

Meeting Minutes

City Council Study Session

May 20, 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

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

Scheduled Public Appearances

MAYOR HARTKE invited Vice Mayor Harris to join him for the recognitions.

1. Recognition - Science Olympiad Team - Paragon Science Academy

MAYOR HARTKE recognized the Science Olympiad Team-Paragon Science Academy, Coach Ms. Colo, the students, and their mentors for placing first at the 2024 Arizona Science Olympiad State Championship.

2. Recognition - Czaryna Lingat - Paragon Science Academy

MAYOR HARTKE recognized Czaryna Lingat for her honorable mention in the C-SPAN Student Cam documentary competition.

3. Recognition - We the People Academic Competition - Hamilton High School

MAYOR HARTKE recognized Hamilton High We the People group, representing Arizona at the We the People Academic Competition National Finals in Leesburg, Virginia.

Consent Agenda and Discussion

Discussion was held on items 15 and 19.

Airport

1. Job Order Project Agreement No. AI2403.401 with DNG Construction, LLC, Pursuant to Job Order Master Agreement No. JOC2403.401, for the Taxiway C Lighting & Cable Replacement
Move City Council award Job Order Project Agreement No. AI2403.401 to DNG Construction, LLC, Pursuant to Job Order Master Agreement No. JOC2403.401, for the Taxiway C Lighting & Cable Replacement, in an amount not to exceed \$495,479.

City Clerk

2. April 2024 City Council Minutes
Move to approve the Council meeting minutes of the Work Session of April 19, 2024, Study Session of April 19, 2024, the Special Meeting - Micro Retreat of April 21, 2024, the Special Meeting of April 22, 2024, and the Regular Meeting of April 22, 2024.
3. Board and Commission Member Appointments
Move City Council approve the Board and Commission appointments as recommended.

City Manager

4. Resolution No. 5806 Authorizing the Execution of an Intergovernmental Agreement for the Platinum Program between the Regional Public Transportation Authority (RPTA) and the City of Chandler
Move City Council pass and adopt Resolution No. 5806 authorizing the execution of an Intergovernmental Agreement for the Platinum Program between the Regional Public Transportation Authority and the City of Chandler.

Development Services

5. Resolution No. 5805 Amending Section 23 Area Plan, Introduction and Tentative Adoption of Ordinance No. 5099, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH24-0012/PLH23-0056/PLT23-0022 Viviendo, Located at the Southeast Corner of Ocotillo and McQueen Roads
Area Plan
Move City Council pass and adopt Resolution No. 5805 Section 23 Area Plan amendment, PLH24-0012, as recommended by Planning and Zoning Commission.

Rezoning
Move City Council introduce and tentatively 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.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0056 Viviendo for subdivision layout and housing product, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT23-0022 Viviendo, subject to the conditions as recommended by Planning and Zoning Commission.

6. Use Permit, PLH23-0067 All Copy, Allowing Office/Warehouse Uses, at the Northwest Corner of Chicago Street and Beck Avenue, Generally Located ¼ Mile East and South of 56th Street and Chandler Boulevard
Move City Council approve Use Permit PLH23-0067 All Copy, subject to the conditions recommended by Planning and Zoning Commission.
7. Use Permit, PLH24-0005 Gold Trust Realty, to Allow Operation of a Real Estate Office in a Single-family Residential Home at 200 S. Dobson Road, Generally Located North of the Northwest Corner of Dobson and Frye Roads
Move City Council approve Use Permit PLH24-0005, subject to the conditions recommended by Planning and Zoning Commission.

Management Services

8. Agreement No. MS1-926-4312, Amendment No. 3, for Emergency Environmental Response and Remediation Services
Move City Council approve Agreement No. MS1-926-4312, Amendment No. 3, with Emergency Environmental Services; GrayMar Environmental Services, Inc.; and Kary Environmental Services, for emergency environmental response and remediation services, in a combined amount not to exceed \$150,000, for the period of one year, beginning July 1, 2024, through June 30, 2025.
9. Purchase of Janitorial and Sanitation Supplies
Move City Council approve the purchase of janitorial and sanitation supplies, from Waxie Sanitary Supply, utilizing the City of Tucson Contract No. 202329-01, in an amount not to exceed \$250,000, for the period of June 1, 2024, through May 31, 2025.
10. Agreement No. WH3-890-4597, Amendment No. 1, for Waterworks Supplies
Move City Council approve Agreement No. WH3-890-4597, Amendment No. 1, with Core and Main, LP, and Ferguson Enterprises, LLC, for waterworks supplies, in an amount not to exceed \$650,000, for the period of June 1, 2024, through May 31, 2025.

11. New License Series 12, Restaurant Liquor License Application for David Adam Tipp, Agent, Divit, Inc., DBA Beauty Lounge Bar
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 288925, a Series 12, Restaurant Liquor License, for David Adam Tipp, Agent, Divit, Inc., DBA Beauty Lounge Bar, located at 1655 W. Chandler Boulevard, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 200781.

Police Department

12. Final Adoption of Ordinance No. 5096, Repealing and Replacing Section 11-16 of Chapter 11 of the Code of the City of Chandler in its Entirety and Retitling as "Unruly Gathering"
Move City Council adopt Ordinance No. 5096, amending the Code of the City of Chandler, Chapter 11, Curfew, Graffiti, Smoking and Miscellaneous Offenses, by repealing and replacing Section 11-16 in its entirety; retitling Section 11-16 as "Unruly Gathering"; providing for repeal of conflicting ordinances; providing for severability, and providing for penalties.
13. Final Adoption of Ordinance No. 5097, Amending Chapter 11 of the Code of the City of Chandler by Adding Section 11-18 "Brass Knuckles"
Move City Council adopt Ordinance No. 5097, amending the Code of the City of Chandler, Chapter 11, Curfew, Graffiti, Smoking and Miscellaneous Offenses, by adding Section 11-18 "Brass Knuckles"; providing for repeal of conflicting ordinances; providing for severability, and providing for penalties.
14. Resolution No. 5808 Accepting a Grant from the Fentanyl Prosecution, Diversion and Testing Funding Program in the Amount of \$152,527.49
Move City Council pass and adopt Resolution No. 5808 accepting a grant award from the State of Arizona Department of Public Safety Fentanyl Prosecution, Diversion and Testing Funding Program in the amount of \$152,527.49 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 program.

Public Works and Utilities

15. Introduction of Ordinance No. 5098 Granting a Non-Exclusive Underground High Voltage Power Easement to Salt River Project Agricultural Improvement and Power District (SRP) to Accommodate the Installation of Electric Vehicle Charging Stations on the Amazon Site at 3405 S. McQueen Road, Chandler, Arizona
Move City Council introduce and tentatively adopt 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.

COUNCILMEMBER ORLANDO expressed concerns about the traffic delays and truck rerouting outside the neighborhood.

JOHN KNUDSON, Public Works and Utilities Director, explained that the easement related to the SRP work is necessary to bring additional power onto the Amazon property. SRP has a contract with Amazon to install additional cabling into the facility to power up more car charging or truck charging stations. The conduit is already in the ground, so the hard part is done. SRP will come in and run cabling through these conduits, which is minimally invasive and will not require any road closures. There will be a few necessary excavations, including one near Queen Creek Road to tie the cabling into the existing cabinets, and potentially some small excavations at right-angle corners. However, this will not affect major traffic routes. The work is expected to be completed by October 4 and will take place between July and October.

COUNCILMEMBER ORLANDO commented that there had been issues with going into the neighborhoods and wants to ensure that everything is good.

16. Professional Services Agreement No. ST2403.101, with Kimley-Horn and Associates, Inc., for the McQueen Road Improvements (Warner Road to Pecos Road) Pre-Design Services
Move City Council award Professional Services Agreement No. ST2403.101, to Kimley-Horn and Associates, Inc., for the McQueen Road Improvements (Warner Road to Pecos Road) Pre-Design Services, in an amount not to exceed \$328,565.
17. Construction Agreement No. WA1903.401 & WA1908.401, Change Order No. 6, with Achen-Gardner Construction, LLC, for the Arrowhead Water Production Facility Rehabilitation and Pecos Surface Water Treatment Plant Surge System
Move City Council award Construction Agreement No. WA1903.401 & WA1908.401, Change Order No.6, to Achen-Gardner Construction, LLC, in the amount of \$353,512.43.
18. Professional Services Agreement No. WW2302.451, with Dibble & Associates Consulting Engineers, Inc., dba Dibble, for the Price Road 66-inch Sewer Interceptor Rehabilitation Construction Management Services
Move City Council award Professional Services Agreement No. WW2302.451 to Dibble & Associates Consulting Engineers, Inc., dba Dibble, for the Price Road 66-inch Sewer Interceptor Rehabilitation Construction Management Services, in an amount not to exceed \$1,526,019.50.
19. Construction Manager at Risk Construction Services Agreement No. WW2302.401, with B&F Contracting, Inc., for the Price Road 66-Inch Sewer Interceptor Rehabilitation
Move City Council award CMAR Construction Services Agreement No. WW2302.401 to B&F Contracting, Inc., for the Price Road 66-Inch Sewer Interceptor Rehabilitation, in an amount not to exceed \$43,696,207.25.

COUNCILMEMBER ORLANDO inquired about the construction on item 19, asking if it did not involve the construction of a small side road.

MR. KNUDSON mentioned that the upcoming project is going to be difficult. The work involves installing a liner in the largest pipe in the Price Road Corridor, which runs from 202 South to Queen Creek Road. This 66-inch wastewater line carries up to 15 million gallons daily, about half of the city's wastewater. The pipe was installed in the late 1980s and it is time for maintenance. The project is scheduled for 2027 but needs to be completed before the wastewater facility lease expires. Once the lease expires, some flows can be diverted to another facility, reducing the need for bypass pumping. The staff engineers have worked closely with consultants and contractors to plan the least disruptive way to complete this project. Instead of excavating and replacing the entire pipe, a liner will be installed inside the existing pipe. This method is far less invasive and will extend the life of the pipe by 50 to 100 years. The project will begin with minor excavations and set up in July, followed by full-scale work in August. During the project, two to three lanes out of the six will be occupied, moving from north to south as the work progresses to Queen Creek Road. The aim is to minimize the impact on traffic as much as possible.

MAYOR HARTKE asked how many months this project will run.

MR. KNUDSON said that the major work will begin in August and continue until October 2025. Cleanup activities, including repaving and striping, will follow until January. The major work should be completed by October 2025.

COUNCILMEMBER ORLANDO mentioned the restricted lane moving.

MR. KNUDSON said they will try to minimize the width of the restriction as the different processes occur.

COUNCILMEMBER ORLANDO mentioned the communication going out to all the businesses in the area and how it will work.

MR. KNUDSON responded that the communications consultant has already started reaching out to the residents and businesses in the area. Communication will continue throughout the process, and a website has been provided to everyone, updated daily. Additionally, there will be email updates as the project continues. This will be a comprehensive communication effort.

COUNCILMEMBER POSTON asked for an outline of the benefits in terms of the cost of doing the project this way instead of putting in a brand-new pipe, including the cost to the taxpayers and the construction timing.

MR. KNUDSON pointed out several advantages. First, the corridor is already crowded with various underground lines, so digging to install a new pipe could be very challenging and costly. The alternative method involves lining the existing pipe, which would be much more cost-effective and time efficient. According to the contractor, a full replacement could cost around \$80-100 million, but it could be much more due to potential complications. Additionally, the open-cut method for installing a new pipe could take up to two years to complete, while the interceptor lining method seems to be the best option for this project, despite its challenges.

COUNCILMEMBER POSTON said the result is close to a new pipe in terms of the length.

MR. KNUDSON said, essentially an epoxy-lined pipe when complete.

COUNCILMEMBER ELLIS asked about the potential consequences of not proceeding with the project.

MR. KNUDSON said that the task does not have to be completed by tomorrow. However, the Lone Butte facility will no longer be available for use after 2027. Delaying the task until after 2027 may increase costs for upgrading the discharge piping, underground piping, and pumping systems. Additionally, there has been a 20% increase in the price of the lining process and materials over the past year. If this trend continues, the estimated cost of \$43 million will continue to rise, presenting a significant challenge.

COUNCILMEMBER ELLIS commented that the people of Chandler deserve better and need to move forward to provide a way to get waste out of their homes.

MR. KNUDSON responded that the difficulty with this line is that it is a single line.

MAYOR HARTKE asked about the project's end treatment stations.

MR. KNUDSON said it heads towards the Ocotillo Water Reclamation facility on the Southeast corner of that location at Queen Creek and Price Road. This is where the pipe ends and enters the treatment process at that location.

Public Hearing

20. Public Hearing for Annexation ANX23-0003 of Approximately 13.57 Acres of Land South of the Southeast Corner of Arizona Avenue and Germann Road
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing

Public Hearing and Action Item

21. Public Hearing for Resolution No. 5804 Approving the Fiscal Year 2024-2025 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District
 1. Open Public Hearing
 2. Staff Presentation
 3. Council Discussion
 4. Discussion from the Audience
 5. Close Public Hearing
22. Resolution No. 5804 Approving the Fiscal Year 2024-2025 Annual Assessment for the City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District
Move City Council pass and adopt Resolution No. 5804 approving the Fiscal Year 2024-2025 Annual Assessment for City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District.

Action Agenda

23. Resolution No. 5800, Adopting the Fiscal Year (FY) 2024-25 Tentative Budget and 2025-2034 Tentative Capital Improvement Program (CIP) and Giving Notice of the Dates and Times for Hearing Taxpayers for Final Adoption of the Budget and for Setting the Tax Levies and Tax Rates
- Move City Council pass and adopt Resolution No. 5800, adopting the FY 2024-25 Tentative Budget and 2025-2034 Tentative CIP and giving notice of the dates and times for hearing taxpayers for final adoption of the budget and for setting the tax levies and tax rates.

Informational

24. Contracts and Agreements Administratively Approved, Month of April 2024

Adjourn

The meeting was adjourned at 6:22 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: June 13, 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 20th day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of June, 2024.

City Clerk