

# Meeting Minutes

## City Council Study Session

February 5, 2024 | 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 OD Harris  
Councilmember Angel Encinas  
Councilmember Christine Ellis  
Councilmember Mark Stewart  
Councilmember Matt Orlando  
Councilmember Jane Poston

#### Appointee Attendance

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

### Scheduled Public Appearances

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

#### 1. Service Recognitions

Jessica Perry – 10 Years, Police  
Erica Barba – 20 Years, Neighborhood Resources  
Gorge Cazares – 20 Years, Community Services  
Randal Eberhardt – 25 years, Development Services

#### 2. Proclamation – Teen Dating Violence Prevention

MAYOR HARTKE read the proclamation and invited MAG's Regional Domestic Violence Council Dolores Ernst and Councilmember Beretta Haj from the Chandler domestic violence to accept.

#### 3. Proclamation – African American Month

MAYOR HARTKE read the proclamation and invited Pastor Victor Hardy to accept.

PASTOR VICTOR HARDY said we stand together as a community and must understand our history and culture, or we risk repeating it. Thank you to the administration for lighting the city in red to celebrate African American Month.

#### **4. Recognition – City Clerk's Office Passport Acceptance Facility, 30 Years of Service**

MAYOR HARTKE invited Brandi Weber, Customer Service Manager, US Dept. of State, to present the recognition, and the City Clerk's Office Passport Acceptance Facility to accept.

## **Consent Agenda and Discussion**

Discussion was held on items 9, 10, 13, 15, 22, 23.

### **Airport**

1. Final Adoption of Ordinance No. 5077 Approving an Amendment to Lease No. 017 with Chandler Aviation Services, Inc.  
Move City Council adopt Ordinance No. 5077 to approve a lease amendment with Chandler Aviation Services, Inc., and authorize the Mayor to execute the amendment and the City Manager or his designee to sign all related documents and take all action necessary or appropriate to implement this Ordinance.

### **City Clerk**

2. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Work Session of January 11, 2024, the Work Session of January 22, 2024, the Study Session of January 22, 2024, and the Regular Meeting of January 25, 2024.
3. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.
4. Resolution No. 5777 Providing Notice of the Primary and General Elections to be held on August 6, 2024, and November 5, 2024, Respectively  
Move City Council pass and adopt Resolution No. 5777 designating and providing notice of the 2024 Primary and General Elections to be held on August 6, 2024, and November 5, 2024, respectively; and authorizing the City Clerk to enter into agreements, as required, to provide election services for the 2024 Primary and General Elections.

### **City Manager**

5. Professional Services Agreement No. ST2106.201, Amendment No. 2, with TY Lin International, for the Frye Road Protected Bike Lanes (½ Mile West of Arizona Avenue to Paseo Trail/Consolidated Canal) Design Services  
Move City Council award Professional Services Agreement No. ST2106.201, Amendment No. 2, to TY Lin International for the Frye Road Protected Bike Lanes (½ Mile West of Arizona

Avenue to Paseo Trail/Consolidated Canal) Design Services, in an amount not to exceed \$176,801.

### Community Services

6. Purchase and Installation of Audio Visual Equipment for Tumbleweed Recreation Center  
Move City Council approve the purchase and installation of audio video equipment, utilizing the Mohave Educational Services Cooperative contract No. 20F-CCS-1003, with Commercial Computer Services, Inc., dba CCS Presentation Systems, in an amount not to exceed \$105,284.

### Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5078, PLH23-0058 Boddy Residence Rezoning and Preliminary Development Plan, 121 S. Dakota Street, Generally Located 1/4 Mile North of the Northwest Corner of Frye Road and Arizona Avenue  
Rezoning  
Move City Council introduce and tentatively adopt Ordinance No. 5078 approving rezoning from Multiple-Family Residential District (MF-2) to Planned Area Development (PAD) for a single-family residence, subject to the conditions as recommended by Planning and Zoning Commission.

#### Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0058 Boddy Residence for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

8. Introduction and Tentative Adoption of Ordinance No. 5080, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH23-0015/PLT23-0024 Highland Place, Southeast Corner of Alma School Road and Highland Street, Generally Located ¼ Mile South of the Southeast Corner of Alma School and Warner Roads.

#### Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5080 approving PLH22-0015 Highland Place, rezoning from Single-family (SF-18) district to Planned Area Development (PAD) for medium-density residential, subject to the conditions recommended by Planning and Zoning Commission.

#### Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH22-0015 Highland Place for site layout and building architecture for duplexes, subject to the conditions recommended by Planning and Zoning Commission.

#### Preliminary Plat

Move City Council approve Preliminary Plat PLT23-0024, subject to the conditions recommended by Planning and Zoning Commission.

9. Introduction and Tentative Adoption of Ordinance No. 5079, Rezoning and Preliminary Development Plan, PLH23-0053 Cambridge Medical Facility, North of the Northwest Corner of Gilbert Road and Insight Way, Generally Located ¼ Mile South of the Southwest Corner Gilbert and Germann Roads

#### Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5079 approving PLH23-0053 Cambridge Medical Facility, Rezoning to increase Mid-Rise Overlay allowing building heights up to 75 feet, subject to the conditions as recommended by Planning and Zoning Commission.

#### Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0053 Cambridge Medical Facility for site layout and building architecture for a medical development, including a specialty hospital and medical offices, subject to the conditions as recommended by Planning and Zoning Commission.

COUNCILMEMBER ELLIS asked for a brief presentation.

ANTHONY PINGS, with Pings and Associates, presented the following presentation.

- Integration into Community
- Expanded Access
- Youth Medical Education Onsite Training
- Healthcare Professional Training
- Support of Quality Housing
- Locating Healthcare Professionals into the Community
- Groundbreaking January 2026
- Completion 2026
- Opening August 2026

MR. PING said we are reinventing a referral hospital based on an evidence-based approach. We aim to expand access to medicine and bring in more specialists to work together. We are not a frontline hospital or trauma center, but we will offer surgery, outpatient stays, and longer stays when needed. Our hospital will have a more focused staffing approach, better outcomes, and a higher pay scale. We hope to break ground in January 2025 and open for patients in August 2026.

COUNCILMEMBER ELLIS asked if there are existing contracts for multiple payer sources. We have been having access issues, and she wanted to ensure that Chandler residents can access services easily.

MR. PING said the biggest challenge is the financial capacity to provide healthcare. We want to move beyond the traditional broken body model and adopt a more inclusive approach to medicine. We are working with traditional insurance companies and have included pro bono work in our plan. CMS is moving towards paying more for evidence-based success, and we are designing the hospital around this capacity. We are committed to expanding our group to help as many people as possible.

COUNCILMEMBER ORLANDO asked if we ever got back to the resident who asked about line-of-sight visibility for TV.

LAUREN SCHUMANN, Principal Planner, said she needed to speak with the resident about possible signal blockage from South Mountain. It is a possibility, but unlikely according to the building official.

COUNCILMEMBER ORLANDO said he wanted to ensure that we address the resident's question.

VICE MAYOR HARRIS asked about athlete injuries such as broken bones and other related issues. The city boasts great football, basketball, and soccer teams. He asked if they would be working with clients who specialize in these sports.

MR. PING said they have a group system to nurture providers within their organization. Sports medicine and orthopedic medicine, including PT, are essential in their area.

COUNCILMEMBER ELLIS asked how many beds they would be providing.

MR. PING said up to 99 beds.

10. Introduction and Tentative Adoption of Ordinance No. 5075, City Code Amendments, PLH23-0026 City Code Amendments related to Zoning, Property Maintenance, & Refuse, amending Chapter 30 Property Maintenance, Chapter 35 Land Use and Zoning, Chapter 39 Sign Code, and Chapter 44 Garbage and Refuse

Move City Council introduce and tentatively adopt Ordinance No. 5075 approving PLH23-0026 City Code Amendments related to Zoning, Property Maintenance, & Refuse, text amendments to:

A. Section 35-200 Definitions of the Zoning Code relating to mid-rise development, bar, and other updates, as recommended by Planning and Zoning Commission.

B. Section 35-305 Use Permit, relating to renewal enforcement, as recommended by Planning and Zoning Commission.

C. Articles IV. AG-1-Agricultural District, V. SF-33-Single Family District, VI. SF-18-Single Family District, VI.1. SF-10 Single Family District, VIII. MF-1-Medium Density Residential District, IX. MF-2-Multiple Family Residential District, and X. MF-3-High Density Residential District of Chapter 35 Land Use and Zoning, cleaning up language and permitting single family homes on parcels zoned multifamily residential that are less than 12,000 square feet, as recommended by Planning and Zoning Commission.

D. Sections 35-1203, 35-1503, 35-1703, and 35-1902.4, granting authority to the Planning Administrator to reduce front yard setbacks within the Infill Incentive District, as recommended by Planning and Zoning Commission

E. Sections 35-1802 General Requirements and 35-1804 Parking Schedule, relating to parking requirements, as recommended by Planning and Zoning Commission.

F. Section 35-1902.8(c) Site Development Plan, allowing the Planning Administrator to administratively approve more than two free-standing pads, as recommended by Planning and Zoning Commission.

G. Section 35-1902 Site Development Plan, relating to drive-through requirements, use of shipping containers, and screening of roof-mounted equipment, as recommended by Planning and Zoning Commission.

H. Section 35-2100 Table of Permitted Uses for Nonresidential Districts, modifying the layout, adding new previously unlisted uses, clarifying ancillary use provisions, and other related changes, as recommended by Planning and Zoning Commission.

I. Section 35-2202 Accessory Buildings and Guest Quarters, permitting accessory dwelling units within single-family lots, as recommended by Planning and Zoning Commission.

J. Section 35-2204 General, relating to perimeter wall requirements, as recommended by Planning and Zoning Commission.

K. Sections 35-2202.1, 35-2205, and 35-2208, relating to open-air ramadas, swimming pool setbacks, and satellite dish antenna requirements, as recommended by Planning and Zoning Commission.

L. Section 35-2215 Home Occupation, as recommended by Planning and Zoning Commission.

M. Chapter 39 Sign Code, relating to murals and temporary sign requirements, as recommended by Planning and Zoning Commission.

N. Chapter 30 Property Maintenance, relating to vehicles, trespassing light, landscaping maintenance, and abatement cost.

O. Chapter 44 Garbage and Refuse, relating to conversion from alley refuse pickup to curbside.

MAYOR HARTKE asked for a brief presentation.

Mayor Hartke asked about item 10, Ordinance 5075 Zoning Code amendments. If a council member wants to remove an item, we will take the whole group or the specific item from 5075 A/B. We need to decide how this will work.

KELLY SCHWAB, City Attorney, suggested that moving the entire proposal to action first would be better if a council member wanted to remove a specific component. Then, the council can vote on the components they agree on and have a separate vote on the specific item of concern.

MAYOR HARTKE said the items will be on consent for Thursday. Council can pull any item they want and vote on it separately.

LAUREN SCHUMANN, Principal Planner, gave the following presentation.

- PLH23-0026 Amendments related to Zoning, Property Maintenance, & Refuse
- Amendments – Residential
  - Permit Accessory Dwelling Units (ADU's)
  - Relax Home Occupation Rules
  - Increase maximum size of Ramadas
  - Multi-family guest parking requirements
  - Preservation of Historical neighborhoods
- Amendments
  - Tools to obtain highest quality of design for infill, redevelopment, & adaptive reuse
  - Predictable development process
  - Codify policies
  - Administrative Review to expedite process
  - Parking requirements-flex industry & outpatient medical office
  - Signs-Murals & 'For Lease' signs
- Background
  - April 2023 City Council Work Session
  - August 2023 City Council Subcommittee Meetings Neighborhoods & Economic Vitality
  - September 2023 Planning & Zoning Commission Work Session
  - October 2023 Draft posted to City's website Met with interested stakeholders
  - November 2023 Planning & Zoning Commission recommends approval
  - January 22, 2024, City Council Work Session
  - February 8, 2024, City Council Introduction

- February 22, 2024, City Council Final Adoption
- March 22, 2024, Code Amendment effective
- Public Outreach
  - Emailed all interested stakeholders
  - Presented to Economic Development Advisory Board (EDAB)
  - Met with Multi-Housing Association
  - Met with Downtown Chandler Community Partnership (DCCP)
  - Received 18 comments from City's website; -7 against parking, home occupations, ADU's -7 overall support comments, ramadas, ADU's -4 general questions
- Questions

MAYOR HARTKE discussed the issue of ADUs in downtown Phoenix, specifically regarding the possibility of them being used as short-term rentals. Despite the city's initial intention for ADUs to increase housing stock for families, there is concern that the state may allow them to be used as short-term rentals. If this occurs, the city must revisit and potentially modify its regulations to align with the state's rules.

MS. SCHUMANN said if the state changes accessory dwelling units, our code must be amended to align with those changes.

MAYOR HARTKE said he appreciates the efforts made to address the issue of multi-housing parking. With more multi-housing in downtown Chandler, they must not overcrowd the neighborhood streets. Providing adequate parking spaces and establishing the multi-housing authority online is important. Once they understood the problem, the city council's efforts to create appropriate codes were commendable. This change has a long history and precedes one of our long-standing council members.

COUNCILMEMBER STEWART asked for clarification on the three items that were pulled for the benefit of the public.

MS. SCHUMANN said three proposed code amendments regarding property maintenance. One item regarding the number of vehicles allowed in a residential property's rear yard has been pulled for further research. The second item is about modifications to home occupation, allowing no permanent changes. The third item is about affordable housing and parking. A draft was made, but more research is required before proceeding.

COUNCILMEMBER STEWART asked if there was ever permission for a Homebase business. They want to know if any existing regulations prevented someone from having a home-based business and hiring an employee. They are also curious about the current policy that allows for one employee and how it will be enforced.

MS. SCHUMANN said that home occupations are allowed if they are conducted completely within the dwelling unit and no customers or employees visit the house. Business registration with tax and license must be filled out and sent to the planning division for review to ensure compliance with guidelines.

COUNCILMEMBER STEWART said the change benefits micro business owners by allowing employees to come over.

COUNCILMEMBER STEWART asked about vehicles in the yard still in the item N language. Was it an oversight or intentional.

MS. SCHUMANN said the motions are grouped together and if listed individually, it would be a lengthy list. The reason why "Vehicles" is mentioned is because there was another item about property maintenance of vehicles. This item stated that vehicles could not overhang a sidewalk.

COUNCILMEMBER ORLANDO said during the last ADU discussion, short-term rentals were mentioned, but there is no prohibition against using ADUs as rental properties.

MS. SCHUMANN said it just prohibits short-term rentals as defined under Chapter 22 of our city code.

COUNCILMEMBER ORLANDO said the confusion is with rentals itself. units could be used to house senior parents, supplement income, or young individuals. We could allow long-term rentals without causing trouble to the neighborhood.

MS. SCHUMANN said the amendment was meant to add more units, not facilitate vacation rentals. The goal is to maintain a single-family subdivision while allowing for additional units. Short-term rentals defeat this purpose by potentially having a new family occupy the property every week.

COUNCILMEMBER ELLIS clarified that the discussion does not involve policies for assisted living homes and ADA regulations. These policies apply to individuals in group homes and are different from allowing employees to work from home or conducting business from home which requires a different licensing process.

MS. SCHUMANN said Residential Care Homes and group homes are identified as a separate section within our code they are not classified as home occupations.

## **Facilities and Fleet**

11. Purchase of Air Handler System Retrofit Services from MESA Energy Systems, Inc., dba EMCOR Services Arizona  
Move City Council approve the purchase of air handler system retrofit services, for the Boys and Girls Club of the Valley Chandler Compadres Branch, from MESA Energy Systems, Inc.,

dba EMCOR Services Arizona, utilizing the State of Arizona Contract No. CTR049764, in an amount not to exceed \$614,840.

12. Agreement No. BF3-936-4600, with CFP Back Flow Services, Inc., for Fire Protection Services Move City Council approve Agreement No. BF3-936-4600 with CFP Backflow Services, Inc., for fire protection services, in an amount not to exceed \$790,310, for the period of one year, beginning February 8, 2024, through February 7, 2025.

### Management Services

13. Resolution No. 5768 Updated Financial Policies for Operating Management, Debt Management, Grant Management, Investment, Accounting Auditing and Financial Reporting, and Pension Funding  
Move City Council pass and adopt Resolution No. 5768, adopting updated Financial Policies for Operating Management, Debt Management, Grant Management, Investment, Accounting Auditing and Financial Reporting, and Pension Funding, and accepting the City's share of assets and liabilities under the Public Safety Personnel Retirement System Actuarial Valuation Report.

COUNCILMEMBER ORLAND asked for a briefing.

DAWN LANG, Deputy City Manager/Chief Financial Officer, gave a briefing on Resolution No. 5768. We have updated nine of our financial policies, with changes to six of them. Most of the changes are minor administrative updates, such as updating position titles and changing preferred terms. However, there are a few notable changes. Firstly, we are updating our cost-of-service study policy for utility rates. Currently, the policy requires us to conduct a cost-of-service study every four years, which is too short of a time span to implement any changes effectively. We are proposing to change this to every seven years, with a five-year period for implementation and one year in the middle to evaluate results. Secondly, we are updating our debt management policy. We are removing Municipal Property Corporation bonds, which have not been used since the 90s. We now use excise tax revenue obligation bonds or revenue bonds. Thirdly, we are updating our Grant Management policy to include a new Grant Program Manager who will be responsible for running the grant intake process. The process will still require a threshold of \$30,000 or higher to come before Council. Fourthly, we are changing the name of our financial report from Comprehensive Annual Financial Report to Annual Comprehensive Financial Report. Finally, we have updated our Pension Funding policy, which is required by Arizona Rev statute. We have moved from 78.8% funding status to 83.3% funding status for both police and fire departments. This update is only through June 30th, 2023, and reflects the additional \$50 million in payments made by the Mayor and Council. Our financial policies set the guidelines for our financial management practices, strategic intent, and risk management. They are the basis for our 204 - 2025 budget preparation and have helped us maintain strong bond ratings while minimizing borrowing costs.

COUNCILMEMBER ORLANDO highlighted the importance of using the right keywords, such as bonds, financial statements, and stability, to attract investors for purchasing Chandler Bonds.

### Mayor and Council

14. Resolution No. 5776 Recognizing the Harm of Violence Among the Youth in the Community, Condemning all Violence Among the Youth in the Community, and Reaffirming the City's Commitment to Investigate and Prevent Youth Violence in Chandler  
Move City Council adopt Resolution No. 5776 recognizing the harm of violence among the youth in the community, condemning all violence among the youth in the community, and reaffirming the City's commitment to investigate and prevent youth violence in Chandler.

### Public Works and Utilities

15. Resolution No. 5765 Authorizing the Application and Award of a Bureau of Reclamation Grant in the Amount of \$5,000,000  
Move City Council pass and adopt Resolution No. 5765 authorizing the application and award of a grant in the amount of \$5,000,000, from the United States Bureau of Reclamation (BOR), for the Advanced Metering Infrastructure (AMI) Project; and authorizing the City Manager to enter into a grant agreement and take all action necessary to implement the grant.

COUNCILMEMBER ORLANDO asked for a briefing on how this impacts the average resident.

JOHN KNUDSON, Public Works & Utilities Director, gave a briefing on Resolution No. 5765. In recent years, our utility company has actively pursued grants related to water conservation. We seek a grant from the Bureau of Reclamation as part of their WaterSMART Grants Program. This grant will help us upgrade our water meters to a more sophisticated system that transmits information daily. This will allow us to move more quickly towards an automated meter reading infrastructure we are currently exploring. Our project is moving forward, and we will install data collectors throughout the city while improving our meter infrastructure. The \$5 million from this grant will enable us to keep our rates low while maintaining our high level of service.

COUNCILMEMBER ORLANDO said we will reduce the number of people needed to read meters and that we are already transitioning.

MR. KNUDSON said that automatic metering could reduce the number of people needed for meter readings, but those same individuals will have to undergo IT training to handle other issues. It remains to be seen if the program can achieve this goal with fewer people or different training.

COUNCILMEMBER ORLANDO said the focus is not on reducing staff, but rather on better utilizing their capabilities. Last week, you emphasized the need for more troubleshooters who can fix things that go wrong, rather than just reading meters and moving on to the next house. Therefore, there will be more troubleshooters now, who will be able to do their job efficiently.

MR. KNUDSON said the automatic meter infrastructure allows residents to monitor their water usage daily. This helps with water conservation by detecting leaks quickly.

16. Professional Services Agreement No. ST2309.201, with Olsson, Inc., for the Alma School Road Improvements (Germann Road to Queen Creek Road) Design Services  
Move City Council award Professional Services Agreement No. ST2309.201, to Olsson, Inc., for the Alma School Road Improvements (Germann Road to Queen Creek Road) Design Services, in an amount not to exceed \$741,307.12.
17. Purchase of Water Maintenance Piping Recoating Services  
Move City Council approve the purchase of water maintenance piping recoating services, from Joseph Painting Company, Inc., dba JPCI Services, utilizing Town of Gilbert Agreement No. 321000003, in an amount not to exceed \$130,000.
18. Resolution No. 5764 Authorizing the Acquisition of Real Property in Fee and Easement as Required for the Price Road Frontage Sewer Rehab Project (WW2210)  
Move City Council pass and adopt Resolution No. 5764 authorizing the acquisition of real property in fee and easement as required for the Price Road Frontage Sewer Rehab Project (WW2210), from two parcels described in Exhibits "A" and "B"; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreement and any other documents necessary to facilitate the acquisition; and authorizing relocation assistance as may be required by law.
19. Professional Services Agreement No. ST2404.201, with Strand Associates, Inc., for the Willis Road (Vine Street to 1,700' East, between Alma School Road and Arizona Avenue) Design Services  
Move City Council award Professional Services Agreement No. ST2404.201, to Strand Associates, Inc., for the Willis Road (Vine Street to 1,700' East, between Alma School Road and Arizona Avenue) Design Services, in an amount not to exceed \$204,262.
20. Professional Services Agreement No. ST2407.201, with Stanley Consultants, Inc., for the Arizona Avenue and Warner Road Intersection Design Services  
Move City Council award Professional Services Agreement No. ST2407.201 to Stanley Consultants, Inc., for the Arizona Avenue and Warner Road Intersection Design Services, in an amount not to exceed \$195,791.13.
21. Professional Services Agreement No. ST2112.451, with Tristar Engineering and Management, Inc., for the Alley Rehab PM10 Dust Emissions Reduction Construction Management Services  
Move City Council award Professional Services Agreement No. ST2112.451, to Tristar Engineering and Management, Inc., for the Alley Rehab PM10 Dust Emissions Reduction 2

(FMA 3, 16, 25, 39, and 40) Construction Management Services, in an amount not to exceed \$354,897.

22. Construction Agreement No. ST2112.401 with Cactus Transportation II, Inc., dba Cactus Asphalt, for the Alley Rehab PM10 Dust Emissions Reduction  
Move City Council award Construction Agreement No. ST2112.401 to Cactus Transportation II, Inc., dba Cactus Asphalt, for the Alley Rehab PM10 Dust Emissions Reduction 2 (FMA 3, 16, 25, 39, and 40), in an amount not to exceed \$2,927,207.70.

COUNCILMEMBER ELLIS asked for a briefing.

JOHN KNUDSON, Public Works & Utilities Director, gave a briefing on item 22. Chandler has 111 miles of alleys, of which eight miles are paved asphalt, and the remaining 103 miles are unpaved. Alleys are primarily used for accessing the rear of homes, solid waste collection, and utility corridors. The adjacent property owners are responsible for alley maintenance, but the city has programs to maintain and rehabilitate them. One such program is dust mitigation for the 103 miles of unpaved alleys, for which the city has received grants to pave with asphalt millings. The city has two memos for the alley rehabilitation program. The first phase will be completed in 2024, where they will accomplish about 10 miles, and the last phase in 2026, where they will pave the last 20 miles. Once completed, they plan to restart the process and maintain the alleys with grant funding.

COUNCILMEMBER ELLIS asked about the slow progress of the ongoing projects and asked why they could not be completed simultaneously.

MR. KNUDSON said getting grant funding from the state and county is difficult due to environmental surveys and design work required. Utility coordination is also necessary due to shallow alleys with cables that must be buried deeper. The project takes about two years, including environmental and design work before bidding out the job.

COUNCILMEMBER ELLIS said all projects should be completed by 2027, with ongoing maintenance to follow.

MR. KNUDSON said tonight represented an additional 10 miles, and then the 2026 program will cover the final 20 miles. These two phases represent 30 of the 103 miles that will be accomplished by then. However, it is not just this program that takes care of the alleys. Our street folks also have other programs where they clean up and maintain the alleys. They are constantly traveling through the alleys to ensure accessibility and cleanliness.

COUNCILMEMBER ELLIS said that many people would be happy with this.

## Action Agenda

- 23. Preliminary Development Plan, PLH23-0027 Layton Lakes Village Shops, Located at the Southeast Corner of Gilbert Road and Queen Creek Road  
Move City Council approve Preliminary Development Plan PLH23-0027 Layton Lakes Village Shops for a site layout and building architecture for a car wash and a mixed-use retail/office building, subject to the conditions as recommended by Planning and Zoning Commission.

MAYOR HARTKE said Councilmember Orlando requested to pull this item to the action agenda.

COUNCILMEMBER ORLANDO said that staff is working on a stipulation, so we may not get action on it if that comes through.


- 24. Resolution No. 5769 Accepting the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023, and Demonstrating Compliance with Arizona Revised Statutes §9-481(H) and ARS §41-1494  
Move City Council pass and adopt Resolution No. 5769 accepting the Annual Comprehensive Financial Report (ACFR) and related financial audit reports submitted by Heinfeld, Meech & Co., P.C., for the fiscal year ended June 30, 2023, and demonstrating compliance with Arizona Revised Statutes (ARS) §9-481(H) and §41-1494.

## Informational

- 25. December 20, 2023, Planning and Zoning Commission Meeting Minutes

## Adjourn

The meeting was adjourned at 7:21 p.m.

ATTEST:   
City Clerk

  
Mayor

Approval Date of Minutes: February 22, 2024

## 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 5th day of February 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 22<sup>nd</sup> day of February, 2024.

*Dana R. D'Amico*

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City Clerk

