

# Meeting Minutes

## City Council Study Session

April 1, 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 6:03 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

\*Vice Mayor OD Harris and Councilmember Angel Encinas attended electronically.

### Scheduled Public Appearances

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

#### 1. Service Recognitions

Chris Kush – 25 Years, Police  
Deanna D' Arcangelo-Larson – 10 Years, Police  
Kim Moyers – 10 Years, Cultural Development  
Kristen Poe – 20 Years, Information Technology  
Ramon Granillo – 25 Years, Public Works & Utilities  
Heather Figueroa – 25 Years, Mayor & Council

#### 2. Recognition: Chandler Innovation Fair Winners

MAYOR HARTKE called Micah Miranda up to accept.

MICAH MIRANDA, Economic Development Director, thanked Odette Moore, Economic Development Research Associate, and Stephanie Romero, Public Information Officer for their dedication and hard work.

MR. MIRANDA invited forward the winners for the STEM promotion display. Congratulations to all participating schools, and thanks to our sponsors for making this event possible. ACP Arizona College Prep High School and Valley Christian High School won in the high school category, Willis Junior High and Santan Junior High were recognized in the junior high category, and Bologna Elementary School and Rice Elementary School won in the elementary category. Thanks to all participants for promoting STEM education.

### **3. Proclamation: Valley Bike Month**

MAYOR HARTKE read the proclamation and invited Nancy Jackson, Transportation Planning Program Coordinator, and David Fleischmann with Cactus Cruisers to accept.

MS. JACKSON thanked Mayor and Council for recognizing April as Valley Bike Month. Ms. Jackson encouraged everybody to join the family bike ride on Saturday, April 6.

### **4. Proclamation: Jazz Appreciation Month**

MAYOR HARTKE read the proclamation and invited Bart Salzman, Founder of Chandler Jazz Festival, and Helen Dy to accept.

MR. SALZMAN expressed gratitude to the Mayor and Council for their support. He mentioned starting a jazz festival in downtown Chandler 25 years ago, with the first festival being held in 2000 and continuing for 16 years. The festival was initially volunteer-run with 50 volunteers. Leah Powell played an instrumental role in making the festival a success. Mr. Salzman and his team are grateful to Chandler for their support.

### **5. Proclamation: National Sexual Assault Awareness Month**

MAYOR HARTKE read the proclamation and invited Katie Cain, Victim Services Senior Program Manager, and Samantha Hinchey and Chelsea Grieve, Domestic Violence Commissioners, to accept.

MS. HINCHEY thanked Mayor and Council for recognizing sexual assault. She reminded everyone that April is Sexual Violence Awareness Month and encouraged them to wear teal on April 21st and denim on April 24th to show support. She also mentioned upcoming events in Maricopa County, including one at ASU.

### **6. Proclamation: National Child Abuse Prevention Month**

MAYOR HARTKE read the proclamation and invited Mark Whitaker from the Exchange Club of Chandler to accept.

MAYOR HARTKE thanked Councilmember Ellis for her work in the community, on our Maricopa County Domestic Violence Force, and as a member of the Exchange Club.

MR. WHITAKER thanked Mayor and Council and Domestic Violence Commission for their support for the Field of Hope, a memorial for children who lost their lives due to abuse or neglect. The field will be set up on April 14th at 2 PM in Dr. A.J. Chandler Park, with an information fair at 4 PM and a dedication ceremony at 6 PM. The field will be up 24/7 through April 19th. All residents of Chandler are invited to attend and raise awareness for this important cause.

## **Consent Agenda and Discussion**

Discussion was held on items 4, 10, and 17.

### **City Clerk**

1. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Special Meeting of March 18, 2024, the Special Meeting Budget Workshop #2 of March 18, 2024, the Regular Meeting of March 18, 2024, the Study Session of March 18, 2024, and the Regular Meeting of March 21, 2024.
2. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.

### **City Magistrate**

3. Resolution No. 5789 Intergovernmental Agreement Between the City of Chandler Municipal Court and the Superior Court of Arizona in Maricopa County for Jury Services  
Move City Council pass and adopt Resolution No. 5789, approving the Intergovernmental agreement between the City of Chandler, on behalf of its Municipal Court, and the Superior Court of Arizona in Maricopa County for Jury Services.

### **City Manager**

4. Agreement No. CM3-290-4552, Amendment No. 1, Solar Installations at Various Facilities  
Move City Council approve Agreement No. CM3-290-4552, Amendment No. 1, with Ameresco, Inc., for solar installations at various facilities, to proceed with Milestone 2 of the Scope of Services.

STEVEN TURNER, Sustainability & Performance Officer, presented the following presentation.

- Solar Installations
  - Agenda
  - Solar Feasibility Study
  - Results from Milestone 1
  - Next Steps After Milestone 2

- Solar Feasibility Study
- Milestone 1 was completed in January 2024
- Milestone 2 is pending City Council approval
- Milestone 1
  - Preliminary site layouts
  - Estimated photovoltaic production
  - Estimated design and construction pricing
  - Recommended ownership and pricing models with Inflation Reduction Act benefits
- Milestone 2
  - Electrical and structural engineering
  - SRP/APS Interconnect Applications
  - Plans submitted to City for review
  - Provide final photovoltaic estimates
  - Submit final cost and guaranteed savings projections.
- Milestone 1 Results
  - 23 of the 25 sites found as feasible options
  - Proposed system size is over 9 MW
  - 56% proposed energy offset
  - General Fund will receive 30% of the savings and Utility funds will receive 70%
    - 10% Water
    - 60% Wastewater
  - 20-year project agreement
  - 15 million capital investment scenario
    - Total project cost is \$26.2 million
    - Total annual savings is \$1.4 million
    - Total savings after 25 years is \$41.6 million
  - \$6.5 million savings from Inflation Reduction Act (IRA)
    - \$19.7 million final cost with IRA
- Next Steps After Milestone 2
  - Milestone 2 Will take approximately six months
  - Staff will present financing options once estimates are finalized
  - Final construction agreement upon completion of Milestone 2
  - Guaranteed Savings Contract
    - All savings in the final estimates will be guaranteed
    - 25-year warranty on solar panels
  - Installation will take less than a year
  - Smaller sites may come online sooner
  - Questions?

COUNCILMEMBER ELLIS asked how our current actions differ from those of a homeowner and what to tell those who question the plan's benefits to the city.

MR. TURNER said various factors such as mount type, energy usage, and pricing options affect the overall cost of a solar project. A large project has more buying power to purchase solar panels at a discounted rate. Pricing models and structures need to be considered to make a solar project feasible, and the use of the Inflation Reduction Act, ground and roof mount, and solar-covered parking can make it possible.

COUNCILMEMBER ELLIS asked if any unused energy from their organization is returned to the energy company, similar to how it works with personal energy sources.

MR. TURNER said the solar panels will generate every bit of energy consumed, so it is behind the meter. When the energy is produced from the solar panels, it will be directly used in our system.

COUNCILMEMBER ELLIS said the overflow will be somewhere else.

MR. TURNER said we need to size each facility correctly, so we do not overproduce. Therefore, each facility will be sized appropriately based on its usage.

COUNCILMEMBER ORLANDO said his concern is the payback period, which, based on some assumptions, is 15 years.

MR. TURNER said a 2% degradation of the solar panels annually. Utility providers SRP and APS are accounting for a 3% increase in energy costs, which is sometimes exceeded. This results in bigger savings for them.

COUNCILMEMBER ORLANDO said the estimated degradation rate may be less than 3.2%. This is particularly true for newer solar panels. The current estimate provided by the electric company, SRP, is considered conservative. In fact, a recent observation showed a degradation rate of 5%.

MR. TURNER said we are estimating 3%.

COUNCILMEMBER ORLANDO said that we will have a quicker payback period if the electricity usage projections are accurate.

MR. TURNER said potentially.

COUNCILMEMBER STEWART said he appreciated the work done and shared concerns about the spending of funds. However, he thanked staff for being at the forefront of cutting-edge technology and believed that storage was the key to achieving energy independence. He commended the team's excellent work and hoped that this project would set an example for other cities to follow. MR. TURNER said the company's system will be able to adapt and integrate with any future advancements in battery technology and pricing. If battery pricing and technology align in the next five or ten years, the system can connect with it seamlessly.

MAYOR HARTKE thanked the staff for saving money on PSPRS and LED lights. He challenged them to come up with more innovative ideas to lower ongoing costs. The council is excited about projects that make the most of today's and tomorrow's dollars.

### Development Services

5. Final Adoption of Ordinance No. 5086, Historic Preservation District, PLH23-0066 Silk Stocking Historic Preservation District, Generally Located East of the Northeast Corner of Arizona Avenue and Chandler Boulevard  
Move City Council adopt Ordinance No. 5086, PLH23-0066 Silk Stocking, establishing a Historic Preservation District zoning overlay subject to the conditions as recommended by the Planning and Zoning Commission and the Historic Preservation Commission.
  
6. Final Adoption Ordinance No. 5088, Annexation, ANX22-0003 Hamilton Commerce Center, Generally Located North of the Northeast Corner of Queen Creek Rd. and Union Pacific Railroad  
Move City Council adopt Ordinance No. 5088 approving ANX22-0003 Hamilton Commerce Center, annexing two parcels totaling approximately 13.4 acres as recommended by Planning staff.
  
7. Final Adoption Ordinance No. 5089, Rezoning PLH22-0028 Schnitzer Commerce Parks, generally located one quarter mile east of the southeast corner of Arizona Avenue and Ryan Road within two sites  
Rezoning  
Move City Council adopt Ordinance No. 5089 approving PLH22-0028 Schnitzer Commerce Parks, Rezoning from AG-1 to PAD for an industrial business park, subject to the conditions as recommended by Planning and Zoning Commission.
  
8. Purchase of Fiber Network Hardware  
Move City Council approve the purchase of Fiber Network Hardware, from Sentinel Technologies, using the 1 Government Procurement Alliance (1GPA) Contract No. #22-02PV-18, for Fiber Optic Facilities at Veterans Oasis Park and the Public Safety Training Center, in an amount not to exceed \$240,013

### Management Services

9. Final Adoption Ordinance No. 5083, Amending Section 38-4 and Appendix A of Chapter 38 of the Chandler City Code, to Modify Certain Arterial Street, Fire, Parks, Police, Reclaimed Water, Wastewater, and Water System Development Fees  
Move City Council adopt Ordinance No. 5083 amending section 38-4 and Appendix A of Chapter 38 of the Chandler City Code, to modify certain Arterial Street, Fire, Parks, Police, Reclaimed Water, Wastewater, and Water System Development Fees.

## Neighborhood Resources

### 10. Resolution No. 5791 Intergovernmental Agreement with Maricopa County for Heat Relief Services

Move Council pass and adopt Resolution No. 5791, accepting \$218,132 in American Rescue Act Plan funds from Maricopa County for heat relief services.

RIANN BALCH, Community Resources Senior Manager, presented the following presentation.

- Heat Relief Summer 2024
- Overview
  - The City of Chandler has supported heat relief services for vulnerable households and persons at risk of or experiencing homelessness for many years utilizing various funds sources.
  - Last year, Maricopa County made ARPA funds available to provide heat relief services for the 2023 heat season and are doing so again for the 2024 heat season.
  - Last year, the Cities of Chandler and Mesa partnered, spending a total of \$406,996 and serving 1,818 unduplicated residents at day respite centers\*.
  - This year, the Cities of Chandler and Mesa will operate services independently.
  - \*Residents utilizing cooling stations not included.
- Chandler Heat Relief Services: 2023 Heat Season
  - Chandler operated a day respite center and 10 cooling stations June – September 2023
  - Last year, the City of Chandler spent \$176,757, serving 567 unduplicated residents at day respite centers. Hundreds more stopped into cooling stations for hydration and refuge from the elements.
  - Chandler residents utilized 8,619 hours of Day Respite Center services.
  - Through the day respite center and ten cooling stations, Chandler residents received:
    - 10,232 bottles of water
    - 13,484 meals and snacks
    - 609 showers
    - 220 laundry services
- 2023 Heat Related Deaths
  - 645 heat related deaths occurred in Maricopa County.
  - 14 of these deaths occurred in Chandler
  - Almost 2 out of 3 heat related deaths were age 50 years or older
  - 45% of the deaths were among people experiencing homelessness
  - 3 out of 4 heat related deaths occurred outside.
- 2024 Heat Relief Services
  - One day respite center operated by the Salvation Army Chandler Corps.
    - Open 9 am – 7 pm Monday through Saturday and Sunday's during excessive heat warnings
    - Food, water, and uninterrupted rest
    - Shower and laundry services
  - 8 cooling stations at Chandler public facilities during regular business hours.

- Maricopa County will provide transportation to/from day respite centers, marketing and signage.
- Next Steps
  - The City seeks to enter into an Intergovernmental Agreement with Maricopa County to support heat relief services for the 2024 heat season.
  - The City also seeks to amend a contract with the Salvation Army Chandler Corps to provide Day Respite Center services and support cooling stations at 8 City of Chandler public facilities.
- Questions

COUNCILMEMBER ELLIS asked about the 14 deaths in Chandler and what is being done to prevent similar incidents. The Department of Health Services is looking into the health issues that put people at risk of dehydration and cause untimely deaths.

MS. BALCH said the Department of Health and the epidemiologists from the Department of Public Health are working together to identify factors that contribute to the current situation. They are analyzing co-variables like substance use, dehydration, and exposure to high temperatures. The team is looking for ways to improve the situation by analyzing data from last year when there were more than 31 consecutive nights with temperatures above 90 degrees.

COUNCILMEMBER ELLIS asked about the partnership with the Salvation Army, the number of beds they could offer, and whether overnight beds were provided for certain nights or every night.

MAYOR HARTKE clarified that they were not providing any night beds, only daytime beds from 9:00 a.m. to 7:00 p.m.

COUNCILMEMBER ELLIS asked where the overflow would be accommodated.

MS. BALCH said we have non-congregate shelter programs and the I-Help shelter in partnership with Ascend to provide safe overnight accommodations for the most vulnerable individuals.

COUNCILMEMBER ELLIS said if you allow someone to cool down from 7 to 9 PM but then put them out afterward, when they are still vulnerable, they will be returned to the same area and will likely become sick again.

COUNCILMEMBER STEWART mentioned setting up a 24-hour respite center in the city for the homeless. This would provide temporary shelter until permanent housing is available. Funding could be sought from other sources or Josh to make this idea a reality.

MAYOR HARTKE said we could collaborate with ASCEND to ensure that the I-Help Program, an all-night program covering Chandler, reaches its maximum capacity. This would be especially beneficial during the hot summer months.



VICE MAYOR HARRIS asked about partnering with Valley Metro to provide heat relief at bus stops.

MS. BALCH said she will investigate that.

11. Resolution No. 5788 Facility Use Agreement Between Live Love and the City of Chandler  
Move City Council pass and adopt Resolution No. 5788 approving the Facility Use Agreement between Live Love and the City of Chandler for use of the Oasis Community Center.
12. Agreement No. 4758, with Metro Zona Hospitality, LLC, dba Aligned Hospitality Management, LLC, for Temporary Accommodation Services  
Move City Council approve Agreement No. 4758, with Metro Zona Hospitality, LLC, dba Aligned Hospitality Management, LLC, for temporary accommodation services, in an amount not to exceed \$525,000, for a period of one year, April 15, 2024, through April 14, 2025, with the option of up to four one-year extensions.
13. Agreement No. NR3-952-4604, Amendment No. 1, with The Salvation Army, for Heat Relief Services  
Move City Council approve Agreement No. NR3-952-4604, Amendment No. 1, with The Salvation Army, for heat relief services, in an amount not to exceed \$222,132, for the period of one year, beginning June 15, 2024, through June 14, 2025.

### **Police Department**

14. Resolution No. 5787 Pertaining to the Submission of Projects for Consideration in Arizona's 2025 Highway Safety Plan  
Move City Council approve Resolution No. 5787, authorizing the Chandler Police Department to submit projects for consideration in Arizona's 2025 Highway Safety Plan; and Authorizing the Chief of Police to Conduct All Negotiations and to Execute and Submit all Documents Necessary with such Grant.

### **Public Works and Utilities**

15. Final Adoption Ordinance No. 5082, Granting a Non-Exclusive Utility Easement to Salt River Project Agricultural Improvement and Power District, at No Cost, to Accommodate the Arrowhead Park Court Lighting Project  
Move City Council adopt Ordinance No. 5082 granting a non-exclusive utility easement to SRP, at no cost, to accommodate the Arrowhead Park Court Lighting Project.
16. Final Adoption Ordinance No. 5085, Authorizing and Approving the Dedication in Fee of Assessor's Parcel Number 303-32-007U, Located on the East Side of McQueen Road, Just North of the Ryan Road Alignment, for Public Right-of-Way (Roadway) Purposes

Move City Council adopt Ordinance No. 5085 authorizing and approving the dedication in fee of assessor's parcel number 303-32-007U, located on the east side of McQueen Road, just north of the Ryan Road alignment, for public right-of-way (roadway) purposes.

17. Professional Services Agreement No. BF2401.201, with Dick & Fritsche Design Group, Inc., for the Boys and Girls Club Tenant Improvement Design Services  
Move City Council award Professional Services Agreement No. BF2401.201 to Dick & Fritsche Design Group, Inc., for the Boys and Girls Club Tenant Improvement Design Services, in an amount not to exceed \$148,187.

LEAH POWELL, Neighborhood Resources Director, gave an update on the redesign and expansion of the boys and girls club, including the patio area, which is currently in its initial stages. A few months ago, the city proposed an extended amendment to their agreement, which is now starting the construction project. The patio area will be expanded to serve as an expansion of the teen center, and there will be renovations and refurbishments of the youth area, including new paint and furniture. Additionally, an enhanced entrance to the facility will be added to increase security measures. The Compadres have made a significant donation towards the project, which will help with furniture, fixtures, and other enhancements. The city is grateful for their contribution. The partnership with the Boys and Girls Club has been longstanding, and the city is pleased to continue working with them as they are valuable stakeholders in the community, providing information on the youth they serve and the programs they offer. The partnership between the city and the club is ongoing, and they engage regularly.

COUNCILMEMBER STEWART thanked Ms. Powell for the update and expressed gratitude for the partnership between the Compadres, Boys and Girls Club, and their office to make it a productive place for youth. He requested an update on the progress made on that front.

18. Professional Services Agreement No. CA2202.451, with Consultant Engineering, Inc., for Wall Street Improvements Construction Management Services  
Move City Council award Professional Services Agreement No. CA2202.451 to Consultant Engineering, Inc., for Wall Street Improvements Construction Management Services, in an amount not to exceed \$146,862.
19. Professional Services Agreement No. WW2402.201, with Wilson Engineers, LLC, for the Loop 101/202 Redundant 66-inch Sewer Line Design Services  
Move City Council award Professional Services Agreement No. WW2402.201, to Wilson Engineers, LLC, for the Loop 101/202 Redundant 66-inch Sewer Line Design Services, in an amount not to exceed \$498,550.
20. Agreement No. PW4-962-4712, with Andrews Plumbing Services, Inc.; PM Plumbing and Mechanical, Inc.; and TALIS Construction Corporation, for Plumbing Services

Move City Council approve Agreement No. PW4-962-4712, with Andrews Plumbing Services, Inc.; PM Plumbing and Mechanical, Inc.; and TALIS Construction Corporation, for plumbing services, in a combined amount not to exceed \$640,000, for a one-year term, April 11, 2024, through April 10, 2025, with the option of up to four one-year extensions.


21. Project No. CA2204.401 with DBA Construction, Inc., Pursuant to Job Order Project No. JOC2405.401, for the City Hall Parking Lot and Alley Improvements  
Move City Council award Project No. CA2204.401 to DBA Construction, Inc., Pursuant to Job Order Project No. JOC2405.401, for the City Hall Parking Lot and Alley Improvements, in an amount not to exceed \$1,199,284.16
22. Project Agreement Job Order No. CA2202.401 with DBA Construction, Inc., Pursuant to Job Order Master Agreement No. JOC2405.401, for the Wall Street Improvements  
Move City Council award Project Agreement Job Order No. CA2202.401 to DBA Construction, Inc., pursuant to Job Order Master Agreement No. JOC2405.401, for Wall Street Improvements, in an amount not to exceed \$1,592,535.92.
23. Professional Services Agreement No. CA2204.451, with Consultant Engineering, Inc., for the City Hall Parking Lot & Alley Improvements Construction Management Services  
Move City Council award Professional Services Agreement No. CA2204.451 to Consultant Engineering, Inc., for the City Hall Parking Lot & Alley Improvements Construction Management Services, in an amount not to exceed \$108,058.

## Informational

24. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
25. January 17, 2024, Planning and Zoning Commission Meeting Minutes

## Adjourn

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

ATTEST:   
City Clerk

  
Mayor

Approval Date of Minutes: April 18, 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 1st day of April 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 18<sup>th</sup> day of April, 2024.

*Dana R. D'Long*

\_\_\_\_\_  
City Clerk

