

# Meeting Minutes

## City Council Study Session

June 10, 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  
Councilmember Angel Encinas  
Councilmember Christine Ellis  
Councilmember Mark Stewart  
Councilmember Matt Orlando  
Councilmember Jane Poston

#### Appointee Attendance

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

\*Councilmember Poston attended telephonically.

#### Absent / Excused

Vice Mayor OD Harris - excused

### Scheduled Public Appearances

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

#### 1. Service Recognitions

Mauro Munguia – 20 Years, Public Works & Utilities  
Daniel McQuillin – 25 Years, Police

#### 2. Proclamation - NXP Innovation Month

MAYOR HARTKE read the proclamation recognizing 30 years of business in Chandler, and representatives from NXP accepted.

GENO FALLICO, Vice President of NXP Chandler Fab Operations, thanked Chandler for their partnership over the years.

### **3. Recognition - Degrees of Freedom (DoF) Robotics Team**

MAYOR HARTKE recognized the Degrees of Freedom Robotics team for competing in the first Robotics World Championship and receiving the Engineering Inspiration Award.

DANIEL FRANK, ASU Assistant Teaching Professor and Head Mentor, spoke about the team which is part of the Si Se Puede Foundation and the team's community involvement.

### **4. Recognition - Chandler Huskies Women's Lacrosse Team**

MAYOR HARTKE recognized the Chandler Huskies Women's Lacrosse Team for winning the state championship.

ELLIE KING, Coach, shared that the team worked hard this season pursuing their goals of state championship.

## **Consent Agenda and Discussion**

Discussion was held on items 5, 6, 12, 18, 23, 24, and 25.

### **Airport**

1. Construction Agreement No. AI2206.401, with Rural Electric, Inc., for the Automated Weather Observing System (AWOS) Replacement  
Move City Council award Construction Agreement No. AI2206.401 to Rural Electric, Inc., for the Automated Weather Observing System (AWOS) replacement, in an amount not to exceed \$225,800.

### **City Clerk**

2. Approval of Minutes  
Move City Council approve the Council meeting minutes of the Special Meeting - Budget Briefing of April 26, 2024; the Special Meeting of May 20, 2024; the Study Session of May 20, 2024; the Work Session of May 23, 2024; the Regular Meeting of May 23, 2024; and the Special Meeting of June 3, 2024.

### **City Manager**

3. Resolution No. 5813 Authorizing the Execution of a License Agreement with Salt River Project (SRP), Granting the City Access to SRP Property on the Northwest Corner of Frye Road and the Consolidated Canal for the Construction, Maintenance, and Operation of Frye Road Collector Street Improvements  
Move City Council pass and adopt Resolution No. 5813 authorizing the execution of a license agreement with Salt River Project (SRP), granting the city access to SRP property on

the northwest corner of Frye Road and the Consolidated Canal for the construction, maintenance, and operation of Frye Road collector street improvements.

### Community Services

4. Professional Services Agreement No. PR2205.451, with Dibble CM, LLC, for the Brooks Crossing Park Improvements Construction Management Services  
Move City Council award Professional Services Agreement No. PR2205.451 to Dibble CM, LLC, for the Brooks Crossing Park Improvements Construction Management Services, in an amount not to exceed \$131,480.
  
5. Resolution No. 5811 Authorizing an Intergovernmental Agreement with Chandler Unified School District No. 80  
Move City Council pass and adopt Resolution No. 5811 authorizing an Intergovernmental Agreement (IGA) between Chandler Unified School District (CUSD) No. 80 and the City of Chandler for the shared use of City and District property and the waiver of facility fees and defined development-related fees.

JOHN SEFTON, Community Services Director, presented the item. Mr. Sefton commented that this is an administrative and functional agreement. He thanked both CUSD and Team Chandler for their work and partnership. The city's partnership with CUSD goes back to 1970. The IGA is to provide more collaboration and operational efficiencies – both parties will forego the exchange of general funds fees where permissible by law. For example, the rental and use of school facilities such as gyms or auditoriums, or city facilities such as pools or parks will be covered under this agreement. Additionally, the permit and inspection fees for the building projects within the city will be covered. CUSD and Chandler recognize each other as priority partners in scheduling and outlining new potential collaborations or projects involving each other. The agreement is for a five-year term with renewal upon approval.

COUNCILMEMBER ELLIS thanked Mr. Sefton for the background on this item, asked how awareness is generated and how it will be shared with the community.

MR. SEFTON said the city works with its partners to schedule at these shared facilities. This agreement formalizes what has been in practice for a long time between CUSD and Chandler.

6. Job Order Project Agreement No. PR2205.401 with DNG Construction, LLC, Pursuant to Job Order Master Agreement No. JOC2420, for the Brooks Crossing Park Improvements  
Move City Council award Job Order Project Agreement No. PR2205.401 to DNG Construction, LLC, Pursuant to Job Order Master Agreement No. JOC2420, for the Brooks Crossing Park Improvements, in an amount not to exceed \$1,987,588.

MR. SEFTON presented on this item. Mr. Sefton shared that Brooks Crossing is an 8.1-acre neighborhood park on Calle del Norte Street. The parks serve the residential needs of residential

between Warner and Ray, Alma School, and Dobson. The park was originally developed in 1986. Amenities include a shaded playground, open space turf, sand volleyball court, basketball court, lighted walking paths, picnic areas, and landscaping. Public input plays an important role in ensuring citizens' ideas are heard. On May 5, 2022, a virtual public presentation was published to hear input from residents, and a survey was distributed. Survey responses indicated a desire for better playground equipment, additional shade, outdoor exercise equipment, and drinking fountains. This project will also address irrigation, repairs improvements to turf, park lighting upgrades, xeriscape conversion, and ADA improvements. Another survey was published on August 30, 2022, to get feedback on the final concept for the park. The input was positive and supportive. The improvement master plan was endorsed by the Parks and Recreation Board. The project is expected to begin in late summer.

COUNCILMEMBER ELLIS asked about the cost of these items.

MR. SEFTON thanked staff for their support in the CIP Budget process. The price increase is being seen across the board for many CIP projects.

### Development Services

7. Final Adoption of Ordinance No. 5099, Rezoning PLH23-0056 Viviendo, Located at the Southeast Corner of Ocotillo and McQueen Roads  
Rezoning  
Move City Council adopt Ordinance No. 5099 approving PLH23-0056 Viviendo, Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential, subject to the conditions as recommended by Planning and Zoning Commission.
8. Introduction and Tentative Adoption of Ordinance No. 5101, Rezoning, PLH23-0070 Guerrero Residence, 943, 953 and 963 North Mill Avenue, Generally Located ½ Mile East of the Southeast Corner of Kyrene and Ray Roads  
Move City Council introduce and tentatively adopt Ordinance No. 5101 approving PLH23-0057 Guerrero Residence, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks, subject to the conditions as recommended by Planning and Zoning Commission.
9. Introduction and Tentative Adoption of Ordinance No. 5102, Rezoning, PLH23-0070 Chandler Palms Medical Offices, located at 500 N. Juniper Drive, Generally Located 1/2 Mile North and West of Chandler Boulevard and McClintock Drive  
Move City Council introduce and tentatively adopt Ordinance No. 5102 approving PLH23-0070 Chandler Palms Medical Offices, amending the existing PAD to allow medical office uses, subject to the conditions as recommended by Planning and Zoning Commission.

10. Introduction and Tentative Adoption of Ordinance No. 5103, Annexation, ANX23-0003, Approving the Annexation of Approximately 13.57 Acres of Land South of the Southeast Corner of Arizona Avenue and Germann Road  
Move City Council introduce and tentatively adopt Ordinance No. 5103 approving ANX23-0003 Annexation of 13.57 acres located at the southeast corner of Arizona Ave and Germann Road, as recommended by Planning staff.
11. Preliminary Plat PLT23-0039 Chandler Innovation Center, Generally Located 1/4 Mile South of the Southeast Corner of Arizona Avenue and Germann Road  
Move City Council approve Preliminary Plat PLT23-0039 Chandler Innovation Center, subject to conditions as recommended by the Planning and Zoning Commission.
12. Use Permit and Entertainment Use Permit, PLH24-0004 The Forum, for a Time Extension for a Series 6 Bar License and an Entertainment Use Permit for Live Music Inside and on an Outdoor Patio at 2301 South Stearman Drive, Generally Located South of the Southwest Corner of Gilbert and Germann Roads  
Move City Council approve Use Permit and Entertainment Use Permit, PLH24-0004 The Forum, subject to the conditions recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO asked about any record of complaints against the establishment.

DARSY OMER, Associate Planner, said there were a few noise-related complaints.

COUNCILMEMBER ORLANDO asked about when live music would be played outdoors.

MS. OMER said the hours of amplified music outdoors are 10:00 a.m. – 9:00 p.m. Sunday through Thursday and 10:00 a.m. – 11:00 p.m. Friday and Saturday.

COUNCILMEMBER ORLANDO asked if these hours are standard.

MS. OMER said these hours are standard across other Entertainment Use Permits in the city.

COUNCILMEMBER ORLANDO asked about a stipulation to provide a contact number available to residents in case of a noise complaint.

MS. OMER said this stipulation is included as stipulation nine: The establishment shall provide a contact phone number for a responsible person (e.g., the bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.

COUNCILMEMBER ELLIS thanked staff for their work on this item.

## Facilities and Fleet

13. Agreement No. FS2-928-4310, Amendment No. 3, for Auto Body Repair Services  
Move City Council approve Agreement No. FS2-928-4310, Amendment No. 3, with Allard Collision, LLC, for auto body repair services, for an amount not to exceed \$250,000, for the period of July 1, 2024, through June 30, 2025.

### Information Technology

14. Agreement No. 4506, Amendment No. 4, with WalkMe, Inc., for the Digital Adoption Platform  
Move City Council approve Agreement No. 4506, Amendment No. 4, with WalkMe, Inc., for the Digital Adoption Platform, in an amount not to exceed or total \$161,700, for the period of one year, beginning June 30, 2024, through June 29, 2025.
15. Agreement No. 4730, for Permitting Software and Support Services  
Move City Council approve Agreement No. 4730, with Accela, Inc., for permitting software and support services, for a period of five years, in an amount not to exceed \$754,654 in the first year.
16. Purchase of Upgrade for Virtual Meeting Hardware and Software  
Move City Council approve the purchase of Cisco Webex room kit upgrades, from Sentinel Technologies, Inc., utilizing the 1GPA Agreement No. 22-02PV-18, in an amount not to exceed \$695,000.
17. Purchase of Information Technology Research Subscription Services  
Move City Council approve the purchase of information technology research subscription services, from Gartner, Inc., utilizing the State of Arizona Contract No. CTR053240, in an amount not to exceed \$244,873, for the period of one year, beginning July 1, 2024, through June 30, 2025.
18. Purchase of Information Technology Temporary Staffing Services  
Move City Council approve the purchase of information technology temporary staffing services, from Computer Aid, Inc., utilizing the Sourcewell Contract No. 071321-CAI, in an amount not to exceed \$7,129,534, for a period of one year, beginning July 1, 2024, through June 30, 2025.

Molly Mahai, Chief Infrastructure Officer, presented the following presentation.

- IT Temporary Staffing
- Background / History
  - The Information Technology (IT) Department has historically hired temporary staff to assist in delivering technology operations and projects
  - IT temporary staff have specialized technology skills which complement existing IT staff
  - IT temporary staff work on a limited-term basis for a specific assignment

- Benefits of IT Temporary Staffing
  - Brings specialized expertise and experience that may not be available in house
  - Faster speed to market, gaining a competitive advantage
  - Risk mitigation
  - Knowledge transfer and skill development
  - Creates talent pipeline for hard-to-fill positions
- IT Operations Temporary Staffing
  - # of IT Operations Temporary Staff = 17
  - Funding: \$4,459,534
  - Focused IT Operations Projects
    - Cybersecurity operations
    - Infrastructure operations (Network, Wi-Fi, Equipment upgrades)
    - Application and database operations
    - Data and web services operations
    - Service Desk customer operations
- Technology Portfolio IT Temporary Staffing
  - # of Technology Portfolio Temporary Staff = 14
  - Funding: \$2,670,000
  - Focused Projects:
    - Enterprise Utility Billing Solution Upgrade
    - Enterprise Resource Planning (ERP) Solution replacement
    - Enterprise Permitting System move to cloud
    - Enterprise Document Management System upgrade
    - Technology Portfolio Project Management
- Summary of FY24-25 IT Temporary Staffing
  - Total IT Temporary Staff for FY24-25: 31
  - Total Funding approval request: \$7,129,534
    - IT Operations: \$4,459,534
    - \$2,670,000
  - Questions?

COUNCILMEMBER STEWART asked what percentage of the budget is used for temporary staffing.

MR. WRIGHT said that information would be provided to Council.

19. Purchase of Oracle Annual Support and Maintenance  
Move City Council approve the purchase of Oracle annual support and maintenance, from Mythics, Inc., utilizing the Omnia Partners Contract No. R190801, in the amount of \$408,635, for a period of one year, beginning August 1, 2024, through July 31, 2025.

## Management Services

20. Resolution No. 5799 Authorizing Submittal of an Indian Gaming Revenue Sharing Grant Application from Dignity Health Foundation - East Valley to Ak-Chin Indian Community  
Move City Council pass and adopt Resolution No. 5799 authorizing the submittal of a \$206,648 pass-through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Ak-Chin Indian Community for a Pilot Behavioral Health Program.
21. Agreement No. IT1-918-4343, Amendment No. 3, for Business License Portal Applications and Managed Support Services  
Move City Council approve Agreement No. IT1-918-4343, Amendment No. 3, with Parsus Solutions, LLC, for business license portal applications and managed support services, in an amount not to exceed \$300,000, for the period of one year, beginning June 15, 2024, through June 14, 2025.
22. New License Series 12, Restaurant Liquor License Application for Wade Alan Stooks, Agent, Gravity Solutions Chandler, LLC, DBA Slick City Action Park  
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 282704, a Series 12, Restaurant Liquor License, for Wade Alan Stooks, Agent, Gravity Solutions Chandler, LLC, DBA Slick City Action Park, located at 845 N. 54th Street, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 306816.

### Neighborhood Resources

23. Resolution No. 5810, Approving and Authorizing Agreements with Recovery Cafe Arizona and EMPACT-Suicide Prevention Center for the Provision of Opioid Treatment and Prevention Services  
Move City Council pass and adopt Resolution No. 5810, approving and authorizing agreements with Recovery Cafe Arizona and EMPACT-Suicide Prevent Center, for the provision of Opioid treatment and prevention services, in the aggregate amount of \$100,000.

RIANN BALCH, Community Resources Senior Manager, presented on the item. Ms. Balch explained that this item will be the first expenditure of opioid funds received as part of the One Arizona agreement. These two items are part of treatment and prevention services as required by funding. Ms. Balch introduced Anthony Eaton, Executive Director, and Addis Bennett, Member Leader representing Recovery Café Arizona.

MR. EATON thanked the Council for their support. This funding supports programs focused on fighting the opioid crisis, provides a safe, supportive community, and provides essential resources for the recovery journey.



COUNCILMEMBER ENCINAS asked about the timeframe for education provided at Chandler schools as part of this program.

MS. BALCH said the contract with EMPACT-Suicide Prevention Center will use two nationally accredited programs, one of which includes a ten-week session with a cohort of students. At each school, it is a ten-week course. Approximately 620 youth would attend these sessions. There is also education for parents to reinforce lessons at home.

COUNCILMEMBER ENCINAS asked how schools would be identified to participate.

MS. BALCH said the non-profit has begun outreach to schools.

COUNCILMEMBER ELLIS asked if there are any metrics for the success of this program.

MS. BALCH responded that the programs are nationally accredited, and evidence based. Their proposal shared metrics and data. These programs have not been in place at Chandler's schools; it would be the first time for a program of this type.

COUNCILMEMBER STEWART asked for a reminder about the source of opioid funds.

MS. BALCH explained that the funds are sourced from a national opioid settlement, which brought in over \$26 billion nationwide. Chandler is part of the One Arizona agreement, where cities and towns agree to certain services and parameters activated in Arizona. To date, Chandler has received \$735,000 from this funding. Funding may be distributed over 18 years. Other services, such as sober living services and leave-behind kits, will be forthcoming.

COUNCILMEMBER STEWART asked for more information about the national settlement.

MS. BALCH elaborated that the settlement was against Johnson & Johnson, McKesson, AmerisourceBergen, and Cardinal Health – distributor drug companies that manufacture opioids.

COUNCILMEMBER STEWART thanked Council for working together to get funding to people in need.

COUNCILMEMBER ORLANDO thanked members of Recovery Café for the work they do in the community.

MR. EATON thanked Council.

24. Resolution No. 5814, Approving Amendment No. 1 to Intergovernmental Agreement No. CC-22-24-037-X-00 for Housing Stability Services

Move City Council pass and adopt Resolution No. 5814 approving Amendment No. 1 to Intergovernmental Agreement No. CC-22-24-037-X-00 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 \$150,000 for Housing Stability Services; authorizing the City Manager to assign all related documents and assurances on behalf of the City of Chandler; and authorizing the City Manager to take all action necessary or prudent to implement the grant.

COUNCILMEMBER ORLANDO asked if this is a continuation of a program already in place.

MS. BALCH said yes.

### **Police Department**

#### **25. Purchase of Handheld Narcotics Analyzers**

Move City Council approve the purchase of handheld narcotics analyzers, from Thermo Scientific Portable Analytical Instruments, Inc., in the amount of \$152,527.49.

BRYAN CHAPMAN, Police Chief, presented the item. Chief Chapman said these handheld narcotics analyzers can be used in the field and allow officers to identify whether a substance is a narcotic or not. Previously, all identification requests were sent through the forensics laboratory. This grant through the Governor's Office of Highway Safety allows Chandler to purchase four devices to be used in patrol and property evidence divisions. This expands the program we have and allows for immediate identification of drugs.

COUNCILMEMBER ORLANDO asked about metrics for in field use.

CHIEF CHAPMAN added that the device can be used at a distance, reducing contamination.

### **Public Works and Utilities**

#### **26. Final Adoption of Ordinance No. 5098 Granting a Non-Exclusive Underground High Voltage Power Easement to Salt River Project Agricultural Improvement and Power District to Accommodate the Installation of Electric Vehicle Charging Stations on the Amazon Site at 3405 S. McQueen Road, Chandler, Arizona**

Move City Council approve final adoption of Ordinance No. 5098 granting a Non-Exclusive Underground High Voltage Power Easement to SRP, in consideration for the payment of \$18,500.00 to accommodate the installation of electric vehicle charging stations on the Amazon site at 3405 S. McQueen Road, Chandler, Arizona.

#### **27. Introduction and Tentative Adoption of Ordinance No. 5100 Authorizing a Contract and Grant of Easement with the United States of America for Irrigation Facilities Located at the Northwest Corner of Dobson Road and Pecos Road**

Move City Council introduce and tentatively adopt Ordinance No. 5100 authorizing the City of Chandler to enter into a Contract and Grant of Easement with the United States of America for irrigation facilities located at the northwest corner of Dobson Road and Pecos Road in consideration for payment of the market value of the property from CRP/Sparrow Chandler Owner, LLC.

28. Agreement No. PW0-745-4183, Amendment No. 9, 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. 9, with M.R. Tanner Development and Construction, Inc., for street maintenance repaving, surface seal, and repair services, increasing the spending limit by \$400,000.
29. Professional Services Agreement No. WA2103.452, Amendment No. 1, with Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrades - Programming  
Move City Council award Professional Services Agreement No. WA2103.452, Amendment No.1, to Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrades - Programming, increasing the agreement amount by \$1,398,805.
30. Professional Services Agreement No. WA2103.451, Amendment No. 4, with Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrades Construction Management Services  
Move City Council award Professional Services Agreement No. WA2103.451, Amendment No. 4, to Jacobs Engineering Group, Inc., for the Pecos Surface Water Treatment Plant SCADA Upgrades Construction Management Services, increasing the agreement amount by \$1,286,450.
31. Construction Manager at Risk Construction Services Agreement No. WA2103.402, with Archer Western Construction, for the Pecos Surface Water Treatment Plant SCADA Upgrades GMP-2  
Move City Council award CMAR Construction Services Agreement No. WA2103.402, to Archer Western Construction, for the Pecos Surface Water Treatment Plant SCADA Upgrades GMP-2, in an amount not to exceed \$8,360,342.
32. Construction Manager at Risk (CMAR) Construction Services Agreement No. WW2210.401, Change Order No. 1, with B&F Contracting, Inc., for the Price Road Frontage Road Sewer Rehabilitation  
Move City Council award CMAR Construction Services Agreement No. WW2210.401, Change Order No. 1, to B&F Contracting, Inc., for the Price Road Frontage Road Sewer Rehabilitation, in an amount not to exceed \$1,064,143.72.

