

# Meeting Minutes

## City Council Study Session

April 15, 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 Poston to join him for the recognitions.

#### 1. Proclamation – Karen Self Day

MAYOR HARTKE invited Karen Self, Head Coach Seton Catholic Preparatory Girls Varsity Basketball, and others forward and read the proclamation.

MS. SELF thanked Mayor and Council for recognizing the team's hard work over the years.

#### 2. Proclamation – Fair Housing Month

COUNCILMEMBER POSTON invited Jeff Christian, Community Resources Specialist, and Leslie Peralta, Community Resources Representative forward and read the proclamation.

MR. CHRISTIAN shared that the spotlight on Fair Housing Month is important so it can become better known and more embraced.

### 3. Recognition – Fair Housing Kids Poster Winners

MAYOR HARTKE recognized the young artists who have created posters for Love Your Neighbor.

RIANN BALCH, Community Resources Senior Manager, explained that one of the responsibilities as recipients of community block grant development funds is to further fair housing. This is completed through sharing information about fair housing. This is the first annual kids' poster contest, an initiative to share information to youth about fair housing. Ms. Balch recognized participants Maanya Gadeela, Sofia Fernandez Ortega, Carter Carrillo, James Prestwood, and winners Mia Nichols, Charlee Carrillo, and Jasmine Prestwood.

### 4. Recognition – Arizona Spelling Bee Winners

MAYOR HARTKE recognized Arizona Spelling Bee Winners Isabelle Garcia and Esha Maripudi.

### 5. Proclamation – National Police Week and Peace Officers Memorial Day

MAYOR HARTKE invited Bryan Chapman, Police Chief and Melissa Deanda, Assistant Police Chief forward and read the proclamation.

CHIEF CHAPMAN thanked Mayor and Council, and welcomed support from the community that we are happy to serve.

## Consent Agenda and Discussion

Discussion was held on items 6, 18, and 19.

### City Clerk

1. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Study Session of April 1, 2024, the Special Meeting of April 4, 2024, and the Regular Meeting of April 4, 2024.
2. Board and Commission Appointments  
Move City Council approve the Board and Commission appointments as recommended.

### Cultural Development

3. Agreement No. CD4-918-4725, with AMS Planning & Research Corp., for the Arts Facilities Needs Assessment  
Move City Council approve Agreement No. CD4-918-4725, with AMS Planning & Research Corp., for the Arts Facilities Needs Assessment, in the amount of \$122,900.

### Development Services

4. Introduction and Tentative Adoption of Ordinance No. 5091, Rezoning and Preliminary Development Plan, PLH23-0055 Irgens Ascend, Generally Located at the Northwest Corner of Cooper Road and Germann Road

## Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5091 approving PLH23-0055 Irgens Ascend, amending the existing Planned Area Development (PAD) zoning to allow showroom uses, subject to the conditions as recommended by Planning and Zoning Commission

## Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0055 Irgens Ascend for site layout and building architecture for an industrial building and a showroom building, subject to the conditions as recommended by Planning and Zoning Commission.

5. Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility, located at 2500 W. Frye Road, generally located one-half mile south and east of Chandler Boulevard and Price Road  
Move City Council continue Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, to the May 9, 2024, City Council meeting.
6. Resolution No. 5796, Authorizing a License Agreement between Light Source Communications LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Communications Systems  
Move City Council pass and adopt Resolution No. 5796, authorizing the Mayor to execute the license agreement between Light Source Communications LLC, and the City of Chandler for the use of facilities in the city's rights-of-way and public places to establish Class 4 and Class 5 Communications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

DENNIS AUST, Fiber Telecommunications and Utility Franchise Manager, presented on item 6. Lightsource will be providing high bandwidth fiber-based communications and related competitive data services for high bandwidth customers like large businesses, commercial, or industrial enterprises. In the first year they will build backbone projects which will allow them to build out the target customer base.

COUNCILMEMBER ORLANDO thanked staff for working on this. There were concerns in the original scope of agreements overall and we have got some other ideas. Councilmember Orlando said these have transferable clauses, where we will still be indemnified.

MR. AUST said the licenses have clauses in them for transfer of assignment and security bonds for letter of credit.

COUNCILMEMBER ORLANDO said it can be based upon linear mileage or 2% of gross revenue, whichever is higher.

MR. AUST answered it is whichever is less between the two.

COUNCILMEMBER ORLANDO asked what construction activities will occur on the streets.

MR. AUST said this company will be doing conventional directional drilling methods or conventional trenching methods in arterial streets. Micro trenching in Chandler has only been approved on local and collector streets due to the depth requirements.

COUNCILMEMBER ORLANDO asked if all the current license agreements we have will be updated to reflect new changes.

KELLY SCHWAB, City Attorney, answered that this item is a new agreement based on the new model. We expect to bring some revised agreements forward to reflect this similar payment model.

VICE MAYOR HARRIS asked what depth micro trenching requires.

MR. AUST answered the depths on local residential streets are 8 inches of minimum cover to put us below our typical cover. In other cities, they have approved 6-inch depth. On collector streets, the depths are minimum 12 inches due to the heavier traffic.

VICE MAYOR HARRIS asked about routing fiber through alley systems.

MR. AUST said that hat is currently under review. The industry when first working on these projects determined that it needs to be at the edge of pavement. We are working on relocating the locations.

VICE MAYOR HARRIS requested more information on fiber in alleys.

JOSHUA WRIGHT, City Manager, said we are looking into this issue on a case-by-case basis with each fiber company.

VICE MAYOR HARRIS said we need to make sure our developers and neighbors are treated fairly.

## **Facilities and Fleet**

7. Agreement No. BF2-910-4446, Amendment No. 3, for Electrical Maintenance, Repair, and Installation Services  
Move City Council approve Agreement No. BF2-910-4446, Amendment No. 3, with Corbins Service Electric; DECA Southwest; Hampton Tedder Technical Services; Hawkeye Electric, Inc.; K2 Electric, LLC; and Swain Electric, Inc., for electrical maintenance repair and

installation services, in an amount not to exceed \$1,260,000, for the period of six months, beginning April 1, 2024, through September 30, 2024.

8. Agreement No. FF4-918-4729, Citywide Security Camera Assessment  
Move City Council approve Agreement No. FF4-918-4729, with IXP Corporation, for a citywide security camera assessment, for an amount not to exceed \$158,500.
9. Purchase of Furniture and Related Services for Space Utilization Improvements  
Move City Council approve the purchase of furniture and related services, utilizing the State of Arizona Contract No. CTR067396, with Corporate Interior Systems, Inc., and the State of Arizona Contract No. CTR067402, with Goodmans, Inc., in an amount not to exceed \$637,328.

### Fire Department

10. Purchase of Fire Apparatus  
Move City Council approve the purchase of a fire apparatus, utilizing the Houston Galveston Area Council (H-GAC) Contract No. FS12-19, or the Sourcewell Contract No. 113021, in an amount not to exceed \$1,250,000 and approve a General Fund Contingency transfer of \$1,250,000 to allow for creation of the purchase order in the current fiscal year.

### Information Technology

11. Agreement No. 4538, Amendment No. 3, with SAR Systems, LLC, for Professional Services to Implement Human Resources Benefits Administration System and Human Resources System Enhancements  
Move City Council approve Agreement No. 4538, Amendment No. 3, with SAR Systems, LLC, for professional services to implement human resources benefits administration system and human resources system enhancements, increasing the spending limit by \$400,000.
12. Purchase of Enterprise Asset Management (EAM) System Annual Support and Maintenance  
Move City Council approve the purchase of enterprise asset management (EAM) system annual support and maintenance, from CentralSquare Technologies, LLC, in an amount not to exceed \$114,927, for the period of one year, beginning July 1, 2024, through June 30, 2025.
13. Purchase of Microsoft Software Licenses  
Move City Council approve the purchase of Microsoft software licenses, from CDW-G, utilizing the Sourcewell Contract No. 081419-CDW, for a period of three years, in an amount not to exceed \$2,021,655 in the first year.

### Law

14. Settlement in Allstate Insurance Co. vs. City of Chandler

Move City Council authorize the settlement in the matter of Allstate Insurance Co vs. City of Chandler in full and final satisfaction of all claims asserted without admitting liability for the amount of \$140,000.00 and further authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of settlement in this action.

### Management Services

15. Resolution No. 5790 Authorizing Submittal of an Indian Gaming Revenue Sharing Grant Application from Dignity Health Foundation - East Valley to Fort McDowell Yavapai Nation  
Move City Council pass and adopt Resolution No. 5790 authorizing the submittal of a \$25,000 pass-through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Fort McDowell Yavapai Nation to provide oral health care and minimally invasive treatments for 120 children.
  
16. New License Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, EJG Group II, LLC, DBA Maple House  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 282818, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, EJG Group II, LLC, DBA Maple House, located at 198 W. Boston Street, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 304098.

### Neighborhood Resources

17. Introduction and Tentative Adoption of Ordinance No. 5092, Approving a Ground Lease at 77 North McQueen Road with Villas on McQueen, LLC  
Move City Council introduce and tentatively adopt Ordinance No. 5092, approving a ground lease at 77 North McQueen Road with Villas on McQueen, LLC, and authorizing the Mayor to sign the lease and the City Manager to sign all related documents.
  
18. Resolution No. 5793 Approving and Authorizing the City Manager to Allocate Fiscal Year 2024–2025 HOME Investment Partnerships Program Funds  
Move City Council pass and adopt Resolution No. 5793 approving and authorizing the City Manager or his designee to allocate Fiscal Year 2024-2025 HOME Investment Partnerships Program funds; authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all actions necessary and prudent to implement the adopted FY 2024-2025 HOME funding allocations.

LEAH POWELL, Neighborhood Resources Director, presented the following presentation.

- Fiscal Year 2024-2025 Home Investment Partnerships Program (HOME)
- HOME Consortium
  - Maricopa HOME Consortium receives HOME Investment Partnerships Program funding administered by HUD

- Passes funds to Consortium members including Chandler, Avondale, Gilbert, Glendale, Peoria, Scottsdale, Surprise, Tempe and the Maricopa Urban County
- HOME Investment Partnerships Program (HOME) Funds
  - HOME Funds are utilized to:
    - Create a more viable community, providing decent, safe, and affordable housing
    - Promote family stability and stronger neighborhoods
    - Principally for individuals and households with low and moderate income
- HOME Funding Recommendations
  - Anticipated Funding: \$442,726
  - Planned Activities:
    - City of Chandler Housing and Redevelopment – to continue to support the Tenant-Based Rental Assistance (TBRA) Program
      - Funding: \$415,056; 25 Chandler Households
    - Program Administration
      - Funding: \$27,670
- Citizen Participation Plan and Next Steps
  - 30-day Public Comment Period: March 15, 2024 to April 14, 2024
  - Public Hearings: March 6, 2024, and April 10, 2024
  - No Public Comments Received
  - City Council Action: April 18, 2024
  - HUD Submission Deadline: May 15, 2024

COUNCILMEMBER ELLIS said her question was answered, if there was specific things we were using this funding for.

MS. POWELL said that since the HOME funds are relatively small amount of funding, we try to maximize the value of these funds. We have been running the TBRA program consistently and will continue to invest it in a stable program that makes a difference.

COUNCILMEMBER ELLIS asked how many families have been served through the TBRA because of these funds.

MS. POWELL says we anticipate 25 vouchers for 25 households. The total number depends on the family makeup.

COUNCILMEMBER ELLIS asked about the demographic of households served.

MS. POWELL answered that we see an increase in older households on fixed incomes.

COUNCILMEMBER ELLIS asked if distribution among other consortium members is equal.

MS. POWELL said distribution of funds among consortium members is tied to a formula for CDBG Entitlement. There are dollars set aside for Community Development Housing Associations, which are separate for agencies – Chandler would administer programs for agencies which may increase HOME funding for projects developing home ownership.

19. Resolution No. 5792 Approving and Authorizing the City Manager to Execute and Submit the Community Development Block Grant Fiscal Year 2024–2025 Annual Action Plan to the United States Department of Housing and Urban Development; Authorizing Execution of All Subrecipient Contracts

Move City Council pass and adopt Resolution No. 5792 approving and authorizing the City Manager or designee to execute and submit the Community Development Block Grant Fiscal Year 2024–2025 Annual Action Plan to the United States Department of Housing and Urban Development; authorizing execution of all subrecipient contracts; and authorizing the City Manager or designee to take all action necessary or prudent to implement the approved FY 2024-2025 Annual Action Plan

### **Police Department**

20. Resolution No. 5794 Acceptance and Approval of a Grant from the Office of the Arizona Attorney General Child and Family Advocacy Fund in the amount of \$36,437.62 for the Chandler Child and Family Advocacy Center

Move City Council pass and adopt Resolution No. 5794 authorizing acceptance and approval of a grant from the Office of the Arizona Attorney General Child and Family Advocacy Fund in the amount of \$36,437.62; and authorizing the Chief of Police, as designated by the City Manager, to conduct all negotiations and to execute and submit all documents necessary in connection with such grant.

### **Public Works and Utilities**

21. Introduction and Tentative Adoption of Ordinance No. 5090, Granting a Non-Exclusive Underground High Voltage Power Easement to Salt River Project Agricultural Improvement and Power District to Accommodate the Development of the Aligned Data Center Facility

Move City Council introduce and tentatively adopt Ordinance No. 5090 granting a non-exclusive underground high voltage power easement to SRP, in consideration of the payment of four thousand (\$4,000) dollars, to accommodate the development of the Aligned Data Center facility at Price Road and Continuum Street.

22. Resolution No. 5772 Authorizing the Acquisition of Real Property in Fee or by Easement Required for the Price Road Sewer Rehabilitation Project No. WW2302

Move City Council pass and adopt Resolution No. 5772 authorizing the acquisition of real property in fee or by easement required for the Price Road Sewer Rehabilitation Project WW2302; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreements, and any other documents necessary to facilitate the acquisitions; authorizing eminent domain proceedings as needed to acquire said the real property and



obtain immediate possession thereof; and authorizing relocation assistance as may be required by law.

23. Construction Agreement No. ST2007.401, with Action Direct, LLC, dba Redpoint Contracting, for the Hamilton Street Improvements from Iris Place to Appleby Road  
Move City Council award Construction Agreement No. ST2007.401, to Action Direct, LLC, dba Redpoint Contracting, for the Hamilton Street Improvements from Iris Place to Appleby Road, in an amount not to exceed \$4,518,727.
24. Agreement No. SW2-100-4480, Amendment No. 2, with Sierra Container Group, LLC, for Refuse and Recycling Containers  
Move City Council approve Agreement No. SW2-100-4480, Amendment No. 2, with Sierra Container Group, LLC, for refuse and recycling containers, in an amount not to exceed \$500,000, for the period of one year, beginning May 16, 2024, through May 15, 2025.

## Action Agenda

25. Introduction and Tentative Adoption of Ordinance No. 5084, Rezoning & Preliminary Development Plan, PLH23-0044 QuikTrip Convenience Store and Gas Station, located at 2000 W. Ray Road, generally located at the northwest corner of Dobson and Ray Roads (continued from the meeting of March 21, 2024)  
Rezoning  
Move City Council tentatively adopt Ordinance No. 5084 approving PLH23-0044 QuikTrip Convenience Store and Gas Station, amending the Planned Area Development (PAD) zoning for commercial uses to permit a fuel service station, subject to the conditions as recommended by Planning and Zoning Commission.

## Informational

26. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
27. Claims Report for the Quarter Ended March 31, 2024
28. Contracts and Agreements Administratively Approved, Month of March 2024

## Adjourn

The meeting was adjourned at 6:34 p.m.

ATTEST:   
City Clerk

  
Mayor

Approval Date of Minutes: May 9, 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 15th day of April 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 9th day of May, 2024.

*Dana R. DeLong*

City Clerk

