Replatform Program (61C112).

Council Focus Area(s): 💡



## Management Services

15. **Resolution No. 5756 Approving a Modification to and Renewal of the Intergovernmental Agreement Between the City of Chandler and the State of Arizona Department of Revenue for the Administration, Collection, Audit, and Licensing of Transaction Privilege Taxes, Use Taxes, Jet Fuel Excise and Use Taxes, and Rental Occupancy Taxes Imposed by Chandler**

Move the City Council approve Resolution No. 5756 approving a modification to and renewal of the Intergovernmental Agreement between the City of Chandler and the State of Arizona Department of Revenue for the administration, collection, audit, and licensing of Transaction Privilege Taxes, use taxes, jet fuel excise and use taxes, and rental occupancy taxes imposed by Chandler.

Council Focus Area(s): 📈



16. **Purchase of Maintenance, Repair, and Operational (MRO) Supplies**

Move to approve the utilization of the Omnia Partners Contract No. 192163, with Grainger, Inc., for the purchase of maintenance, repair, and operational (MRO) supplies, for the term of January 1, 2024, through December 31, 2024, in an amount not to exceed \$300,000.


Council Focus Area(s):  



## Neighborhood Resources

17. **Resolution No. 5758 approving an Intergovernmental Agreement between Maricopa County, Administered by its Human Services Department, and the City of Chandler to Accept Community Services Block Grant Funds**

Move City Council pass and adopt Resolution No. 5758 approving an intergovernmental agreement between Maricopa County, administered by its Human Services Department, and the City of Chandler to accept Community Services Block Grant funds in the amount of \$125,000; authorizing the City Manager to assign 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 grant.

Council Focus Area(s): 

18. **Resolution No. 5761, Approving Amendment No. 1 to Intergovernmental Agreement C-22-23-079-X-00 between Maricopa County and the City of Chandler**


Move City Council pass and adopt Resolution No. 5761 approving amendment No. 1 to intergovernmental agreement C-22-23-079-X-00 between Maricopa County, administered by its Human Services Department, and the City of Chandler for heat relief services to extend the term to December 31, 2024; 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 agreement.



## Police Department

19. **Resolution No.5759 Authorizing Intergovernmental Agreements with the Chandler Unified School District No. 80, Kyrene Elementary School District No. 28, and Mesa Unified School District No. 4 for the Assignment of School Resource Officers to Schools Located Within the Chandler City Limits**

Move City Council pass and adopt Resolution No. 5759 authorizing Intergovernmental Agreements (IGAs) with the Chandler Unified School District No. 80, Kyrene Elementary School District No. 28, and Mesa Unified School District No. 4 for the assignment of School Resource Officers to schools located within the Chandler City limits; authorizing the Mayor to sign the agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with said program.

Council Focus Area(s): 



## Public Works and Utilities

20. **Introduction and Tentative Adoption of Ordinance No. 5073 Granting a Non-Exclusive Utility Easement to Arizona Public Service Company**

Move City Council introduce and tentatively adopt Ordinance No. 5073 granting a non-exclusive utility easement to Arizona Public Service Company, at no cost, to accommodate the Wall Street Improvement Project (Frye Road to Chicago Street).

Council Focus Area(s): 

21. **Resolution No. 5719 Authorizing the Acquisition of Real Property Rights Required for the Wall Street Improvement Project (Frye Road to Chicago Street)**

Move City Council pass and adopt Resolution No. 5719 authorizing the acquisition of real property rights required for the Wall Street Improvement Project (Project No. CA2202), from Frye Road to Chicago Street; authorizing the city's Real Estate Administrator to sign the purchase agreements, authorizations to access property, and any other documents necessary to facilitate these acquisitions and access to the properties; authorizing eminent domain proceedings, as needed, to acquire said real property and obtain immediate possession thereof; and authorizing relocation assistance as may be required by law.

Council Focus Area(s): 


22. **Job Order Project Agreement No. ST2017.403, with Sunland Asphalt & Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1909.401, for Quiet Zone Improvements**

Move City Council award Job Order Project Agreement No. ST2017.403, to Sunland Asphalt & Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1909.401, for Quiet Zone Improvements, in an amount not to exceed \$237,410.40.





Council Focus Area(s): 


23. **Professional Services Agreement No. WA2401.451, with Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2 Construction Management Services**

Move City Council award Professional Services Agreement No. WA2401.451, to Hazen and Sawyer, P.C., for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2 Construction Management Services, in an amount not to exceed \$189,290.

Council Focus Area(s): 




24. **Job Order Project Agreement No. WA2401.402, with PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2**  
Move City Council award Job Order Project Agreement No. WA2401.402, to PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2, in an amount not to exceed \$761,888.80.
- Council Focus Area(s): 
25. **Agreement No. PW2-988-4407, Amendment No. 2, with Artistic Land Management, Inc., for Public Works Landscape Services**  
Move City Council approve Agreement No. PW2-988-4407, Amendment No. 2, with Artistic Land Management, Inc., for Public Works landscape services, in an amount not to exceed \$1,152,000, for a one-year term, January 1, 2024, through December 31, 2024.
- Council Focus Area(s): 
26. **Construction Manager at Risk Construction Services Agreement No. WW2206.401, Guaranteed Maximum Price (GMP) Proposal No. 2, with PCL Construction, Inc., for the Reclaimed Water Conveyance Improvements**  
Move City Council award CMAR Construction Services Agreement No. WW2206.401, GMP No. 2, to PCL Construction, Inc., for the Reclaimed Water Conveyance Improvements, in the amount of \$10,967,208.
- Council Focus Area(s): 
27. **Professional Services Agreement No. WW2206.451, Amendment No. 1, with Wilson Engineers, LLC, for the Reclaimed Water Conveyance Improvements**  
Move City Council award Professional Services Agreement No. WW2206.451, Amendment No. 1, to Wilson Engineers, LLC, for the Reclaimed Water Conveyance Improvements Construction Management Services, in the amount of \$1,316,320.
- Council Focus Area(s): 
28. **Professional Services Agreement No. WW2106.271, with Brown and Caldwell, Inc., for the Sewer Lift Station Rehabilitation Post-Design Services**  
Move City Council award Professional Services Agreement No. WW2106.271 to Brown and Caldwell, Inc., for the Sewer Lift Station Rehabilitation Post-Design Services, in an amount not to exceed \$179,814.

Council Focus Area(s): 


29. **Professional Services Agreement No. WW2106.451, Amendment No. 4, with Entellus, Inc., for the Sewer Lift Station Rehabilitation Construction Management Services**

Move City Council award Professional Services Agreement No. WW2106.451, Amendment No. 4, to Entellus, Inc., for the Sewer Lift Station Rehabilitation Construction Management Services, in the amount of \$1,058,243.84.

Council Focus Area(s): 


30. **Construction Manager at Risk Construction Services Agreement No. WW2106.401, with MGC Contractors, Inc., for the Sewer Lift Station Rehabilitation**

Move City Council award CMAR Construction Services Agreement No. WW2106.401, to MGC Contractors, Inc., for the Sewer Lift Station Rehabilitation, in an amount not to exceed \$9,280,107.02.

Council Focus Area(s): 


31. **Construction Manager at Risk (CMAR) Construction Services Agreement No. WW2106.402, with MGC Contractors, Inc., for the Manganaro Lift Station Electrical Improvements**

Move City Council award CMAR Construction Services Agreement No. WW2106.402, to MGC Contractors, Inc., for the Manganaro Lift Station Electrical Improvements, in an amount not to exceed \$2,707,998.57.

Council Focus Area(s): 


32. **Construction Manager at Risk Construction Services Agreement No. WA2105.401, with PCL Construction, Inc., for the Water Facilities Optimization Improvements – Hunt Highway Water Production Facility Rehabilitation**

Move City Council award CMAR Construction Services Agreement No. WA2105.401, to PCL Construction, Inc., for the Water Facilities Optimization Improvements – Hunt Highway Water Production Facility Rehabilitation, in an amount not to exceed \$3,317,089.

Council Focus Area(s): 

33. **Professional Services Agreement No. WA2105.451, with Water Works Engineers, LLC, for the Water Facilities Optimization Improvements – Hunt Highway Water Production Rehabilitation Construction Management Services**






Move City Council award Professional Services Agreement No. WA2105.451, to Water Works Engineers, LLC, for the Water Facilities Optimization Improvements – Hunt Highway Water Production Facility Rehabilitation Construction Management Services, in an amount not to exceed \$127,130.

Council Focus Area(s): 

## Public Hearing

34. **Public Hearing on Land Use Assumption and Infrastructure Improvement Plan Updates**

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

Council Focus Area(s):     

## Informational

35. **September 20, 2023, Planning and Zoning Commission Meeting Minutes**

36. **October 18, 2023, Planning and Zoning Commission Meeting Minutes**

37. **Contracts and Agreements Administratively Approved, Month of November 2023**

## Unscheduled Public Appearances

### Current Events

1. Mayor's Announcements
2. Council's Announcements
3. City Manager's Announcements

**Adjourn 6:37 P.M.**