



City Council Regular Meeting

Monday, October 14, 2024
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Our Vision

We are a world class City that provides an exceptional quality of life.

Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.



Back row

Vice Mayor OD Harris, Mayor Kevin Hartke, Councilmember Mark Stewart

Front row

Councilmember Jane Poston, Councilmember Angel Encinas,
Councilmember Matt Orlando, Councilmember Christine Ellis

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a **REGULAR MEETING** open to the public on Monday, October 14, 2024 at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request. Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.



Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Legend



Community Safety



Neighborhoods



Quality of Life



Sustainability and Technology



Connectivity



Economic Vitality

Call to Order

Roll Call

Invocation - Peggy Schlesinger, Chandler Community of Baha'i Faith

Pledge of Allegiance

Scheduled Public Appearances

1. Service Recognitions
2. Recognition: 2024 Achievement of Excellence in Procurement
3. Proclamation: National Friends of the Libraries Week
4. Proclamation: Chandler's Celebration of Arbor Day
5. Proclamation: National Community Planning Month

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Proposed Motion: Move to approve the Consent Agenda of the October 14, 2024, Regular Meeting, Items 1 - 2.



City Clerk

1. **Approval of Minutes**


Move City Council approve the Council meeting minutes of the Work Session of September 9, 2024, the Regular Meeting of September 9, 2024, the Study Session of September 9, 2024, the Special Meeting of September 12, 2024, and the Regular Meeting of September 12, 2024.



Public Works and Utilities

2. **Final Adoption of Ordinance No. 5106 Granting a Non-Exclusive Power Distribution Easement to Salt River Project Agricultural Improvement and Power District, at No Cost, for Electrical Facilities Relocation Required as Part of the Chandler Heights Road Improvement Project**

Move City Council approve final adoption of Ordinance No. 5106 granting a non-exclusive power distribution easement to SRP, at no cost, for electrical facilities relocation required as part of the Chandler Heights Road Improvement Project.

Council Focus Area(s): 

Adjourn



City Council Memorandum City Clerk's Office Memo No. N/A

Date: October 14, 2024
To: Mayor and Council
From: Dana DeLong, City Clerk
Subject: Approval of Minutes

Proposed Motion:

Move City Council approve the Council meeting minutes of the Work Session of September 9, 2024, the Regular Meeting of September 9, 2024, the Study Session of September 9, 2024, the Special Meeting of September 12, 2024, and the Regular Meeting of September 12, 2024.

Attachments

Minutes of the Work Session of September 9, 2024
Minutes of the Regular Meeting of September 9, 2024
Minutes of the Study Session of September 9, 2024
Minutes of the Special Meeting of September 12, 2024
Minutes of the Regular Meeting of September 12, 2024

Meeting Minutes

City Council Work Session

September 9, 2024 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 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

Staff in Attendance

Tadd Willie, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Andy Bass, Deputy City Manager
Alexis Apodaca, Mayor & Council Public Affairs Senior Manager
Matt Burdick, Communications & Public Affairs Director
Kevin Snyder, Development Services Director
Kevin Mayo, Planning Administrator
Lauren Schumann, Principal Planner
Amy Jacobson, Housing & Redevelopment Senior Manager
Ryan Peters, Strategic Initiatives Director
Thomas Allen, Assistant City Attorney
Leah Powell, Neighborhood Resources Director
Micah Miranda, Economic Development Director
David De La Torre, Planning Manager

Discussion

1. Coordination Presentation and Discussion of the City of Chandler's Strategies to Provide Diverse Housing, Including Overview of Recent State Legislation Mandating Code Updates Related to Adaptive Reuse, Multi-family Development, Accessory Dwelling Units, Middle Housing, Development Review Deadlines, and Administrative Plat Review

MAYOR HARTKE called for a staff presentation.

JOSHUA WRIGHT, City Manager, introduced the discussion item.

KEVIN MAYO, Planning Administrator, presented the following presentation.

- Housing Updates
- Agenda
 - Recent Housing Bills
 - Upcoming City Actions
 - Approved But Not Built Projects
 - What are developers saying?
 - What's Chandler Doing?
 - Ongoing / upcoming actions to encourage housing development
- Agenda
 - City Council Strategic Framework
 - Neighborhoods
 - 'Innovative Programs that preserve neighborhood quality and streamline processes to approve housing options that meet residents' diverse needs'
 - 2016 General Plan Update
 - Strategic Community Building
 - 'Provide a variety of housing choices for all income levels'
 - 'Increase capacity for and coordination of affordable housing programs and projects'
 - 'Promote a compatible mix of housing types in infill areas'
- Where have we been?
 - Zoning Code Amendments March 2024
 - Accessory Dwelling Units
 - Single Family by-right
 - Home Occupation
 - Neighborhoods Subcommittee May 7, 2024
 - Housing briefing: Market update, Initiatives, Housing Division update
 - Received direction to proceed with Comprehensive Housing Plan, seek consultant
 - Bring back additional ideas for City Council to consider
- HB 2297 commercial buildings; adaptive reuse

- Multi-family or Adaptive Reuse allowed on 10% of commercial buildings
 - Methodology: Identify 10% or exclude 10%
 - Establish objective criteria which must require but not exceed the following:
 - Site plan review process
 - Infrastructure analysis
 - Buildings/parcels functionally obsolete >1 acre <20 acres
 - Set aside 10% of total units for low-moderate income minimum of 20 years
- * Deadline: 01/01/2025
- Resolution anticipated to City Council on 11/7/2024

MAYOR HARTKE asked about the bullet point on methodology of identify or exclude 10%.

MR. MAYO said the bill indicates out of an inventory of existing commercial buildings, to identify 10% of the buildings that the multi-family or adaptive reuse will apply to, or to exclude 10% of the buildings to not allow multi-family or adaptive reuse. Staff has started from a point of excluding 10% of the buildings such as in airport or employment corridors, as it would not be appropriate to consider mixed use in these areas. The proposal will be brought forward to Council to determine the methodology.

MAYOR HARTKE asked about the thresholds for multi-family or adaptive use in the inventory of existing commercial buildings.

MR. MAYO explained that whatever buildings are left after exclusions are made, 10% of the remaining buildings is the threshold for multi-family or adaptive reuse.

COUNCILMEMBER POSTON asked if adjustments can be made to these criteria after the January 2025 deadline.

MR. MAYO said if the state amends the bill, changes may be made.

THOMAS ALLEN, Assistant City Attorney, clarified that the bill reads that exclusion zones can be adjusted every five years.

COUNCILMEMBER POSTON asked if there has been any contact with interested developers.

MR. MAYO said not yet as the city resolution is still being drafted to determine exclusion zones and methodology. There would be some community education program for these and future related bills.

COUNCILMEMBER STEWART asked if the market is currently more profitable towards commercial or residential buildings.

MR. MAYO said the state's intention was to reduce regulatory oversight for these properties. It is a case-by-case decision.

COUNCILMEMBER STEWART said it is at the owner's decision.

MR. MAYO said it is an option at the owners' discretion.

COUNCILMEMBER STEWART asked if the owners must get permission from neighbors for a multi-family or adaptive reuse flip.

MR. MAYO said it bypasses a public hearing process including neighborhood notification.

MR. WRIGHT added that the language of the bill says that criteria can be revisited every ten years, not every five years.

MAYOR HARTKE asked if there is a plan for public input before or after the exclusion zones are set.

MR. MAYO said all bills discussed today will be brought to Council as either ordinances or resolutions through a public hearing process.

MAYOR HARTKE asked if the city would reach out to properties and let them know that this is happening.

MR. MAYO said yes.

MR. MAYO continued the presentation.

- HB 2720 accessory dwelling units
 - Permit accessory dwelling units by right
 - At least 1 attached and 1 detached ADU + 1 additional if lot is greater than 1 acre
 - ADU is 75% of gross floor area of primary unit or 1,000 square feet, whichever is less
 - Precludes municipalities from:
 - Setbacks greater than 5' for side/rear
 - Design match the primary unit
 - Require additional parking on-site
 - Some restrictions of short-term-rentals
 - * Deadline: 01/01/2025
 - Ordinance anticipated to Planning & Zoning 10/2024 and City Council on 11/7/2024
- HB 2720 accessory dwelling units

- Permit accessory dwelling units by right
- * Deadline: 01/01/2025
- Ordinance anticipated to Planning & Zoning 10/2024 and City Council on 11/7/2024

MAYOR HARTKE asked if the attached and detached unit may have up to 1000 square feet between them, or if they each may be up to 1000 square feet.

MR. MAYO said the text of bill reads like the attached unit may have up to 1000 and the detached unit may have up to 1000.

MAYOR HARTKE asked if the attached unit is limited in room design to the interior.

MR. MAYO explained that is up to the user, the attached unit could be any type of room. It is separate but physically attached to the house.

COUNCILMEMBER ENCINAS asked if there has been an increase in permit applications for accessory dwelling units since Chandler's code updates in March 2024.

MR. MAYO said there has been some applications received.

COUNCILMEMBER ORLANDO asked if HOAs must comply with this as well.

MR. MAYO said he is unsure.

MR. ALLEN said the bill does not preempt HOAs, but HOAs could still enforce CC&Rs that do not allow for accessory dwelling units.

COUNCILMEMBER ORLANDO asked what short term rentals do in a housing crisis.

MR. MAYO said in the city code updates earlier this year, short term rentals are prohibited in accessory dwelling units.

RYAN PETERS, Strategic Initiatives Director, said that cities made a strong argument against this to the legislature when drafting the bill.

COUNCILMEMBER ORLANDO said this does not help the goal of putting people in homes.

MR. PETERS said if more short-term rentals are available, then presumably there is a downstream effect with other homes manifesting availability and more long-term rental scenarios, but this logic has fallen short.

COUNCILMEMBER ELLIS asked how this will come into effect with HOAs.

MR. MAYO said traditional neighborhoods can take advantage of accessory dwelling units permitted by right.

MAYOR HARTKE noted that the state legislature did not draft this bill with HOAs in mind.

COUNCILMEMBER ELLIS asked if the examples of accessory dwelling units shown on the slide could be permitted for use.

MR. MAYO said the images are concepts of what accessory dwelling units may look like. The city can establish minimum objective design standards for units.

COUNCILMEMBER STEWART asked how many permitting requests have come in.

MR. MAYO said less than ten permitting requests have been received. Each piece of legislation that comes down will not fix the housing crisis, but each piece will contribute towards a wider solution.

VICE MAYOR HARRIS commented that Chandler's community is mostly HOA-governed.

COUNCILMEMBER POSTON asked if there is a deadline for HOAs to make relevant changes to their CC&R pertaining to accessory dwelling units.

KELLY SCHWAB, City Attorney, said she will look into that.

COUNCILMEMBER ORLANDO hoped to promote long term rentals rather than short term rentals in accessory dwelling units.

MAYOR HARTKE said there has been a national conversation about accessory dwelling units for the aging population.

MR. MAYO continued the presentation.

- HB 2721 municipal zoning; middle housing
 - Permit townhouse, duplex, triplex, fourplex on any single-family lot within 1 mile of central business district
 - No public hearing required
 - Precludes municipalities from:
 - Restricting to 2 floors
 - Restricting to less than 50%
 - Requiring owner occupancy
 - Requiring compliance with commercial building code or requiring fire sprinklers

- Require more than 1 parking space/unit
- * Deadline: 01/01/2026
- Ordinance anticipated to Planning & Zoning mid 2025 and City Council late 2025

MAYOR HARTKE asked if the one mile of central business district means one square mile or a larger radius.

MR. MAYO said the business district will have a one-mile boundary. The business center will be the center.

COUNCILMEMBER ORLANDO said some projects have come back for permitting. There is an issue when it comes to safety concerns.

MAYOR HARTKE asked if safety concerns from cities were brought up in the legislature.

MR. PETERS said these concerns are raised every time these bills arise.

COUNCILMEMBER STEWART asked if there is any change anticipated for parking allowance.

MR. PETERS said the challenge is more buildable square footage lessens the cost. It is a balance between parking and housing square footage.

COUNCILMEMBER STEWART asked to gather information on how this is affecting Chandler and propose an amendment to the bill to mitigate the parking issue.

MR. PETERS said that is an option.

MAYOR HARTKE asked to clarify if the parking meant one parking space per unit.

MR. MAYO said yes, one parking space per unit.

COUNCILMEMBER POSTON commented that requiring different development guidelines will reduce continuity across the city.

MR. MAYO this is a possibility, depending on market demands and builder process.

VICE MAYOR HARRIS noted concern about parking on the streets potentially reducing the pavement quality.

MR. MAYO continued the presentation.

- SB 1162 zoning shot clock; housing assessment

- Establish zoning application shot clock for administrative completeness and processing timelines
 - Timelines must include:
 - Determination of administrative completeness within 30 days
 - Resubmittal for administrative completeness 15 days
 - Approved or denied within 180 days
 - Allows 30 days extension for extenuating circumstance or applicant request
 - Housing needs assessment every 5 years
 - City to submit an annual report to AZ Department of Housing
- * Deadline: 01/01/2025
- Ordinance anticipated to PZ 10/2024 and City Council 11/7/2024

MAYOR HARTKE asked if a zoning submission is incomplete, how does this go through the application process.

MR. MAYO said this was intended to help the development community, but it will have unintended consequences. The department has been proactive working with clients. If an application is not administratively complete, it can face challenges in approval.

COUNCILMEMBER STEWART asked what the city can do to help achieve administrative completeness before an application is submitted.

MR. MAYO said there is a static public checklist, and users can view application checklists in their account online.

COUNCILMEMBER STEWART asked if it is a lack of due diligence.

MR. MAYO said the process is fluid and allows for some flexibility in communication. This will change how clients submit applications.

MR. MAYO continued the presentation.

- Approved But Not Built Projects
 - By the numbers:
 - 16 total projects
 - 2,149 multi-family units
 - 129 single-family units
 - Staff contacted representatives for all 16 projects

COUNCILMEMBER STEWART asked if one of the dates of approval on the slide was 2016.

MR. MAYO said yes, there are some older dates on there.

MR. MAYO continued the presentation.

- Approved But Not Built
 - What are we hearing ? Market issues
 - High interest rates, projects become difficult to underwrite
 - Lack of project financing
 - Construction loan rates have doubled
 - Large valley-wide infrastructure projects driving up steel/concrete costs (impacts structured parking)
 - Demand side: market shift from not offering renter concessions to offering significant renter concessions
- Residential Completions
 - 01/2020 – Present By the numbers:
 - 5,369 total units
 - 3,082 multi-family units
 - 2,287 single-family units

COUNCILMEMBER ORLANDO asked if any developers are beginning projects for the current approved but not built projects.

MR. MAYO said no permits have been received.

VICE MAYOR HARRIS asked if the city can issue a bond to help builders complete projects.

MAYOR HARTKE said there would be some difficulty with that.

MR. MAYO continued the presentation.

- What's Chandler Doing? Chandler Industrial Development Authority
 - Chandler Industrial Development Authority (CIDA) provides tax-exempt financing through industrial revenue bonds for financing or refinancing the cost of acquisition, construction, improvement, rehabilitation or equipping of a project. Bond proceeds fund eligible activities, such as the purchase or lease of land, buildings, machinery or equipment suitable for (as it relates to housing);
 - Multifamily rental housing with units reserved for low and moderate income persons
 - Rehabilitation of residential buildings located in a registered historic neighborhood
- What's Chandler Doing? Chandler Public Housing
 - City Affordable Rentals (11 units)
 - Habitat For Humanity (15 units)
 - ARM Save the Family Rentals (16 units)
 - Newtown CLT Homeownership (71 units)

- Public Housing Rentals (363 units)
- Housing Choice Vouchers (558)
- Villas on McQueen
 - Under construction-complete in May 2026
 - 157 total units
- Site 3
 - Finalize Development Agreement October 2024
 - Submit Site plan to City November 2024
 - Submit LIHTC Financing Application April 1, 2025
- Issue RFP for Site 2
 - RFP and Developer Selection-December 2024
- What's Chandler Doing? Chandler Industrial Development Authority
 - Why isn't this incentive being utilized?
 - Interest Rates are currently too low, IDA incentives provide greater return when interest rates are higher (Set by A.R.S. 35-701-733 (the "IDA statute")
 - e.g. Southpark Springs LLP (\$5,925,000) Financed the construction of River Ranch Apartments, a 186-unit multifamily housing complex configured in 11 buildings (1988)
 - Affordable Housing Developers typically already have another Industrial Development Authority utilized (e.g. Gorman & Company – Villas on McQueen)

COUNCILMEMBER ORLANDO asked if there is a percentage of the development that then is dedicated for affordable housing.

MR. MAYO said yes, it is negotiated by the IDA. There is a requirement for some percentage of affordable housing.

COUNCILMEMBER ORLANDO asked if the reason this is not happening is the IDA bond interest rates are close to a commercial loan.

MICAH MIRANDA, Economic Development Director, answered that there is a certain percentage of affordable housing required by participation in the IDA. Many developers prefer market rate because the ROI is greater. The spread in interest rates between IDA and commercial funding does not make enough of a difference, it does not provide enough of a financial benefit. Many IDAs have existing relationships with developers.

MR. MAYO continued the presentation.

- What's Chandler Doing? Chandler Infill Incentive Plan
 - Council updated in November 2023
 - Expanded to all areas north of Loop 202
 - Now includes Class C Office space
 - Facilitate the redevelopment of underutilized retail and Class C office space

- Requires a Development Agreement approved by City Council
 - Fee waivers up to 100 percent of building permit fees, building plan review fees, and City of Chandler development impact fees
 - Expedited building plan review
 - Reimbursement of public infrastructure costs such as roads, sidewalks, public utilities – water & wastewater, streetscape improvements – landscaping, shade structures, public seating areas, decorative lighting, public art (\$250,000 cap)

COUNCILMEMBER STEWART asked about other location options previously mentioned that are available for multifamily housing.

MR. MAYO said there has been action in meeting with affordable housing developers and sharing these different sites for potential developments, but none have moved forward with development.

COUNCILMEMBER ORLANDO said there are many pieces of property Chandler owns and asked if the city can use these pieces of land for affordable housing in the downtown area.

MR. WRIGHT said staff has been looking into this possible solution.

MR. MAYO continued the presentation.

- What's Chandler Doing? Chandler Planning
 - Planned Area Development (PAD) zoning since 1980's allows for:
 - Density bonuses
 - Lot coverage increases
 - Parking reductions
 - Mixed-use integration
 - Setback encroachments
 - Increased height (Mid-Rise Overlay)
 - Encourage affordable housing component with each pre-application meeting (no takers yet)
- New Ideas
- New Ideas – Chandler Planning
 - Preliminary/Final Plat Process
 - SB 1103, 'Administrative reviews; approvals; developments'
 - Allows administrative review and approval of Final Plats without Council approval
 - City code currently requires a technical reason for denial of a plat
 - Phoenix & Queen Creek amended Code to align
 - HBACA letter in support
 - Options:

- Amend City Code to allow Final Plat approval by Development Services Director or designee
- Amend City Code to no longer require Planning & Zoning Commission recommendation for Preliminary Plats
- Amend City Code to allow Preliminary Plat approval by Development Services Director or designee

MAYOR HARTKE asked when the last time a plat was not approved for a technical reason.

MR. MAYO said it has not occurred - a plat would not be scheduled for a Council meeting until it was ready to be approved.

MAYOR HARTKE said this is a process Council currently follows because it is in the City Code. This may slow things down and does not serve a purpose in review.

MR. MAYO explained that the final plat is the document that ultimately defines and dedicates the right of ways and easements of a property. The process was intended to include City Council in the process of approving plats.

MAYOR HARTKE said Council could act as a first review rather than the pre plat and final plat approval both coming through Council.

MR. MAYO said correct, the Senate bill offers that choice among others.

MAYOR HARTKE asked what municipalities have a Council that approves plats twice.

MR. MAYO said every city is subject to this, but not every city may require it in their City Code. Phoenix and Queen Creek have amended their codes to not require it in line with the Senate bill.

COUNCILMEMBER STEWART asked if it helps builders build faster, and if it is part of PAD review for the public to be involved.

MR. MAYO said PAD zoning will include neighborhood meetings and public input and public hearings. At the point of plat approval, it is an executive decision to approve it based on technical reasons. PAD zoning input occurs before plats.

COUNCILMEMBER ORLANDO asked if the Planning and Zoning Commission reviews the final plat.

MR. MAYO said the Planning and Zoning Commission only reviews the pre plat.

COUNCILMEMBER ORLANDO said making the final plat approval an administrative choice by the Development Services Director was a beneficial move for expediting the process but requested more information on the pre plat process.

MR. MAYO said if a zoning case will require a pre plat to develop, that will be brought forward with the zoning case or the final plat to reduce duplication in the process. A zoning case is not brought forward until it is technically complete.

COUNCILMEMBER ELLIS asked if everything must be complete in the preliminary process before Council sees it.

MR. MAYO said that is correct.

MAYOR HARTKE summarized if public process remains for residents' ability to provide input on zoning cases, Council approval to approve a pre plat is appropriate.

COUNCILMEMBER ORLANDO restated that City Council would not perform final plat approval at a Council meeting.

COUNCILMEMBER STEWART asked if this would be for all development types.

MR. MAYO noted that the pre plat process would remain unchanged. A draft ordinance will be brought forward for a change in City Code to no longer require final plat approval by Council, instead by Development Services Director or designee.

MR. MAYO continued the presentation.

- New Ideas – Chandler Planning
 - Option:
 - Amend City Code to allow by-right residential development on religious institution-owned property within residential areas
 - No public hearing required
 - Objective design standards
 - Community outreach
 - Exclude religious institutions within employment areas
 - Can provide financial benefits to houses of worship with stagnant or declining participation
 - *Consider adding to HB2721 Middle Housing Code amendment, (i.e. single, townhouse, duplex, triplex, fourplex)
- New Ideas – Chandler Planning
 - Many houses of worship have vacant/underutilized land.
 - Proposed state bill in 2024 to allow by-right residential development on religious institution-owned property (did not pass).

- Bill may be reconsidered in the future.

COUNCILMEMBER POSTON asked about how this proposed state bill would affect neighborhoods. Organizations might sell to the developer, which may have the consequence of losing neighborhood input.

MR. MAYO said this idea is open for discussion by Council.

MAYOR HARTKE said he would prefer to include resident input.

MR. MAYO said there would be some stipulations included for community outreach and include compatibility studies for new development to match the existing neighborhood.

MAYOR HARTKE said this idea would be fine to work on but requested more information moving forward.

COUNCILMEMBER ORLANDO asked who the property owner would be in this case.

MR. MAYO said the properties lie within the jurisdiction of the city, but the city would not have ownership of the property.

COUNCILMEMBER ORLANDO asked if property tax would be levied.

MS. SCHWAB answered that staff is looking into if property tax would be assessed based upon a change in use.

COUNCILMEMBER ORLANDO asked to consider how these developments may impact Chandler's parcel water designation and emergency service districts. Councilmember Orlando asked if any houses of worship are doing this today.

MS. SCHWAB added that this would only apply to properties within city limits.

MAYOR HARTKE asked staff to come back with more information about this idea.

MR. MAYO said staff will come back with options.

COUNCILMEMBER ELLIS asked to research the financial implications of this idea.

COUNCILMEMBER STEWART commented that it is a good idea and wished to know more.

VICE MAYOR HARRIS emphasized the importance of hearing input from the faith community about this idea.

MR. MAYO continued the presentation.

- New Ideas
 - General Plan Update 2026
 - RFP issued July 2024
 - State Statute required every 10-years
 - 17 Elements required
 - Housing identified as focus area
 - Comprehensive Housing Plan
 - RFP issued July 2024
 - Housing needs assessment
 - Multi faceted approach addressing housing needs
 - Affordable, Workforce and Market-Rate strategies
 - Anticipated 12-month process
 - Refer and incorporate elements into the General Plan Update

MAYOR HARTKE asked if after the contract there will be a better understanding of a timeline.

MR. MAYO said yes, after the contract is approved work will begin.

MR. MAYO continued the presentation.

- New Ideas
 - Utilize city-owned properties and community partners to meet community housing needs
 - Work with affordable housing partners, such as Newtown, ARM Save the Family, Habitat for Humanity, or private developers via RFP.
 - Each site will be analyzed to determine most appropriate partner/solution.

VICE MAYOR HARRIS requested a map of the city-owned properties.

MR. MAYO said yes, information will be provided to Council.

MR. MAYO continued the presentation.

- Summary and Next Steps
 - Bring state-mandated and new idea ordinance changes to Council within the recommended timelines
 - Continue to promote the Chandler IDA and Infill Incentive Program as financial tools for affordable housing developers
 - Consultant contract for General Plan and Comprehensive Housing Strategy in October 2024
 - Housing Strategy Stakeholder Group Established in November 2024
 - Villas on McQueen

- Open waitlist January 2026
- Complete Construction and move public housing residents Fall 2026
- Site 3
 - Finalize Development Agreement October 2024
 - Submit Site plan to City November 2024
 - Submit LIHTC Financing Application April 1, 2025
- Issue RFP for Site 2
 - RFP and Developer Selection December 2024
 - Finalize Development Agreement February 2025
 - Develop Site plan and financing plan June 2025
- Identify city lots and community partners to meet community housing needs
- Questions?

VICE MAYOR HARRIS said partnership is needed to solve the housing crisis. Vice Mayor Harris asked about a resource list for funding.

COUNCILMEMBER ELLIS said the work is being done, but Chandler cannot do it alone. These processes have been in the city, and new ideas are considered every day. Chandler is ready to move forward.

COUNCILMEMBER POSTON thanked staff for the presentation. Councilmember Poston requested information if any municipalities are having success with new housing ideas.

COUNCILMEMBER ORLANDO hoped to hear good news from the legislature and Chandler sharing their success.

COUNCILMEMBER ENCINAS looked forward to seeing solutions for housing in the downtown area. Councilmember Encinas asked about PAD zoning and affordable housing.

MR. MAYO explained that PAD zoning has been in place in Chandler since the 1980s, which does not specific market rate or affordable housing, but it is a tool to provide to developers.

COUNCILMEMBER ENCINAS asked about different strategies to attract affordable housing.

MR. MAYO said other financial implications are not within Chandler's control. Chandler's culture is open to working together to create affordable housing.

COUNCILMEMBER ENCINAS asked if any faith organizations have reached out about land use for housing.

MR. MAYO mentioned there was a zoning case in Chandler come up recently. There has been some interest.

COUNCILMEMBER ENCINAS looked forward to hearing more.

COUNCILMEMBER STEWART said this is a complex issue, and Chandler has approved projects to attempt to solve this issue. Councilmember Stewart thanked staff.

Public Comment

BARBARA QUIJADA, 6400 W. Del Rio St., spoke about the Valley Interfaith Project (VIP) leaders united to address housing that will meet the needs of those in Chandler. VIP clergy are pleased to see new ideas regarding zoning residential development on religious institution owned property. Project leaders worked with legislators to introduce the bill and looks forward to hearing it read again with amendments with input from cities and towns. Over the past two years, VIP has worked with many parties in support of a 55+ housing development in a county island in south Chandler. Chandler congregation members want to see an aggressive approach to solving the housing crisis. Ms. Quijada thanked staff for the presentation on existing housing development. The city should continue to plan for and support diverse housing options in Chandler.

Adjourn

The meeting was adjourned at 5:40 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 14, 2024

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 9th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2024.

City Clerk

Meeting Minutes

City Council Regular Meeting

September 9, 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

Invocation

The invocation was given by Pastor Kelley Hand, Desert Palms Church.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Encinas.

Scheduled Public Appearances

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

1. Service Recognitions

Terri Retting – 10 Years, Cultural Development
Laurel Klimack – 25 Years, Information Technology
Stacy Sacco – 25 Years, Communication & Public Affairs

2. Proclamation – Library Card Signup Month

MAYOR HARTKE read the proclamation and invited Deborah Moreno, Library Branch Manager; Caryn Nall, Library Branch Manager; Jo-el Miller, Library Branch Manager; Susan Van Horne, Library Branch Manager; and Rachelle Kuzyk, Library Senior Manager; to accept.

MS. KUZYSK is excited to represent the library for Library Card Sign-up Month. This year, the library offers three limited edition library cards. New cardholders have the first choice of one of the three new card designs while existing cardholders can choose from one of these cards starting October 1st.

3. Proclamation – Domestic Violence Awareness Month

MAYOR HARTKE read the proclamation and invited Domestic Violence Commissioners to be recognized: Sharon Tipton, The Enlightenment Institute; Michael Morris, Chandler resident; Samantha Hinchey, Director of Victim Services AZ Coalition to End Sexual and Domestic Violence; Katie Cain, Victim Services Senior Program Manager; Salina Imam, Executive Director for Sahara Program, and Dawn Curtis, Director of Survivor Programs My Sister's Place Domestic Violence Shelter to accept.

4. Recognition – Neighborhood of the Year Finalist

MAYOR HARTKE recognized Priscilla Quintana, Neighborhood Preservation Program Manager; and Galveston representatives Francisa Hernandez, Wendy Robinson, Ruth Maya, Rowan Kahle, Luca Kahle, Katie Kahle, Chandler Care Center; Tony Alcala, Principal of Galveston Elementary; LaTisha Gilmore, Management Assistant; Jason Hafen, Management Analyst Senior; Paul and Melinda Gunther, Live and Love; and Leah Powell, Neighborhood Resources Director to be recognized.

MS. QUINTANA said the Galveston neighborhood was selected as a finalist in the Neighborhood of the Year category at the 2024 Neighborhoods USA Conference. This neighborhood has significantly transformed with collaborative efforts improving safety, cleanliness, and community empowerment. Services provided by local nonprofits and family resources have played a pivotal role in supporting the neighborhood's growth and improvement. Congratulations to the residents and everyone involved in making Galveston a place where people love to live.

MR. ALCALA, the principal of Galveston Elementary School, announced the opening of a new state-of-the-art campus on October 8th. The school is also proud to have received a finalist award showcasing its care for the neighborhood and the city's support.

5. Recognition – Si Se Puede Foundation's Women's Underwater Robotics Team Wins International Competition

MAYOR HARTKE recognized the Si Se Puede Foundation's Women's Underwater Robotics, Desert Wave Collegiate Robotics Team for winning the international competition.

6. Duane Lidman – Comments on Parks Master Plan Orangetree Neighborhood

DUANE LIDMAN, 2301 W. Palomino Dr. Chandler, thanked Mayor Hartke and Councilmembers for the opportunity to speak. Mr. Lidman stated the following: As you know, the Orangetree neighborhood has never had access to a neighborhood park and has been historically underserved by the parks department. And 10 years ago this month, we had a record-breaking rainfall event that breached our stormwater retention basin and flooded our streets. At that time, it became apparent that the Orangetree basin might be under-designed. In 2020, when Kinley Horn & Pros Consulting was hired to update the parks' master plan, they received a very large number of comments about the lack of park access within the Orangetree Neighborhood. As a result of this robust public input, the park's masterplan indirectly includes our neighborhood in North Chandler as a Recommended Priority Action through 2028. A redevelopment plan was recently approved for the tract of land that includes the Orangetree Retention Basin. As a result of the efforts from our city manager and several department directors, this redevelopment will deliver a small park and a retention basin that will meet the current design standard at zero cost to our city. I am thankful for the city's staff effort and the homebuilder who is willing to take on this challenging redevelopment. Due to high site development costs, the home builder had to add additional lots to pay for the small park with a Tot Lot. As a result of these added lots, the northern portion of the retention basin needs to be deeper than 3.5 feet, which requires a perimeter fence for safety. This 2.8-acre area will not be available for public use. I was told by city staff that there civil engineering solutions that can reduce the depth of the retention basin so the fence could be removed, and this could be considered after the redevelopment as a part of future park improvements. Within the Parks Masterplan, neighborhood parks are rated as a high-priority item by Chandler residents. Our new park will be 1.7 acres, and the masterplan recommends 6.7 acres for a neighborhood park for our number of residents. The parks board has shown an interest in additional improvements to the 2.8 2.8-acre basin area, and the Orangetree residents would like our city to complete the final phase of this redevelopment. We are before you tonight to let you know that the residents of the Orangetree and Heatherbrook neighborhoods would like our city to consider alternative stormwater management solutions for the Orangetree retention basin so the fence can be removed after the redevelopment has been completed. Then, this area will become available for public use and additional park improvements. Mayor Hartke and Councilmembers we are asking for your support to further correct this Neighborhood Park that has existed for more than 43 years as a priority action by 2028. Thank you for your consideration of our request.

COUNCILMEMBER ORLANDO thanked Mr. Lidman for his dedicated work over the past six or seven years, leading the effort, conducting thorough research, and consistently attending Council meetings and work sessions. The Council appreciates his efforts. Councilmember Orlando emphasized the need to first transfer the property deed to the city as planned and then take a closer look at possible options to revitalize that area.

Consent Agenda and Discussion

Discussion was held on item 2.

City Clerk

1. Approval of Minutes
Move City Council approve the Council meeting minutes of the Special Meeting of August 12, 2024, the Regular Meeting of August 12, 2024, the Study Session of August 12, 2024, the Work Session of August 15, 2024, and the Regular Meeting of August 15, 2024.

Mayor and Council

2. Introduction and Tentative Adoption of Ordinance No. 5109, Forming a Resident Bond Exploratory Committee
Move Council tentatively adopt Ordinance No. 5109, forming a Resident Bond Exploratory Committee, including a Steering Committee and Subcommittees, to review and identify programs requiring financing and to make recommendations to the Council regarding the use of bond financing.

MATT DUNBAR, Budget & Policy Director, presented the following presentation.

- Resident Bond Exploratory Committee Ordinance No. 5109
- Bond Election History
- Bond Category
- 2000 Election
- 2004 Election
- 2007 Election
- 2021 Election
 - GO Bonds cannot be issued without residents authorizing them first
 - The City of Chandler has had great success with residents voting to approve bond authorization to support the capital plan. Since 2000, the City has held 4 bond elections, all with significant education/outreach.
 - The table shows the bond authorization amounts approved in each category since 2000.
- Process Review
- FY 2024-25 Budget Workshop #3
- Council Retreat
- Work Session
- Bonds are a vital part of our capital plan, with about 70% of capital project spending utilizing bonds.
- Inflation has utilized existing bond authorization faster than anticipated
- Bond election timing
- Council direction to start outreach and education process with boards and commissions
- Feedback from City Boards and Commissions
 - Shared information on potential bond election with 11 boards and commissions in August/September. 4 additional commissions are scheduled for this month.
 - General consensus that they were appreciative of the information and the timing of bonds made sense.
 - Notable comments include:
 - “Looks like it is the right time”

- “The City always does a great job of explaining why we are asking voters for authorization...keep it up”
- “It’s never a great time to ask voters for more authorization, but looks like it’s the right time”
- Resident Bond Exploratory Committee
- City of Chandler Resident Bond Exploratory Committee
 - Steering Committee
 - Parks and Recreation Subcommittee
 - Public Safety Subcommittee
 - Facility/Sustainability/Technology Subcommittee
 - Public Works Subcommittee
- Purpose of Committee
 - To provide recommendations to the City Council for bond authorization required to support important public capital infrastructure needs based on highest priorities.
- Bond Exploratory Committee Timeline
- September 12, 2024 Committee selected
- September 16, 2024 Kick-off Begins
- Sep.-Nov. 2024 Committee meetings take place
- Dec. 2024 Final Review by Steering Committee with Finance staff
- Jan. 2025 Recommendation approved by Committee
- Jan. – Feb. 2025 Draft report prepared
- Feb. – Mar. 2025 Committee chair reports to Mayor and Council on recommendations and presents executive report
- May 8, 2025 Call for Bond Election by May 8, 2025, for November 4, 2025 election
- Next Steps:
- Appoint community members who will serve on steering committee and subcommittees at this Thursday’s Council meeting
- Hold a kickoff for participants on Monday, September 16, 2024
- Begin subcommittee meetings
- Questions?

MAYOR HARTKE thanked Mr. Dunbar for his work with the Boards and Commissions and Council. He highlighted the successful events for the softball fields and pickleball courts as part of previous bond authorization. Mayor Hartke appreciated the Council's support and expressed the goal of maintaining a flat secondary tax, recognizing the Council's authority in approving future initiatives.

COUNCILMEMBER ORLANDO said it is important to consider capacity when discussing bonds and urged everyone to carefully assess the capacity needed over the next five to ten years. He also highlighted the financial principle that if the bonds are sold, they will be paid for, and if not, they will not be. He stressed the need to prioritize funding the Capital Improvement Plan (CIP) to prevent revisiting the issue. Councilmember Orlando asked about the preliminary plan for the bond amount.

MR. DUNBAR said the organization has new projects that they would like to add to the 10-year Capital Plan. The Mayor and Council recently adopted the plan in June. These new projects were not previously included in the plan, so they want the Bond Steering Committee to discuss them. The goal is to ensure that the bond authorization covers the current capital plan and that any new projects that have come forward over the last year or so are also considered for potential bond authorization.

COUNCILMEMBER STEWART asked about the reasons behind pursuing bond authorization.

MR. DUNBAR said inflation is one of the main reasons for the project cost increase. The costs of the projects increased significantly in 2019 and 2020. During the time when they were gathering information, inflation rates were normal. However, inflation rates have skyrocketed, particularly on construction items. This impact on construction items has affected capital projects, resulting in the projects not achieving the anticipated progress. The expectation was for around seven to eight years of coverage in CIP, but there will only be about four and a half years of coverage, depending on the project category.

COUNCILMEMBER STEWART said federally induced inflation continues to affect various aspects of people's lives – it impacts the planned parks for children in the next 5 to 10 years. This indicates the necessity of maintaining the current higher tax rate; otherwise, it would jeopardize these plans.

MR. DUNBAR said that due to inflation, the city may not be able to carry out as many projects as originally planned. Therefore, the options are to either extend the timeline for these projects or reduce their quality. The preference is for the Steering Committee to have these discussions and make recommendations before seeking approval from the voters.

COUNCILMEMBER ELLIS thanked the team for their patience and ideas regarding the bond exploratory committees. Councilmember Ellis recalled initial discussions when there was disagreement but commended the team for their perseverance in providing the necessary information to develop a unified plan. Councilmember Ellis also highlighted the importance of innovation and transparency to taxpayers, expressing gratitude to Dawn Lang for her patience in explaining the process. Councilmember Ellis thanked the staff, including all involved, including Josh Wright, for their dedication to the project.

Consent Agenda Motion and Vote

Councilmember Ellis moved to approve the Consent Agenda of the September 9, 2024, Regular City Council Meeting; Seconded by Councilmember Orlando.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 6:50 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 14, 2024

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 9th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2024.

City Clerk



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COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/24

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

I urge every council member to visit this area and see and understand that no where else is a Chandler park area has a fence around a recreation area.

Name: Cedio
Address: 2005 W Salida Del Sol
City/State/Zip: Chandler
Phone: _____

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/2024

Agenda Item No. No. 6 Orange tree retention basin
(If applicable)

Support

Oppose

Comments:

A park would be a tremendous addition to bring together community / neighborhood involvement. Currently, the closest park is across a busy road which is not safe to cross as a family and/or children. We want our children to have a safe space to play in softer ground, not rocks.

Name: Emily Fanno
Address: 2215 W Los Arboles Place
City/State/Zip: Chandler, AZ 85224
Phone: 480-308-9995

*Note: Contact information is included as part of the Public Record.

we would LOVE a park!



COMMENT CARD

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Date: 9/9/24

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

The Orange tree neighborhood has not had a park, although I know it is typically of importance for the city of Chandler to support communities through parks.

Name: Rebekah Schwedock
Address: 2218 W Palomino Dr
City/State/Zip: Chandler AZ 85224
Phone: 254-722-5255

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/24

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

We and my committee would love a bigger park and are all in big support of it! The neighborhood would definitely benefit from the space being used in this way.

Name: Anne Yates
Address: 2218 W Palomino Dr
City/State/Zip: Chandler, AZ
Phone: 317-471-9253

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

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Date: 9/9/24

Agenda Item No. Orange tree Park Support Oppose
(If applicable)

Comments:

This is greatly needed in our
neighborhood as we have no other park
Current option is an eye sore

Name: Miles Metcalf
Address: 2302 N Bullmoose Dr
City/State/Zip: Chandler AZ 85224
Phone: 602-768-1810

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

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Date: 9/9/24

Agenda Item No. Orange Tree Retention for a bigger park Support Oppose
(If applicable)

Comments:

I would like a nice park for
my two kids. We have lived in
the neighborhood for 9 years and
we have a 5 year old and 2 year old

Name: Melissa & Channing Brown
Address: 2325 W. El Mba Way
City/State/Zip: Chandler, AZ 85224
Phone: 520-858-1332

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendized or not, please complete this form and submit to the City Clerk.

Date: 9/9/2024

Agenda Item No. 6
(If applicable)

Support

Oppose

Comments:

Please improve the retention basin
and provide the park our neighborhood
deserve.

Name: Charles Hoggatt
Address: 2619 W. Barrow Dr
City/State/Zip Chandler, AZ 85224
Phone: 480-512-2146

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-2024

Agenda Item No. 6
(If applicable)

Support

Oppose

Comments:

Orange tree neighborhood deserves
a park with public access.
Thank you

Name: Amy Knobel
Address: 2619 W. Barrow Dr
City/State/Zip Chandler, AZ 85224
Phone: 480.250.0300

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

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Date: 8/9/24

Agenda Item No. ORANGE Tree Retention - For a bigger Park
(If applicable) Support Oppose

Comments:

ORANGE TREE Needs a Park and Resource Center, its nice Galveston Hood HAS 3 PARKS and a Resource center and we got DITCH

Name: John W
Address: N Los Altos Dr
City/State/Zip: Chandler AZ 85224
Phone: 480 610 1514

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

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Date: 9/9/24

Agenda Item No. _____ Support Oppose
(If applicable)

Comments:

If Galveston can get "3" parks and a new school why can't we in the Orange Grove/Wood area get "ONE" park and serve our area. Is this too much to ask

Name: Judy Bottlinger
Address: 2309 W Palomino Dr
City/State/Zip: Chandler AZ 85224
Phone: 480-201-3595

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/2024

Agenda Item No. Orange tree retention basin
(If applicable)

Support Oppose

Comments:

I am now an adult, but growing up in the Orange tree neighborhood, it would have been nice to have a proper neighborhood park. Now is a good opportunity to have a public park :)

Name: Meredith French
Address: 2201 N. Los Altos Dr.
City/State/Zip Chandler, AZ 85224
Phone: 480-694-3860

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/24

Agenda Item No. Orangetree Park
(If applicable)

Support Oppose

Comments:

The fence is an eye sore & as a young family with two toddlers we want access to a park for our boys to play for years to come.

Name: Gil & Ashley Hatch
Address: 2201 N. Bullwhoose Dr
City/State/Zip Chandler AZ 85224
Phone: 480 229 6341

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-24

Agenda Item No. Orangetree Retention Basin Support Oppose
(If applicable)

Comments:

I support improvements to the Orangetree Retention Basin to provide a larger park w/walking paths, grass, more playground equip, etc. This area even when dilapidated has always drawn people who want to enjoy the outdoors but now is the opportunity for it to be a huge benefit to the area.

Name: Christina French
Address: 2201 N. Los Altos Dr.
City/State/Zip Chandler, AZ 85224
Phone: 480-694-2930

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-24

Agenda Item No. improvements to the Orange Tree Park Support Oppose
(If applicable)

Comments:

We want a larger park! We have a bustling neighborhood with many people who walk and children who play outside. We need the extra space for outdoor activities.

Name: Audrey French
Address: 2201 N. Los Altos Dr.
City/State/Zip Chandler, AZ 85224
Phone: 480-694-3815

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/2024

Orange Tree

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

Much more prefer the space be used for a public park.

Name: Tremmelle White
Address: 2109 N. Bullmoose Dr.
City/State/Zip: Chandler, AZ 85224
Phone: 480 845-9951

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/2024

Orange Tree

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

My family and I love Chandler and love our neighborhood. As a father of two young ~~sons~~ kids I would love for them to have a full park to grow up with. I support this expansion.

Name: Joshua Russell
Address: 2317 W Palomino Dr.
City/State/Zip: Chandler, AZ, 85224
Phone: 602-400-5656

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/24

Orangetree

Agenda Item No. *4*
(If applicable)

Support

Oppose

Comments:

Larger Park + no ugly fencing will help
home values + increase tax revenues.

We have lived with an ugly lot + poorly
maintained retention basin for YEARS. We earned
it!

Name: GAIL STEWART
Address: 2315 W. Sagebrush DR
City/State/Zip: Chandler AZ 85224
Phone: 480 261-9609

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendized or not, please complete this form and submit to the City Clerk.

Date: 9.9.2024

to Orangetree

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

We have never had a park. We would
like a larger park without the
fence. It will help our home values
+ give us a place for kids + families to
play + gather!

Name: Mike + Sherry Booth
Address: 2305 W. Sagebrush
City/State/Zip: Chandler
Phone: (480) 495-0558

*Note: Contact information is included as part of the Public Record.

Orange tree



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COMMENT CARD

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Date: 9-9-24

Agenda Item No. 6
(If applicable)

Support Oppose

Comments:

We need to develop the park with retention basin. Keep property values up. Less heat with grass

Name: Ty Shuman
Address: _____
City/State/Zip _____
Phone: _____

*Note: Contact information is included as part of the Public Record.



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COMMENT CARD

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Date: 9-10-24

Agenda Item No. 6-Orangetree
(If applicable)

Support Oppose

Comments:

Lived in neighborhood 40 yrs, we've never had a park for our children. We feel this would be an advantage for the neighborhood. Thank you!!

Name: James & Marjorie Axtell
Address: 2312 W. Palomino Dr.
City/State/Zip Chandler AZ
Phone: (480) 963-9036

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/2024

Agenda Item No. 6 - orange tree park
(If applicable)

Support Oppose

Comments:

My Franée and I have lived at orangetree for 1 year now and are hoping to stay in chandler long-term to raise a family. We believe the current park size isn't large enough to be used by the neighborhood & for family families. The closest park is a drive away for us.

Name: Jolene Schaefer
Address: 2301 N. Bullmoose Dr.
City/State/Zip: Chandler, AZ
Phone: 602-320-9710

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-24

Agenda Item No. 6 - orange tree park
(If applicable)

Support Oppose

Comments:

I live across the street from where the retention basin is going in. Please consider using the resources for the basin to make something everyone can enjoy.

Name: Tristan Dujoneck
Address: 2301 N. Bullmoose Dr.
City/State/Zip: 85224
Phone: 309-428-1827

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9.9.24

Agenda Item No. Orange Tree Support Oppose
(If applicable)

Comments:
Please support us in building a park in the retention basin area and do not fence off a portion that could be used a park and walking area for the neighborhood

Name: Jessica Roberts
Address: 2044 N 91st Pl
City/State/Zip: Chandler, AZ 85224
Phone: 480-700-8911

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/24

Agenda Item No. Orange Tree Support Oppose
(If applicable)

Comments:
My house is on Bullnose ~~with~~ one house away from the entrance street. We will be dealing with construction as long as necessary while they build houses. It would make a huge difference in my life to have a park not a gravel pit across from my house

Name: Amy Roberts
Address: 2107 N Bullnose Dr
City/State/Zip: Chandler AZ 85224
Phone: 602-814-2233

*Note: Contact information is included as part of the Public Record.

There is no park for us now and what is proposed is too small



COMMENT CARD

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Date: 9/9/24

Agenda Item No. NO. 6 PARK
(If applicable)

Support Oppose

Comments:

would love to see a park in our neighborhood
I play soccer and frequently travel to tempe,
gilbert, and mesa to play, would appreciate
some grass for our future children

Name: Manuel Campos
Address: 2215 W. LOS ARBOLES PL
City/State/Zip Chandler, AZ 85224
Phone: 505-530-0806

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9/9/24

Orangetrees

Agenda Item No. _____
(If applicable)

Support Oppose

Comments:

Orangetree Neighborhood - Requesting that
drainage area be converted to green space. Have
two kids and could use the space to play, walk,
picnic, etc.

Name: Matthew Cox
Address: 2208 W Sagebrush Ct
City/State/Zip Chandler, AZ, 85224
Phone: 480-231-0688

*Note: Contact information is included as part of the Public Record.



Chandler Arizona
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COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/2024

I oppose the retention basin!!

Agenda Item No. Orange Tree
(If applicable)

Support

Oppose

Comments:

The only thing I dislike about our neighborhood is the lack of park space. A larger park would encourage my family to stay here for decades to come.

Name: Michael Foy
Address: 2220 W Palomino Drive
City/State/Zip: Chandler, AZ 85224
Phone: 480-495-7974

*Note: Contact information is included as part of the Public Record.



Chandler Arizona
Where Values Make The Difference

COMMENT CARD

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Date: 9/9/24

Agenda Item No. "Orange Tree" Park
(If applicable)

Support

Oppose

Comments:

Please do not give us a 2 acre eyesore instead of a decent park. The two acres will be an accident waiting to happen with both children and teenagers

Name: Dancy
Address: 2206 W Sagebrush Ct
City/State/Zip: Chandler AZ 85224
Phone: 480 330 8414

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/24 Orangetree

Agenda Item No. 6
(If applicable)

Support Oppose

Comments:

My name is Dennis Stover
I have been a resident for
33 years @ 2103 W El Prado Rd
I oppose the building and would not

Name: Dennis Stover
Address: 2103 W El Prado Rd
City/State/Zip: Chandler AZ 85224
Phone: _____

*approve of
this small
park
retention*

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 9/9/24

Agenda Item No. Orange Tree
(If applicable)

Support Oppose *gravel retention*

Comments:

I just bought my house during Covid. I
would appreciate having a park larger park
than proposed. A gravel pit adds nothing
to our neighborhood.

Name: Donna Moran
Address: 2109 N. Bullmoose Dr
City/State/Zip: Chandler AZ 85224
Phone: 602 796 5762

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Orangetree

Date: 09-09-21

Agenda Item No. Item 6
(If applicable)

Support

Oppose

Comments:

What the builder of the city wants to do with the retention basin with gravel and rod iron fencing will also reduce our property value

Name: Sandy & Mark Leonard
Address: 2003 N EL Dorado Ct
City/State/Zip Chandler AZ 85224
Phone: 480-695-1354

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Orangetree

Date: 9/9/

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

The park needs to be expanded & the retention space should be grass without fencing, more walking trails

Name: JAMES GAK PAYNE
Address: 2209 W. Coltrane
City/State/Zip Chandler AZ 85224
Phone: 602-803-4770

*Note: Contact information is included as part of the Public Record.

Rangerjwp11@gmail.com



COMMENT CARD

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Date: 9/9/24 Orange Tree

Agenda Item No. _____ Support Oppose
(If applicable)

Comments:
We would like to see park expanded

Name: Dave & Bobb Schuler
Address: 2318 W. EL ALBA WAY
City/State/Zip: CHANDLER AZ 85224
Phone: 480 963-9045

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9.9.24 Orange Tree

Agenda Item No. _____ Support Oppose
(If applicable)

Comments:
Want bigger park for dogs

Name: TAI-YING KENTH
Address: 2219 W LOS ARBOLES PLACE
City/State/Zip: CHANDLER AZ 85224
Phone: 480 347 7304

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-24

orange trees

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

Per Orangetree Development construction please have the
builder convert retention to an underground format, remove
fencing, and allow for additional park improvements

Name: Devin M Metcalf
Address: 2300 W Los Arboles Pl
City/State/Zip Chandler AZ 85224
Phone: 1 (602) 768 1330

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 09 09 2024

Agenda Item No. Orangetree
(If applicable)

Support

Oppose

Comments:

Would like planned retention area revamped so
there are no fences restricting access to northern most
area beyond park. This area can be utilized
for pet walk/exercise areas, human relaxation,
wildlife (bird) viewing, etc.

Name: Valerie Metcalf
Address: 2302 N. Bullmoose Dr
City/State/Zip Chandler, AZ 85224
Phone: 602. 708. 9625

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 09-09-24

Agenda Item No. Item 6
(If applicable)

Support

Oppose

Comments:

I lived in the community from 1985 to 2002
and always wanted a park for my kids sport events
I bought my same house back in 2017 and would like
to be able to use the park for my grand kids sports

Name: Mark Leonard
Address: 2003 N El Dorado Ct
City/State/Zip Chandler AZ 85224
Phone: 480-695-1354

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: 9-9-24

Orangetree

Agenda Item No. _____
(If applicable)

Support

Oppose

Comments:

We walk our dogs through the reserve today
& would like to see a larger park with
public access - NO FENCE PLEASE

Name: Diana & Tom McNaughton
Address: 1993 N. El Dorado Ct
City/State/Zip Chandler AZ 85224
Phone: 602-689-1474

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendized or not, please complete this form and submit to the City Clerk.

Date: SEPT 9, 2024

Agenda Item No. 6
(If applicable)

Support

Oppose

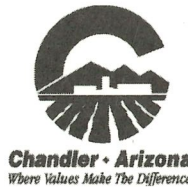
Comments:

I'm A 24 YR RESIDENT AND THE DEVELOPMENT OF THE RETENTION BASIN IS VERY IMPORTANT TO MY WIFE + ME. THE ASTETICS ARE IMPORTANT, GRASS IS COOLER, OUR NEIGHBORHOOD IS 50 COOLER DUE TO AREAS W/ GRASS + TREES, A FENCE + GRAVEL WOULD BE AN EYESORE. IMPROVING THAT SECTION WOULD MAKE IT

Name: Bill Kaml
Address: 2203 W SAGEBRUSH CT
City/State/Zip CHANDLER AZ 85224
Phone: 602-615-1920

USEABLE

*Note: Contact information is included as part of the Public Record.



COMMENT CARD

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Date: _____

Agenda Item No. Orange tree
(If applicable)

Support

Oppose

Comments:

no fence just park

Name: Noelle Cates
Address: 2644 W Marlboro
City/State/Zip Chandler
Phone: 480 776 4517

*Note: Contact information is included as part of the Public Record.



Chandler • Arizona
Where Values Make The Difference

COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agenda item or not, please complete this form and submit to the City Clerk.

Date: 9-9-24 Quanae - Concern Orange Tree Retention Basin
Agenda Item No. No. 6 Lidman Support Oppose
(If applicable)

Comments:

Concerned that the retention basin is not being dug out to a lower level ~~as~~ in order for the basin to be a park for the neighborhood, and not be surrounded by a fence, and result in a blight to our neighborhood.

Name: Ingrid & Dan Hagen
Address: 2104 N. Tamarisk St.
City/State/Zip: Chandler, AZ 85224
Phone: 480 899-5625 hm

*Note: Contact information is included as part of the Public Record.

City Council Meeting
Chandler, AZ
September 9, 2024
K. Hovnanian Home
Honeysuckle Trail
Chandler, AZ 85224
Re: Proposed City Park

I am speaking tonight because I want to be sure that the proposed City of Chandler park will look professional and will be a place that will accommodate all residents of Honeysuckle Trail as well as Orangewood Neighborhood.

There has been some concern that rocks will be placed in the bottom of the water retention area and will be separated by a chain link fence. If the intent of K. Hovnanian Homes is to provide a place for many residents to enjoy, then the chain link surrounding the rock area is a poor idea. The homes that are being built will not have huge yards and I am sure that residents there as well as the ones who live here would welcome a place that children and adults alike can enjoy. The water retention area should be left as a grassy area so that adults, children, and dogs can have access to the area. Granted, we need the water retention area when rains do come but if the proposal includes rocks instead of a grassy area, it will be nearly impossible to play or practice kicking a soccer ball or friendly football game. I can imagine a 6-year-old with a new soccer ball wanting to kick the ball and it will end up in the rocky area. Children, parents and grandparents are not going to leave the sports balls in the rocks. They are going to find a way to get that special equipment back.

In addition, I believe the maintenance work time/expense could double because of the rocks. Riding mowers can easily move across an open area. Using weed eaters to cut down the grass and weeds that will grow in the rocks will take more time and will not look nearly as nice as grass. We may only have three or four steady rains of three days or more per year but when it rains, we call the area "Bullmoose Lake". It may take 3 more days for the rain to seep into the ground but it will quickly dry out here in AZ.

I went through the City of Chandler website area where parks are photographed. There are over sixty parks maintained in the City of Chandler. I did not see any rocks and fences blocking people from the grassy areas. I also went to see the model homes by K. Hovnanian Homes in the east valley in the Apache Junction area. Granted there is more open land there but there is room for people to have space. The biggest difference here is the homes here will be two-story so residents will have a spacious home but they will be in a much more compact area. I think many people will relish having a nice park nearby with a walking path within a very short distance. People moving here will have the option of moving to other areas with larger parks. Otherwise, they may choose another home builder. Whether there are one or two people in a home, or families with children, being able to take children or grandchildren to an area where there is space to move just makes good business sense.

Here is what I would propose for the new park that will accommodate all the residents of this area.

1. A covered playground area with two cement benches on each side of the playground.
2. A small, covered ramada with two tables which will seat at least eight people each.
3. A three-on-three basketball court to accommodate almost every age group.
4. A sidewalk that surrounds the retention area as well as a circular path around the playground. Many people that will move into the new homes as well as the residents here would welcome a smooth walkway. Some people use walkers or can't walk as fast. Others have toddlers and babies that will welcome a smooth path. When you don't use sidewalks, it can become very messy very fast.
5. A bonus to bring our communities might be create a rock garden path around the walking path. In Lakeside they have a lake with rocks halfway around the lake so far. Every few years they remind residents that if the rocks are becoming faded they will have until a certain date (end of the summer) to re-paint their rocks or they will be removed. We have waited a VERY long time (thirty years) to have a park we can walk to in this area. We want this to be a positive addition to our whole neighborhood. Providing a park for all of us to enjoy will help.

To K. Hovnanian Homes:

I read your proposal which said that you would create a park for all residents. Then the City of Chandler has agreed to maintain it. Having the city maintain it is a huge bonus for you all. We want a park that is done well and provides space for your new neighborhood and our established neighborhood. We do not want to feel that it is a sub-par development. The people who will be moving here are probably looking at several different areas. It just makes good business sense to do it well from the beginning.

Thank you for your time.

Mary Ellen Attanucci
2406 N. Palomino Ct.
Chandler, AZ 85224
attme2001@gmail.com

Received on August 25, 2024
Submitted by Mike Hoogstra
September 9, 2024 Regular Council Meeting

Subject: Webform Submission From: City Council Meeting Public Comment

From: City of Chandler <no-reply@chandleraz.gov>

Sent: Sunday, August 25, 2024 23:19

To: CityClerkDivision <CityClerkDivision@chandleraz.gov>; Tera Scherer <Tera.Scherer@chandleraz.gov>

Subject: Webform Submission From: City Council Meeting Public Comment

Submitted on Sun, 08/25/2024 - 11:18 PM

Submitted by: Anonymous

Submitted values are:

Name

Mike Hoogstra

Address

2207 N Bullmoose Dr
Chandler, Arizona. 85224

Phone Number

(602) 402-8364

Comments

Council Meeting on Sept. 9, 2024 I own 2 houses directly across the street from the water retention basin for the new development Honey Suckle Trail at 2200 N. Bullmoose drive. I own 2207 and 2209 N. Bullmoose drive houses. I have lived here since 1982 when our house was built. The retention basin has ALWAYS been fenced when it was owned by the church with no trespassing signs posted. I am very appreciative that the retention basin was made deeper and dry wells were added to reduce the chances of flooding in the future. I am in complete support of having that area fenced and using rock throughout that area. The rock will reduce the amount of maintenance for the city and allow our tax dollars to be spent on more important matters. The developer is already creating a park for the neighborhood. My key reasons for having the water retention area fenced are: Dry wells should be in a secured area. There will be standing water at times and the fence will keep people away and avoid any damages by having people play in the water. There are several people that liked to use that area for their animals to defecate and didn't clean up after them. The water retention basins are designed specifically for water runoff from storms and not for playgrounds. Please approve the fence around this area and keep the area safe and easy for the city to maintain.

Meeting Minutes

City Council Study Session

September 9, 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 6:50 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

Consent Agenda and Discussion

Discussion was held on items 10, 29, and 34.

City Clerk

1. Boards and Commissions Member Appointments
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.

Community Services

2. Agreement No. CS2-595-4335, Amendment No. 3, with Pioneer Landscape Centers, Inc., for Rock, Granite, and Miscellaneous Supplies
Move City Council approve Agreement No. CS2-595-4335, Amendment No. 3, with Pioneer Landscape Centers, Inc., for rock, granite, and miscellaneous supplies, in an amount not to exceed \$795,000, for a one-year period, September 1, 2024, through August 31, 2025.

3. Construction Agreement No. PR2206.401, Change Order No. 1, with Hunter Contracting Co., for the Tumbleweed Park Pickleball Complex
Move City Council award Construction Agreement No. PR2206.401, Change Order No. 1, to Hunter Contracting Co., in the amount of \$8,415,866.94, for the Tumbleweed Park Pickleball Complex.
4. Professional Services Agreement No. PR2206.452, with Dibble CM, LLC, for the Tumbleweed Park Pickleball Complex Construction Management Services
Move City Council award Professional Services Agreement No. PR2206.452 to Dibble CM, LLC, for the Tumbleweed Park Pickleball Complex Construction Management Services, in an amount not to exceed \$482,135.
5. Agreement No. CS4-958-4774, with Artistic Land Management, Inc., BrightView Landscape Services, Inc., Grounds Control, LLC, and West Coast Arborists, Inc., for the Supply and Installation of Trees
Move City Council approve Agreement No. CS4-958-4774, with Artistic Land Management, Inc., BrightView Landscape Services, Inc., Grounds Control, LLC, and West Coast Arborists, Inc., for the supply and installation of trees, in a combined amount not to exceed \$767,000, for a three-year term, September 13, 2024, through September 12, 2027, with the option to extend through June 30, 2028.

Development Services

6. Resolution No. 5835, Authorizing a License Agreement between Summit Infrastructure Group, LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems
Move City Council pass and adopt Resolution No. 5835, authorizing the Mayor to execute the license agreement between Summit Infrastructure Group, 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 Telecommunications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.
7. Resolution No. 5834, authorizing an amended and restated license agreement between Teleport Communications of America, LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems
Move City Council pass and adopt Resolution No. 5834, authorizing the Mayor to execute the amended and restated license agreement between the Teleport Communications of America, 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 Telecommunications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

8. Resolution No. 5832, Annexation of Maricopa County Right-of-Way Located on Cooper Road Between Alamosa Drive and Riggs Road
Move City Council pass and adopt Resolution No. 5832 approving annexation of county right-of-way located on Cooper Road between Alamosa Drive and Riggs Road, contingent upon approval by Maricopa County.
9. Preliminary Development Plan, PLH23-0065 Magnolia, Located ¼ Mile East of the Northeast Corner of Cooper Road and Riggs Road
Move City Council approve Preliminary Development Plan PLH23-0065 Magnolia, for single-family housing product to be constructed in a new subdivision, subject to the conditions as recommended by Planning and Zoning Commission.
10. Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A, Located at the Northwest Corner of Cooper Road and Chandler Boulevard
Move City Council approve Preliminary Development Plan PLH24-0009 Chandler and Cooper Retail - Shops A, for a new drive-through building, subject to the conditions as recommended by Planning and Zoning Commission.

BRENNAN RAY, Attorney for Burch & Cracchiolo, gave a briefing on the discussion at the Planning and Zoning Commission meeting centered on pedestrian safety, particularly related to those approaching the site from Cooper Road heading west, including those heading to Walmart. The focus was on ensuring that vehicles exiting the drive-thru on the left-hand side had a means to moderate their speed. Initially, there was a plan to install speed humps, but after discussions with the commission members and staff, it was decided to implement a speed table instead. Additionally, the pavers on the two driveways to the right were widened to provide a more pronounced textural feedback for drivers. The aim was to elevate pedestrians as they crossed before vehicles exiting the site.

MAYOR HARTKE said his concern is the school located to the west and the students passing by who may not be paying attention. He believes that the school's presence helps slow down cars, which he appreciates. He suggested considering having signs for students crossing or using other signage to further alert drivers and remind them to look both ways.

MR. RAY said they would be willing to add a stipulation before Thursday's meeting if his statement on the record is sufficient. There is not a problem putting signage on the interior side of the parcel to identify the pedestrian crossing.

MAYOR HARTKE said it would be helpful if the concern were focused on students not paying attention. He expressed concern about individuals coming out of the drive-thru while juggling their food or beverage.

MR. RAY said they will work with staff to ensure that appropriate signage is in place in the proper locations as they approach this frontage.

11. Use Permit, PLH24-0006 Ponderosa Dispensary, 318 S. Bracken Lane, Generally Located 1/2 Mile South of Chandler Boulevard and 1/4 mile east of Price Road
Move City Council approve Use Permit PLH24-0006 Ponderosa Dispensary, extending the annual time condition allowing the dispensary to operate in conjunction with marijuana cultivation and infusion facility, subject to the conditions recommended by Planning and Zoning Commission.
12. Entertainment Use Permit, PLH24-0014 Celoni Hospitality, LLC, DBA Recreo Cantina, 28 S San Marcos Place, Generally Located ¼ Mile South of the Southwest Corner of Arizona Avenue and Chandler Boulevard
Move City Council approve Entertainment Use Permit, PLH24-0014 Celoni Hospitality, LLC, DBA Recreo Cantina, to continue to allow live indoor and outdoor entertainment subject to the conditions recommended by Planning and Zoning Commission.
13. Entertainment Use Permit, PLH22-0056 Topsy Egg & The Uncommon, 1 E Boston Street, Generally Located ¼ Mile South of the Southeast Corner of Arizona Avenue and Chandler Boulevard
Move City Council approve Entertainment Use Permit, PLH22-0056 Topsy Egg & The Uncommon, to continue to allow live indoor and outdoor entertainment subject to the conditions recommended by Planning and Zoning Commission.
14. Entertainment Use Permit PLH24-0013 Showcase Legends Bar & Grill, 2386 N Alma School Road, Generally Located North of the Northwest Corner of Alma School and Warner Roads
Move City Council approve Entertainment Use Permit, PLH24-0013 Legends Showcase Bar & Grill, to allow for indoor live entertainment, speakers and television screens subject to the conditions recommended by Planning and Zoning Commission.
15. Entertainment Use Permit, PLH24-0007 Sawtooth Bar and Grill, 4929 W Ray Road, Generally Located at the Southeast Corner of Ray and Rural Roads
Move City Council approve Entertainment Use Permit, PLH24-0007 Sawtooth Bar and Grill, to continue to allow live indoor entertainment and entertainment, speakers and television screens, subject to the conditions recommended by Planning and Zoning Commission.
16. Use Permit, PLH24-0008 Fun Fusion Learning Center, 4640 E Peach Tree Drive, Generally Located 1/4 Mile North and West of Hunt Highway and Val Vista Drive (APPLICANT REQUESTS WITHDRAWAL)
Move City Council withdraw PLH24-0008 Fun Fusion Learning Center, Use Permit to allow residential childcare for up to 10 children in an existing single family home as requested by the applicant.

Facilities and Fleet

17. Agreement No. BF2-910-4417, Amendment No. 2, for Janitorial Services
Move City Council approve Agreement No. BF2-910-4417, Amendment No. 2, with Universal Building Maintenance, LLC, DBA Allied Universal Services, for janitorial services, in an amount not to exceed \$548,720.28, for the period of one year, beginning June 15, 2024, through June 14, 2025.
18. Purchase of Carpet Installation Services
Move City Council approve the purchase of carpet installation services for the Sunset Branch Library, from Wholesale Floors, LLC, utilizing the State of Arizona Contract No. CTR072520, in an amount not to exceed \$113,529.44.

Fire Department

19. Purchase of Ambulances
Move City Council approve the purchase of one 2024 Horton 623 Type-I Custom Ambulance, in the amount of \$398,638, and authorize the order placement of nine Horton 623 Type-I Custom Ambulances, in the amount of \$4,283,653, to be paid upon vehicle delivery in future fiscal years from enterprise funds utilizing future year budget appropriation, from Professional Sales and Service, L.C., utilizing the HGAC Contract No. AM-10-23.

Management Services

20. Resolution No. 5837 Authorizing the Submittal of a \$25,000 Pass-Through Indian Gaming Application from AZCEND to Gila River Indian Community
Move City Council pass and adopt Resolution No. 5837 authorizing the submittal of a \$25,000 pass-through Indian Gaming Revenue Sharing Grant Application from AZCEND to the Gila River Indian Community for Nutritious Food Boxes for Low-Income Children and Families.
21. Agreement No. 4481, Amendment No. 1, Financial Advisory Services
Move City Council approve Agreement No. 4481, Amendment No. 1, with Piper Sandler & Co., for financial advisory services, for a period of two years, beginning July 1, 2024, through June 30, 2026.
22. License Series 12, Restaurant Liquor License Application for Suman Kalyan Chowdary Kadiyala, Agent, SRI Delights, LLC, DBA Panchakattu Indian Cuisine
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 301057, a Series 12, Restaurant Liquor License, for Suman Kalyan Chowdary Kadiyala, Agent, SRI Delights, LLC, DBA Panchakattu Indian Cuisine, located at 5865 W. Ray Road, Suite 6, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307198.

23. New License Series 10, Beer and Wine Store Liquor License Application for Camila Alarcon, Agent, Goosies Wine Shop, LLC, DBA Goosies Wine Shop
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 299721, a Series 10, Beer and Wine Store Liquor License, for Camila Alarcon, Agent, Goosies Wine Shop, LLC, DBA Goosies Wine Shop, located at 2050 N. Alma School Road, Suite 4, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 307842.
24. Liquor License Series 12, Restaurant Liquor License Application for Ysena Marie Pimental, Agent, AY Holdings, LLC, DBA Mexico Magico Restaurant & Cantina
Move for recommendation to the State Department of Liquor Licenses and Control (DLLC) for approval of the State Liquor Job No. 296469, a Series 12, Restaurant Liquor License, for Ysena Marie Pimental, Agent, AY Holdings, LLC, DBA Mexico Magico Restaurant & Cantina, located at 474 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307875.
25. Liquor License Series 12, Restaurant Liquor License Application for Carlos Demetrius Howard, Agent, Sneaker Heads Sports Bar, LLC, DBA Sneaker Heads
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 301036, a Series 12, Restaurant Liquor License, for Carlos Demetrius Howard, Agent, Sneaker Heads Sports Bar, LLC, DBA Sneaker Heads, located at 3002 N. Arizona Avenue, Suite 18, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307694.
26. Liquor License Series 12, Restaurant Liquor License Application for Josh Ryan Carstens, Agent, Vero RP, LLC, DBA Vero Chicago Pizza-West Chandler
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 300191, a Series 12, Restaurant Liquor License, for Josh Ryan Carstens, Agent, Vero RP, LLC, DBA Vero Chicago Pizza-West Chandler, located at 2855 W. Ray Road, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307923.
27. License Series 10, Beer and Wine Store Liquor License Application for Wassim Nazih Suliman, Agent, F & W Gas, LLC, DBA Arco AM PM #42525
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 300299, a Series 10, Beer and Wine Store Liquor License, for Wassim Nazih Suliman, Agent, F & W Gas, LLC, DBA Arco AM PM #42525, located at 1735 S. Cooper Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 307677.
28. New Tele-Track Wagering Facility Site for TP Racing, LLLP, DBA Turf Paradise

Move for recommendation for approval of the application for a Tele-Track Wagering Facility Site license within Trophy Sports+Cards+Spirits, located at 2551 W. Queen Creek Road, Suite 4, for TP Racing, LLLP, DBA Turf Paradise.

Police Department

29. Resolution No. 5839, Intergovernmental Agreement with Mesa Unified School District No. 4 for Police Department Security Camera System Emergency Access
Move City Council adopt Resolution No. 5839, approving an Intergovernmental Agreement granting the Chandler Police Department emergency access to the Mesa Unified School District No. 4 Security Camera System; and authorize 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 an agreement.

BRYAN CHAPMAN, Police Chief, presented an update on the IGA that the Police Department has engaged with Mesa Unified School District for camera access in emergencies on their campus for only schools inside of the Chandler city limits. This IGA is like the one the Department has with Chandler Unified School District, where the Police Department will have access to cameras when an emergency occurs on campus. This happens in coordination with the Dispatch Center, and the school district's administrative offices grant access to that information so the department can get a real-time look at what is happening on campus and direct resources appropriately. The IGA strictly outlines that this does not allow anybody in the Police Department to have unfettered access to any camera at any time, which the City Attorney can provide legal details on.

COUNCILMEMBER POSTON asked about the process during emergencies and whether access is automatically granted when 911 is called. Councilmember Poston also wanted to understand how someone at the school authorizes access.

CHIEF CHAPMAN said that in an ideal scenario, in case of an incident on campus, the administrative offices would communicate with the authorities through the initial 911 call, granting them access. However, this procedure has not yet been tested in real-time, and the chaos of an emergency could pose challenges. They are working to establish best practices for this process, considering factors such as the campus size and the emergency location's distance. They hope never to have to put this into practice, but they understand the importance of timely information for an effective response.

COUNCILMEMBER POSTON asked if other schools in the city's school districts would be involved in the IGA.

CHIEF CHAPMAN said the department is finalizing an agreement with the Kyrene School District to complete those in the city.

COUNCILMEMBER POSTON asked if this is part of the real-time Crime Center and how it will be integrated.

CHIEF CHAPMAN said it was a separate issue that they might revisit later to consider modifications based on advancements in technology within the real-time Crime Center, as opposed to their current Communications and Dispatch Bureau operations.

MAYOR HARTKE asked about private campuses' interest and involvement in the matter.

CHIEF CHAPMAN said the Police Department is expanding their capabilities with a real-time Crime Center, which will gather information from traffic cameras and onboard businesses, schools, and other interested parties. They plan to release educational material on participation within 30 to 90 days.

COUNCILMEMBER ORLANDO asked if testing will be conducted once the system is operational to ensure its functionality and timing and to identify any potential bugs that need to be resolved.

CHIEF CHAPMAN said that the Department intends to address software and hardware issues in the real-time Crime Center before testing. Testing will begin towards the last quarter of the year.

30. Agreement No. PD3-200-4510, Amendment No. 3, with FX Tactical, LLC, and Skaggs Companies, Inc., for Police Uniforms
Move City Council approve Agreement No. PD3-200-4510, Amendment No. 3, with FX Tactical, LLC, and Skaggs Companies, Inc., for police uniforms, in an amount not to exceed \$350,000, for a one-year period, September 1, 2024, through August 31, 2025.
31. Purchase of Cloud Conversion and Annual Support and Maintenance Services for the Police Records Management System and Computer Aided Dispatch System
Move City Council approve the purchase of computer aided dispatch (CAD) and records management system (RMS) annual support and maintenance services, from Versaterm Public Safety, Inc., for a period of three years, beginning August 1, 2024, through July 31, 2027, in an amount not to exceed \$533,458 in the first year, and authorize a payment not to exceed \$99,250 for the RMS cloud conversion.
32. Purchase of 9-1-1 Call-Handling Equipment for the State of Arizona 9-1-1 System Conversion
Move City Council approve the purchase of 9-1-1 call-handling equipment, utilizing the State of Arizona Contract No. CTR055782, with AT&T Corp., in an amount not to exceed \$1,327,644.57 for Fiscal Years 2024-2025 through 2029-2030, and authorize an appropriation transfer of \$536,153 from the General Fund, Non-Departmental, Contingency Account to the General Fund, Police Department, Communications Division, Other Expense Account.

33. Payment to Support the City of Chandler Radio System Infrastructure
Move City Council approve the payment to the City of Phoenix, in an amount not to exceed \$579,849, for the Fiscal Year 2024-25 participation in the Regional Wireless Cooperative (RWC), including operations and maintenance costs, the system upgrade agreement, and narrow banding.

Public Works and Utilities

34. Agreement No. 4800, with Ferguson Enterprises, LLC, for the Advanced Metering Infrastructure Project
Move City Council approve Agreement No. 4800, with Ferguson Enterprises, LLC, for the AMI project, in an amount not to exceed \$14,000,000.

JEREMY ABBOTT, Public Works and Utilities Assistant Director, presented the following presentation.

- AMI Project
- AMI Overview
- Network
 - Gateways – Antennas, Solar or Electric Panels, Collectors
 - Meters – Static Meters, Antennas, Meter Boxes, Lids
- Benefits – Conservation, Meter Accuracy, Reduces High Bills, Longer Meter Life
- AMI Data Presented to Customers
- Customer Portal
- Customer views usage and receives leak alerts through Customer Portal
- Water usage data presented to the customer online
- Data received by City AMI Software
- AMI radio transmits usage through AMI Gateways
- Water usage registered by meter
- Examples of Customer Portal Capabilities
- Project Timeline

COUNCILMEMBER POSTON said she appreciated the proactive approach to conserving water and helping residents save money. Councilmember Poston was pleasantly surprised to learn about the \$1.2 million in grant funding and inquired about the progress of installing these initiatives.

MR. ABBOTT said that none of the gateways have been installed yet. Formal approval from the EPA is required before spending any grant funds. However, procurement can begin as soon as approval is received, which is expected any day.

COUNCILMEMBER POSTON asked if it had already begun with existing funds.

MR. ABBOTT mentioned that it has been a work in progress. They had purchased some gateways for internal testing, but these are not part of the overall fixed network tied to the EPA grant fund.

COUNCILMEMBER POSTON said this will help residents.

VICE MAYOR HARRIS asked how many cities in the state of Arizona have implemented such a program.

MR. ABBOTT said that the city of Surprise is in the process of implementing Advanced Metering Infrastructure (AMI), and Tempe is also working on AMI. He knows that many cities in the valley are at different stages of working towards full implementation of AMI for metering technology.

VICE MAYOR HARRIS asked if Chandler is the first city to put the meter out.

MR. ABBOTT said they have some of those meters installed but cannot communicate with them through a fixed network they do not have yet. Mr. Abbott could not say with certainty that they would be the first, but they would be close.

COUNCILMEMBER ELLIS asked how residents can access information using their phones and for more details.

MR. ABBOTT said customers will have multiple options for obtaining the product. Closer to the rollout, public outreach will be conducted, and information will be posted on the website about obtaining and downloading the portal using a phone or a computer.

COUNCILMEMBER ELLIS said customers will have the app to use.

MR. ABBOTT said the portal's goal is to provide an option for customers, but it is not mandatory. If customers prefer, the city can still communicate with them via mail for billing.

MAYOR HARTKE asked how often someone could check their water usage or if there was a leak.

MR. ABBOTT said it comes down to the amount of data. People can look at 15 minutes or hourly, which would be more realistic. Daily is conservative, but it also depends on the individual. It will not be minute by minute, but more realistically, hourly usage and updating the portal at that level are needed.

MAYOR HARTKE said it is potentially available more than daily, although people might check it even then.

MR. ABBOTT said the information is always available, but the rate at which it updates would likely be at a daily interval.

35. Purchase of Water Maintenance Basin Recoating Services
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Move City Council approve Agreement No. 4521, Amendment No. 2, with Schneider Electric Systems USA, Inc., for the sole source purchase of SCADA maintenance services, in an amount not to exceed \$146,102, for the period of one year, July 1, 2024, through June 30, 2025.
47. Resolution No. 5833 Authorizing a Grant Application for, and Acceptance of Grant Funds from, the Community Grants Program Administered by the U.S. Environmental Protection Agency (EPA) in the Amount of \$3,000,000
Move City Council pass and adopt Resolution No. 5833 authorizing a grant application for, and acceptance of grant funds from, the Community Grants Program Administered by the U.S. EPA in the amount of \$3,000,000.

Informational

48. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
49. Contracts and Agreements Administratively Approved, Month of August 2024

Adjourn

The meeting was adjourned at 7:14 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 14, 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 9th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2024.

City Clerk

Meeting Minutes

City Council Special Meeting

September 12, 2024 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:03 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

Appointee Attendance

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

Absent/Excused

Councilmember Jane Poston

Set an Executive Session

1. Personnel Matters--A.R.S. Section 38-431.03(A)(1) – Annual Performance Review of the Presiding City Magistrate.
2. A.R.S. Sections 38-431.03(A)(3) and (A)4 – Discussion and consultation with the City Attorney for legal advice and to consider its position and instruct its City Attorney regarding the City's position in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation in the matters of Jane Poston and J2Media vs. City of Chandler, et.al, and Michael Collins v. City of Chandler et.al.

Action Agenda Motion and Vote

Councilmember Stewart moved to hold an Executive Session Meeting immediately following the Special Meeting; seconded by Councilmember Encinas.

Motion carried unanimously (6-0)

Adjourn

The meeting was adjourned at 4:03 pm.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: October 14, 2024

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 12th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2024.

City Clerk

Meeting Minutes

City Council Regular Meeting

September 12, 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

*Vice Mayor Harris attended telephonically.

Invocation

The invocation was given by Mr. Don Mowzoon, Chandler Community of Baha'i Faith.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Stewart.

Consent Agenda and Discussion

City Clerk

- Boards and Commissions Member Appointments
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.

Community Services

2. Agreement No. CS2-595-4335, Amendment No. 3, with Pioneer Landscape Centers, Inc., for Rock, Granite, and Miscellaneous Supplies
Move City Council approve Agreement No. CS2-595-4335, Amendment No. 3, with Pioneer Landscape Centers, Inc., for rock, granite, and miscellaneous supplies, in an amount not to exceed \$795,000, for a one-year period, September 1, 2024, through August 31, 2025.
3. Construction Agreement No. PR2206.401, Change Order No. 1, with Hunter Contracting Co., for the Tumbleweed Park Pickleball Complex
Move City Council award Construction Agreement No. PR2206.401, Change Order No. 1, to Hunter Contracting Co., in the amount of \$8,415,866.94, for the Tumbleweed Park Pickleball Complex.
4. Professional Services Agreement No. PR2206.452, with Dibble CM, LLC, for the Tumbleweed Park Pickleball Complex Construction Management Services
Move City Council award Professional Services Agreement No. PR2206.452 to Dibble CM, LLC, for the Tumbleweed Park Pickleball Complex Construction Management Services, in an amount not to exceed \$482,135.
5. Agreement No. CS4-958-4774, with Artistic Land Management, Inc., BrightView Landscape Services, Inc., Grounds Control, LLC, and West Coast Arborists, Inc., for the Supply and Installation of Trees
Move City Council approve Agreement No. CS4-958-4774, with Artistic Land Management, Inc., BrightView Landscape Services, Inc., Grounds Control, LLC, and West Coast Arborists, Inc., for the supply and installation of trees, in a combined amount not to exceed \$767,000, for a three-year term, September 13, 2024, through September 12, 2027, with the option to extend through June 30, 2028.

Development Services

6. Resolution No. 5835, Authorizing a License Agreement between Summit Infrastructure Group, LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems
Move City Council pass and adopt Resolution No. 5835, authorizing the Mayor to execute the license agreement between Summit Infrastructure Group, 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 Telecommunications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.
7. Resolution No. 5834, authorizing an amended and restated license agreement between Teleport Communications of America, LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems

Move City Council pass and adopt Resolution No. 5834, authorizing the Mayor to execute the amended and restated license agreement between the Teleport Communications of America, 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 Telecommunications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

8. Resolution No. 5832, Annexation of Maricopa County Right-of-Way Located on Cooper Road Between Alamosa Drive and Riggs Road
Move City Council pass and adopt Resolution No. 5832 approving annexation of county right-of-way located on Cooper Road between Alamosa Drive and Riggs Road, contingent upon approval by Maricopa County.
9. Preliminary Development Plan, PLH23-0065 Magnolia, Located ¼ Mile East of the Northeast Corner of Cooper Road and Riggs Road
Move City Council approve Preliminary Development Plan PLH23-0065 Magnolia, for single-family housing product to be constructed in a new subdivision, subject to the conditions as recommended by Planning and Zoning Commission.
10. Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A, Located at the Northwest Corner of Cooper Road and Chandler Boulevard
Move City Council approve Preliminary Development Plan PLH24-0009 Chandler and Cooper Retail - Shops A, for a new drive-through building, subject to the conditions as recommended by Planning and Zoning Commission.
11. Use Permit, PLH24-0006 Ponderosa Dispensary, 318 S. Bracken Lane, Generally Located 1/2 Mile South of Chandler Boulevard and 1/4 mile east of Price Road
Move City Council approve Use Permit PLH24-0006 Ponderosa Dispensary, extending the annual time condition allowing the dispensary to operate in conjunction with marijuana cultivation and infusion facility, subject to the conditions recommended by Planning and Zoning Commission.
12. Entertainment Use Permit, PLH24-0014 Celoni Hospitality, LLC, DBA Recreo Cantina, 28 S San Marcos Place, Generally Located ¼ Mile South of the Southwest Corner of Arizona Avenue and Chandler Boulevard
Move City Council approve Entertainment Use Permit, PLH24-0014 Celoni Hospitality, LLC, DBA Recreo Cantina, to continue to allow live indoor and outdoor entertainment subject to the conditions recommended by Planning and Zoning Commission.
13. Entertainment Use Permit, PLH22-0056 Topsy Egg & The Uncommon, 1 E Boston Street, Generally Located ¼ Mile South of the Southeast Corner of Arizona Avenue and Chandler Boulevard

Move City Council approve Entertainment Use Permit, PLH22-0056 Topsy Egg & The Uncommon, to continue to allow live indoor and outdoor entertainment subject to the conditions recommended by Planning and Zoning Commission.

14. Entertainment Use Permit PLH24-0013 Showcase Legends Bar & Grill, 2386 N Alma School Road, Generally Located North of the Northwest Corner of Alma School and Warner Roads
Move City Council approve Entertainment Use Permit, PLH24-0013 Legends Showcase Bar & Grill, to allow for indoor live entertainment, speakers and television screens subject to the conditions recommended by Planning and Zoning Commission.
15. Entertainment Use Permit, PLH24-0007 Sawtooth Bar and Grill, 4929 W Ray Road, Generally Located at the Southeast Corner of Ray and Rural Roads
Move City Council approve Entertainment Use Permit, PLH24-0007 Sawtooth Bar and Grill, to continue to allow live indoor entertainment and entertainment, speakers and television screens, subject to the conditions recommended by Planning and Zoning Commission.
16. Use Permit, PLH24-0008 Fun Fusion Learning Center, 4640 E Peach Tree Drive, Generally Located 1/4 Mile North and West of Hunt Highway and Val Vista Drive (APPLICANT REQUESTS WITHDRAWAL)
Move City Council withdraw PLH24-0008 Fun Fusion Learning Center, Use Permit to allow residential childcare for up to 10 children in an existing single family home as requested by the applicant.

Facilities and Fleet

17. Agreement No. BF2-910-4417, Amendment No. 2, for Janitorial Services
Move City Council approve Agreement No. BF2-910-4417, Amendment No. 2, with Universal Building Maintenance, LLC, DBA Allied Universal Services, for janitorial services, in an amount not to exceed \$548,720.28, for the period of one year, beginning June 15, 2024, through June 14, 2025.
18. Purchase of Carpet Installation Services
Move City Council approve the purchase of carpet installation services for the Sunset Branch Library, from Wholesale Floors, LLC, utilizing the State of Arizona Contract No. CTR072520, in an amount not to exceed \$113,529.44.

Fire Department

19. Purchase of Ambulances
Move City Council approve the purchase of one 2024 Horton 623 Type-I Custom Ambulance, in the amount of \$398,638, and authorize the order placement of nine Horton 623 Type-I Custom Ambulances, in the amount of \$4,283,653, to be paid upon vehicle delivery in future fiscal years from enterprise funds utilizing future year budget appropriation, from Professional Sales and Service, L.C., utilizing the HGAC Contract No. AM-10-23.

Management Services

20. Resolution No. 5837 Authorizing the Submittal of a \$25,000 Pass-Through Indian Gaming Application from AZCEND to Gila River Indian Community
Move City Council pass and adopt Resolution No. 5837 authorizing the submittal of a \$25,000 pass-through Indian Gaming Revenue Sharing Grant Application from AZCEND to the Gila River Indian Community for Nutritious Food Boxes for Low-Income Children and Families.
21. Agreement No. 4481, Amendment No. 1, Financial Advisory Services
Move City Council approve Agreement No. 4481, Amendment No. 1, with Piper Sandler & Co., for financial advisory services, for a period of two years, beginning July 1, 2024, through June 30, 2026.
22. License Series 12, Restaurant Liquor License Application for Suman Kalyan Chowdary Kadiyala, Agent, SRI Delights, LLC, DBA Panchakattu Indian Cuisine
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 301057, a Series 12, Restaurant Liquor License, for Suman Kalyan Chowdary Kadiyala, Agent, SRI Delights, LLC, DBA Panchakattu Indian Cuisine, located at 5865 W. Ray Road, Suite 6, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307198.
23. New License Series 10, Beer and Wine Store Liquor License Application for Camila Alarcon, Agent, Goosies Wine Shop, LLC, DBA Goosies Wine Shop
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 299721, a Series 10, Beer and Wine Store Liquor License, for Camila Alarcon, Agent, Goosies Wine Shop, LLC, DBA Goosies Wine Shop, located at 2050 N. Alma School Road, Suite 4, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 307842.
24. Liquor License Series 12, Restaurant Liquor License Application for Ysena Marie Pimental, Agent, AY Holdings, LLC, DBA Mexico Magico Restaurant & Cantina
Move for recommendation to the State Department of Liquor Licenses and Control (DLLC) for approval of the State Liquor Job No. 296469, a Series 12, Restaurant Liquor License, for Ysena Marie Pimental, Agent, AY Holdings, LLC, DBA Mexico Magico Restaurant & Cantina, located at 474 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307875.
25. Liquor License Series 12, Restaurant Liquor License Application for Carlos Demetrius Howard, Agent, Sneaker Heads Sports Bar, LLC, DBA Sneaker Heads
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 301036, a Series 12, Restaurant Liquor License, for Carlos Demetrius Howard, Agent, Sneaker Heads Sports Bar, LLC, DBA Sneaker Heads, located at 3002 N. Arizona Avenue, Suite 18, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307694.

26. Liquor License Series 12, Restaurant Liquor License Application for Josh Ryan Carstens, Agent, Vero RP, LLC, DBA Vero Chicago Pizza-West Chandler
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 300191, a Series 12, Restaurant Liquor License, for Josh Ryan Carstens, Agent, Vero RP, LLC, DBA Vero Chicago Pizza-West Chandler, located at 2855 W. Ray Road, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307923.
27. License Series 10, Beer and Wine Store Liquor License Application for Wassim Nazih Suliman, Agent, F & W Gas, LLC, DBA Arco AM PM #42525
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 300299, a Series 10, Beer and Wine Store Liquor License, for Wassim Nazih Suliman, Agent, F & W Gas, LLC, DBA Arco AM PM #42525, located at 1735 S. Cooper Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 307677.
28. New Tele-Track Wagering Facility Site for TP Racing, LLLP, DBA Turf Paradise
Move for recommendation for approval of the application for a Tele-Track Wagering Facility Site license within Trophy Sports+Cards+Spirits, located at 2551 W. Queen Creek Road, Suite 4, for TP Racing, LLLP, DBA Turf Paradise.

Mayor and Council

29. Ordinance No. 5109, Forming a Resident Bond Exploratory Committee
Move Council pass and adopt Ordinance No. 5109, forming a Resident Bond Exploratory Committee, including a Steering Committee and Subcommittees, to review and identify programs requiring financing and to make recommendations to the Council regarding the use of bond financing.

Police Department

30. Resolution No. 5839, Intergovernmental Agreement with Mesa Unified School District No. 4 for Police Department Security Camera System Emergency Access
Move City Council adopt Resolution No. 5839, approving an Intergovernmental Agreement granting the Chandler Police Department emergency access to the Mesa Unified School District No. 4 Security Camera System; and authorize 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 an agreement.
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Move City Council approve Agreement No. 4521, Amendment No. 2, with Schneider Electric Systems USA, Inc., for the sole source purchase of SCADA maintenance services, in an amount not to exceed \$146,102, for the period of one year, July 1, 2024, through June 30, 2025.
48. Resolution No. 5833 Authorizing a Grant Application for, and Acceptance of Grant Funds from, the Community Grants Program Administered by the U.S. Environmental Protection Agency (EPA) in the Amount of \$3,000,000
Move City Council pass and adopt Resolution No. 5833 authorizing a grant application for, and acceptance of grant funds from, the Community Grants Program Administered by the U.S. EPA in the amount of \$3,000,000.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the September 12, 2024, Regular City Council Meeting; Seconded by Councilmember Encinas.

Motion carried unanimously (7-0).

Informational

48. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
49. Contracts and Agreements Administratively Approved, Month of August 2024

Unscheduled Public Appearances

JAMES PAYNE, 2209 W. Colt Rd., shared his experiences about living in the Orangetree neighborhood. Mr. Payne spoke about maintaining the open park space as a dual-purpose stormwater retention basin and a public park for the benefit of the neighborhood. Mr. Payne thanked his neighbors for their support.

MARY ELLEN ATTENUCCI, 2406 N. Palomino Ct., spoke about a professional looking park in the Orangetree neighborhood that will accommodate all residents. There are a lot of park users in the neighborhood that would use a walking path. Neighbors want a park that is done well and provides space for the new neighbors as well as the established neighborhood.

TY SHERMON, 2518 W. El Alba Way, spoke about if the retention basin was turned into a gated gravel area, property values would decrease. Mr. Shermon requested a park be built in the area.

MAYOR HARTKE asked staff to follow up.

COUNCILMEMBER ENCINAS requested an update on the development of the new neighborhood.

Current Events

Mayor's Announcements

MAYOR HARTKE provided an update regarding the Arizona League of Cities and Towns Annual Conference, which was attended by City Council and the Mayor's Youth Commission. Working with Arizona's cities and towns is a great opportunity for City Council and the Mayor's Youth Commission.

MAYOR HARTKE announced the Getting Arizona Involved in Neighborhoods GAIN kickoff event, which will begin at 9:00 a.m. on Saturday, September 14.

Council's Announcements

COUNCILMEMBER ENCINAS announced the beginning of Contigo events in Chandler to celebrate Hispanic Heritage Month, including the Quinceañera Fashion Show Fiesta at Hamilton Library on September 14, Lowrider Storytime at the Downtown Library on September 16, and Movie Night at LOOK Cinema on September 22.

COUNCILMEMBER ELLIS provided information about the Midwest Food Bank Out Drive Hunger Golf Classic on September 26, beginning at 8:00 a.m., to benefit the food bank's mission of feeding the community.

COUNCILMEMBER ELLIS announced Chandler Domestic Violence Commission's 16th Annual Domestic Violence Awareness event on September 24, beginning at 10:00 a.m., and Candlelight Vigil on October 24, beginning at 5:30 in the City Hall Courtyard for Domestic Violence Awareness.

COUNCILMEMBER STEWART spoke about Constitution Day event held on September 17, beginning at 8:30 a.m. in the City Hall Courtyard to celebrate and reflect on the cornerstone of America's constitutional republic.

COUNCILMEMBER ORLANDO said the Softball Field Opening Event was a great success and thanked Mayor, Council, and staff.

COUNCILMEMBER POSTON announced the opening of ACT Medical Park in Chandler, which will host cutting-edge medical and research services.

City Manager's Announcements

None.

Adjourn

The meeting was adjourned at 6:25 p.m.

ATTEST: _____
 City Clerk Mayor

Approval Date of Minutes: October 14, 2024

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 12th day of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of October, 2024.

City Clerk



City Council Memorandum Public Works & Utilities Memo No. RE25-013

Date: October 14, 2024
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Andy Bass, Deputy City Manager
John Knudson, Public Works and Utilities Director
Daniel Haskins, Capital Projects Division Manager
From: Stephen Shea, Real Estate Program Coordinator
Subject: Final Adoption of Ordinance No. 5106 Granting a Non-Exclusive Power Distribution Easement to Salt River Project Agricultural Improvement and Power District (SRP), at No Cost, for Electrical Facilities Relocation Required as Part of the Chandler Heights Road Improvement Project

Proposed Motion:

Move City Council approve final adoption of Ordinance No. 5106 granting a non-exclusive power distribution easement to SRP, at no cost, for electrical facilities relocation required as part of the Chandler Heights Road Improvement Project.

Background:

The city is planning improvements to Chandler Heights Road from Gilbert Road to Val Vista Drive (the "Project"). In order to accommodate construction of the Project, SRP's electrical facilities on the south side of Chandler Heights Road, beginning approximately 350 feet west of 148th Street and extending to approximately 200 feet west of Val Vista Drive, must be relocated and converted to underground facilities. SRP requires a new power distribution easement (the "Easement") to replace its existing easement rights.

The Easement will be granted to SRP at no cost. Staff has reviewed and approved the Easement and legal description.

Discussion:

This ordinance was introduced and tentatively adopted by City Council on September 12, 2024.

Attachments

Ordinance No. 5106

Exhibit A - Legal Description

Exhibit B - SRP Easement

Location Map

ORDINANCE NO. 5106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING A NON-EXCLUSIVE POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AT NO COST, FOR ELECTRICAL FACILITIES RELOCATION REQUIRED AS PART OF THE CHANDLER HEIGHTS IMPROVEMENT PROJECT.

WHEREAS, the City of Chandler will be improving Chandler Heights Road from Gilbert Road to Val Vista Drive (the “Project”); and

WHEREAS, in order to accommodate the construction of the Project, Salt River Project Agricultural and Power District’s (“SRP”) electrical facilities on the south side of Chandler Heights Road beginning approximately 350 feet west of 148th Street to approximately 200 feet west of Val Vista Drive must be relocated and converted to underground facilities; and

WHEREAS, the City of Chandler is willing to grant a non-exclusive Power Distribution Easement (the “Easement”) to SRP, at no cost, to replace the existing easement rights.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the granting of the Easement to SRP, at no cost, in, upon, over, under, across, through, and along that certain property legally described and depicted in Exhibit “A” attached hereto and made a part hereof by this reference.

Section 2. That the granting of said Easement shall be substantially in the form approved by the City Attorney attached hereto as Exhibit “B.”

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement and this Ordinance on behalf of the City.

Section 4. That the City Clerk shall cause the original or a certified copy of this Ordinance to be recorded in the Office of Maricopa County Recorder after the effective date of this Ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2024.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2024.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5106 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

DMG

Published in the Arizona Republic on:

EXHIBIT "A"
Legal Description

EXHIBIT "A"

SRP JOB NUMBER: T3129125
SRP JOB NAME: CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV
TTRRS: 2S6E29

DATE: 06/10/2024
PAGE: 1 OF 8

AN EASEMENT LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING AN ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29, BEING A REBAR, BEARS NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 2654.73 FEET (**BASIS OF BEARING**);

THENCE ALONG THE NORTH SOUTH MID-SECTION OF OF SAID SECTION 29, SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID MID-SECTION LINE, NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 2164.56 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 4.50 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 278.65 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 286.65 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, A DISTANCE OF 4.50 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 117.98 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 2026.61 FEET TO SAID NORTH SOUTH MID-SECTION LINE;

THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 357.57 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS EAST, A DISTANCE OF 357.60 FEET TO SAID **POINT OF BEGINNING**.

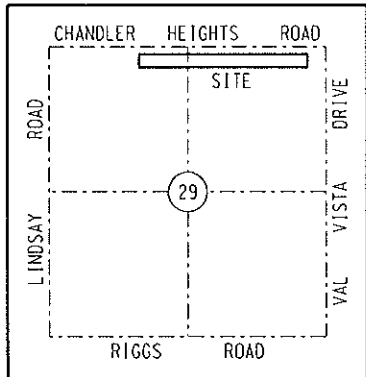
SAID EASEMENT CONTAINS AN AREA OF 22,562 SQUARE FEET OR 0.51 ACRE, MORE OR LESS.

END OF DESCRIPTION



JEP

EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R6E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF SRP EASEMENT
- EXISTING EASEMENT AS NOTED
- TIE LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

ACFL	ALUMINUM CAP FLUSH
APN	ASSESSOR'S PARCEL NUMBER
LVI	LAST VISUAL INSPECTION
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
NTS	NOT TO SCALE

BASIS OF BEARINGS:
THE ARIZONA STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD 83 DATUM.

ALL ELECTRIC LINES SHOWN ARE MEASURED
TO THE WINDOW OF THE EQUIPMENT PAD
UNLESS OTHERWISE NOTED.



CAUTION

THE EASEMENT LOCATION AS HEREDON
DELINEATED MAY CONTAIN HIGH
VOLTAGE ELECTRICAL EQUIPMENT.
NOTICE IS HEREBY GIVEN THAT THE
LOCATION OF UNDERGROUND
ELECTRICAL CONDUCTORS OR
FACILITIES MUST BE VERIFIED AS
REQUIRED BY ARIZONA REVISED
STATUTES, SECTION 40-380.21, ET.
SEQ., ARIZONA BLUE STAKE
LAW, PRIOR TO ANY EXCAVATION.

NOTES

THIS EXHIBIT IS INTENDED TO
ACCOMPANY AN EASEMENT. ALL
PARCELS SHOWN WERE PLOTTED
FROM RECORD INFORMATION, AND
NO ATTEMPT HAS BEEN MADE TO
VERIFY THE LOCATION OF ANY
BOUNDARIES SHOWN. THIS IS NOT
AN ARIZONA BOUNDARY SURVEY.

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3129125	SHEET: 2 OF 8
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"
DRAWN: RUSSO	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019

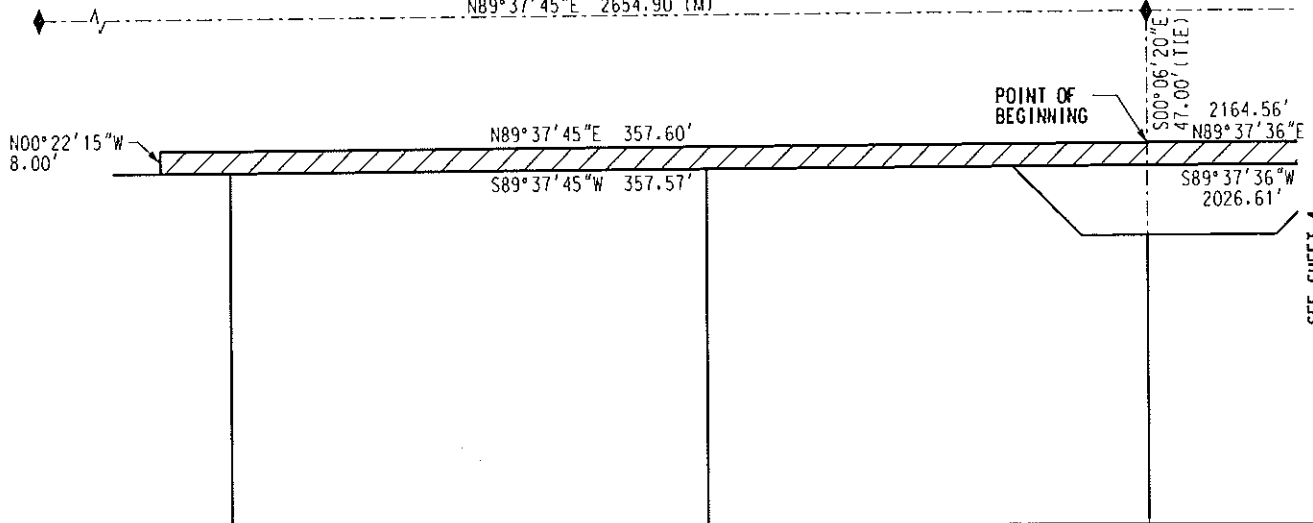
SURVEY DIVISION LAND DEPARTMENT
CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST

EXHIBIT "A"

NORTHWEST CORNER
SECTION 29
FOUND REBAR
LVI: 08/08/2005

CHANDLER HEIGHTS ROAD
N89°37'45"E 2654.90'(M)

NORTH 1/4 CORNER
SECTION 29
FOUND ACFL
LVI: 08/30/2019
POINT OF COMMENCEMENT



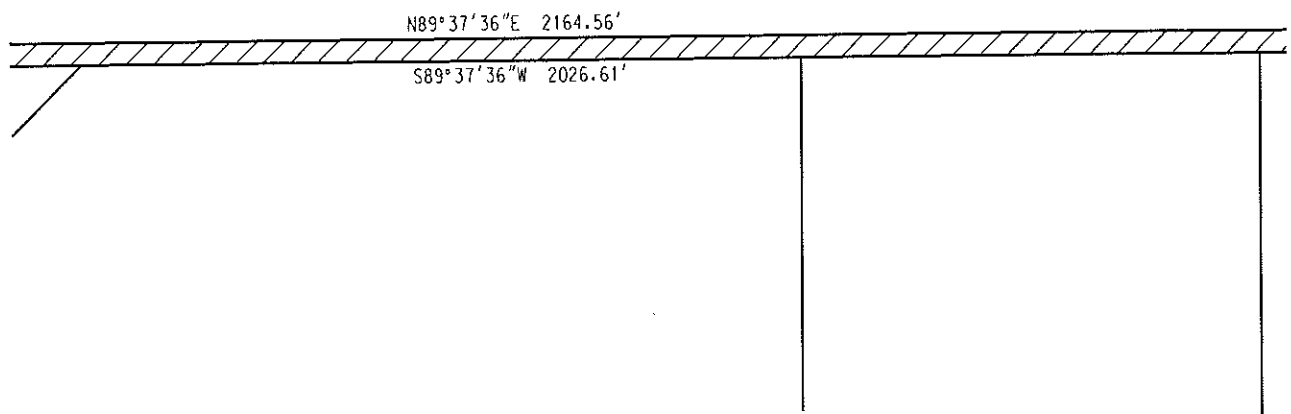
SEE SHEET 4



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST
SRP LDWR NUMBER: N/A	SCALE: NTS	
T.O. NUMBER: T3129125	SHEET: 3 OF 8	
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019	

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
(BASIS OF BEARINGS)
N89°37'36"E 2654.73'(M)



SEE SHEET 3

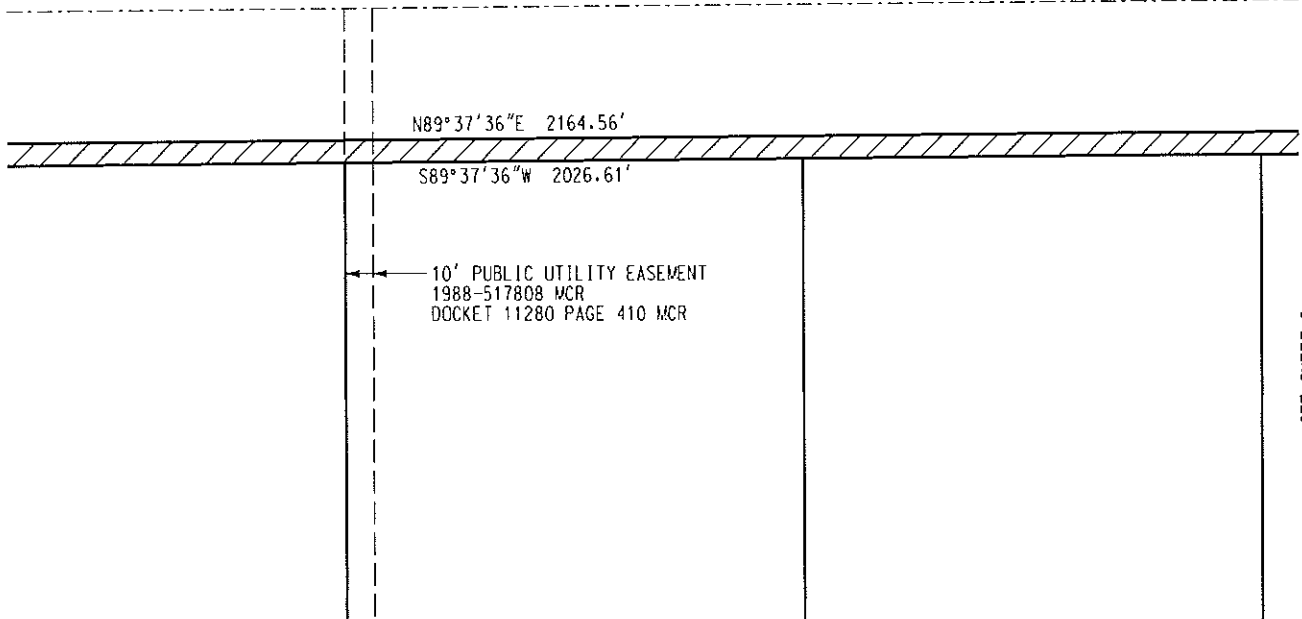
SEE SHEET 5



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 4 OF 8	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R. 6 E. 10.0 SOUTH - 31.6 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019	

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89°37'36"E 2654.73'(M)



SEE SHEET 4

SEE SHEET 6

N89°37'36"E 2164.56'

S89°37'36"W 2026.61'

10' PUBLIC UTILITY EASEMENT
 1988-517808 MCR
 DOCKET 11280 PAGE 410 MCR




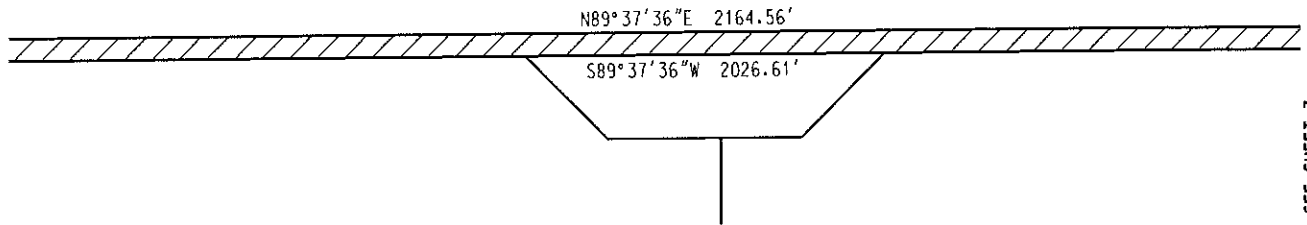
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 5 OF 8	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R. 6 E. 10.0 SOUTH - 31.6 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019	

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89° 37' 36" E 2654.73' (M)



SEE SHEET 5

SEE SHEET 7




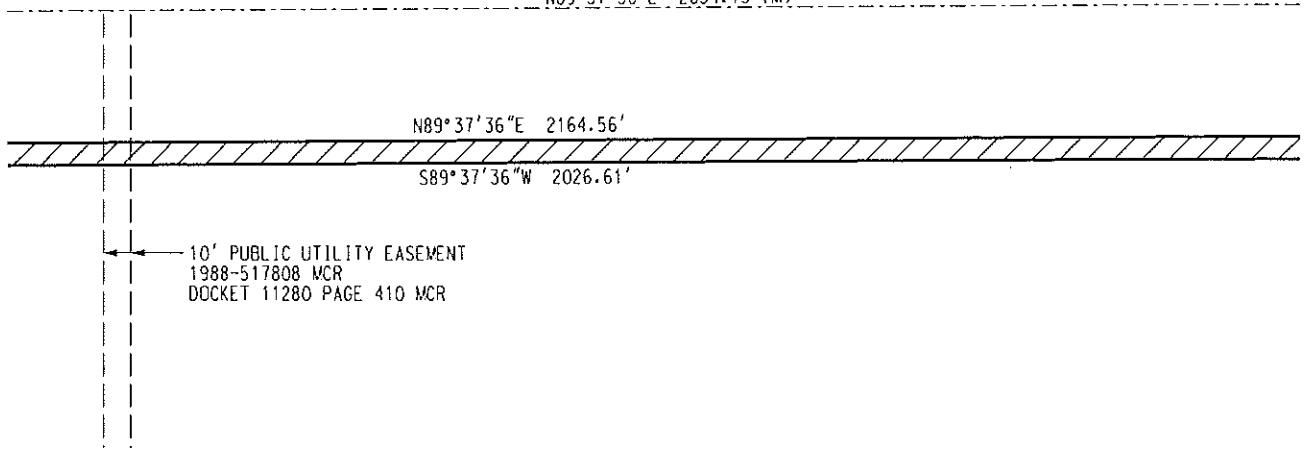
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 6 OF 8	
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW	FIELD DATE: 12/11/2019

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
(BASIS OF BEARINGS)
N89°37'36"E 2654.73'(M)



SEE SHEET 6

SEE SHEET 8




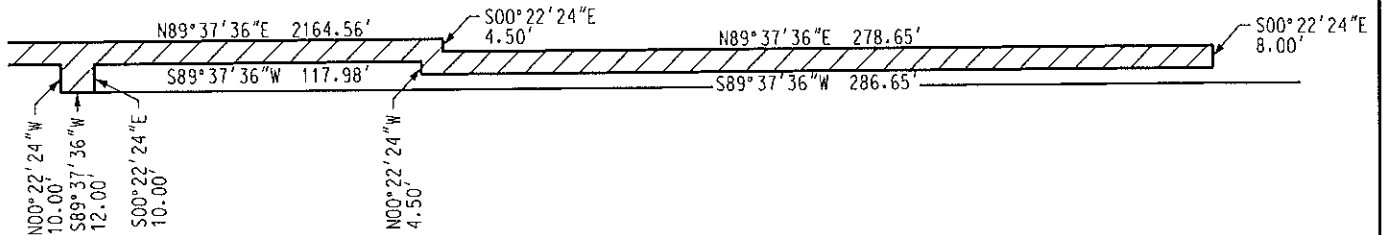
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 7 OF 8	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW	FIELD DATE: 12/11/2019

EXHIBIT "A"


CHANDLER HEIGHTS ROAD
(BASIS OF BEARINGS)
N89°37'36"E 2654.73' (M)

NORTHEAST CORNER
SECTION 29
FOUND REBAR
LVI: 09/03/2011



SEE SHEET 7



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 8 OF 8	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019	

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB10W
P. O. Box 52025
Phoenix, Arizona 85072-2025

EXEMPT PURSUANT TO
A.R.S. §§ 11-1134 (A)(2) and (A)(3)

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # Chandler Heights Road
N ½, SEC. 29, T02S, R06E

Agt. CLB
Job # LJ75136 / T3129125
W **CLB** C JEP
R/W #

CITY OF CHANDLER,
an Arizona municipal corporation,

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively, "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which the Easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

Grantor's Property:

A portion of the North half of Section 29, Township 02 South, Range 06 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

CAUTION: Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et seq., Arizona Blue Stake Law, prior to any excavation.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

Notwithstanding anything in this instrument, or laws, statutes, ordinances, rules, or regulations to the contrary, if Grantor requires Grantee to relocate or modify the Facilities, Grantor will (i) pay and/or reimburse Grantee any and all costs incurred for such relocation or modification and (ii) provide a reasonable new location for the Facilities, and easement rights therefor, that meets the standards set forth in this instrument. Grantor acknowledges that the Facilities are being located within public right-of-way at the request of Grantor, and that Grantee materially relied on the provisions of this paragraph in agreeing to Grantor's request.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, **THE CITY OF CHANDLER**, an Arizona municipal corporation, has caused its name to be executed by its duly authorized representative(s) this _____ day of _____, 2024.

THE CITY OF CHANDLER, an Arizona municipal corporation

By: _____
Mayor

Attest:

Clerk

APPROVED AS TO FORM:

City Attorney for the
City of Chandler *DMG*

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 2024, before me, the undersigned, personally appeared _____ - and _____, the Mayor and Clerk of **THE CITY OF CHANDLER**, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

Notary Public

My Commission Expires:

Notary Stamp/Seal

Note: This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1131 and 11-1132 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).

EXHIBIT "A"

SRP JOB NUMBER: T3129125

DATE: 06/10/2024

SRP JOB NAME: CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV

PAGE: 1 OF 8

TTRRS: 2S6E29

AN EASEMENT LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING AN ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29, BEING A REBAR, BEARS NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 2654.73 FEET (**BASIS OF BEARING**);

THENCE ALONG THE NORTH SOUTH MID-SECTION OF OF SAID SECTION 29, SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID MID-SECTION LINE, NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 2164.56 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 4.50 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 278.65 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 286.65 FEET;

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THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 2026.61 FEET TO SAID NORTH SOUTH MID-SECTION LINE;

THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 357.57 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS EAST, A DISTANCE OF 357.60 FEET TO SAID **POINT OF BEGINNING**.

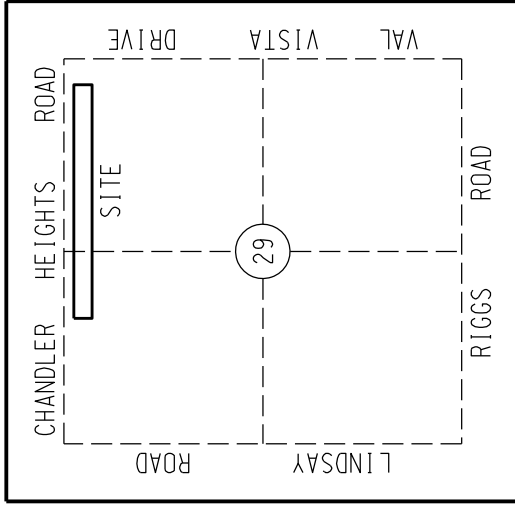
SAID EASEMENT CONTAINS AN AREA OF 22,562 SQUARE FEET OR 0.51 ACRE, MORE OR LESS.

END OF DESCRIPTION



JEP

EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R6E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- ▨ LIMITS OF SRP EASEMENT
- EXISTING EASEMENT AS NOTED
- - - TIE LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

ACFL ALUMINUM CAP FLUSH
 APN ASSESSOR'S PARCEL NUMBER
 LVI LAST VISUAL INSPECTION
 (M) MEASURED
 MCR MARICOPA COUNTY RECORDER
 NTS NOT TO SCALE

BASIS OF BEARINGS:

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.



SURVEY DIVISION
LAND DEPARTMENT

CUS UE BA CHANDLER HEIGHTS RD
 IMPROVE UG CONV
 N 1/2, SECTION 29
 T.2 S., R.6 E.
 10.0 SOUTH - 31.6 EAST

SALT RIVER PROJECT
 AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3129125	SHEET: 2 OF 8
AGENT: BALTRUS	SHEET SIZE: 8.5" x 11"
DRAWN: RUSSO	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS
DATE: 06/10/2024	FIELD DATE: 12/11/2019

BW

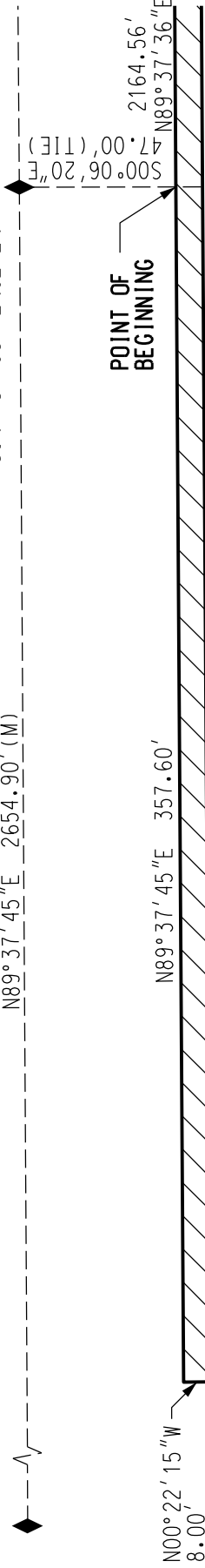
EXHIBIT "A"

NORTHWEST CORNER
SECTION 29
FOUND REBAR
LV1: 08/08/2005

NORTH 1/4 CORNER
SECTION 29
FOUND ACFL
LV1: 08/30/2019

CHANDLER HEIGHTS ROAD
N89°37'45"E 2654.90' (M)

POINT OF COMMENCEMENT



SEE SHEET 4


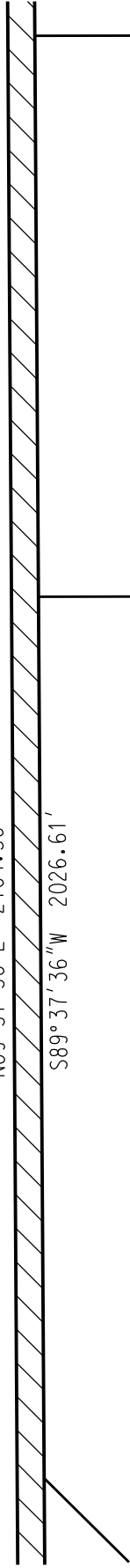
 SURVEY DIVISION LAND DEPARTMENT	
CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST	
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3129125	SHEET: 3 OF 8
AGENT: BALTRUS	SHEET SIZE: 8.5" x 11"
DRAWN: RUSSO	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS
DATE: 06/10/2024	BW FIELD DATE: 12/11/2019

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89°37'36"E 2654.73' (M)

N89°37'36"E 2164.56'

S89°37'36"W 2026.61'



SEE SHEET 3

SEE SHEET 5

SALT RIVER PROJECT	
AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3129125	SHEET: 4 OF 8
AGENT: BALTRUS	SHEET SIZE: 8.5" X 11"
DRAWN: RUSSO	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS
DATE: 06/10/2024	FIELD DATE: 12/11/2019
BW	

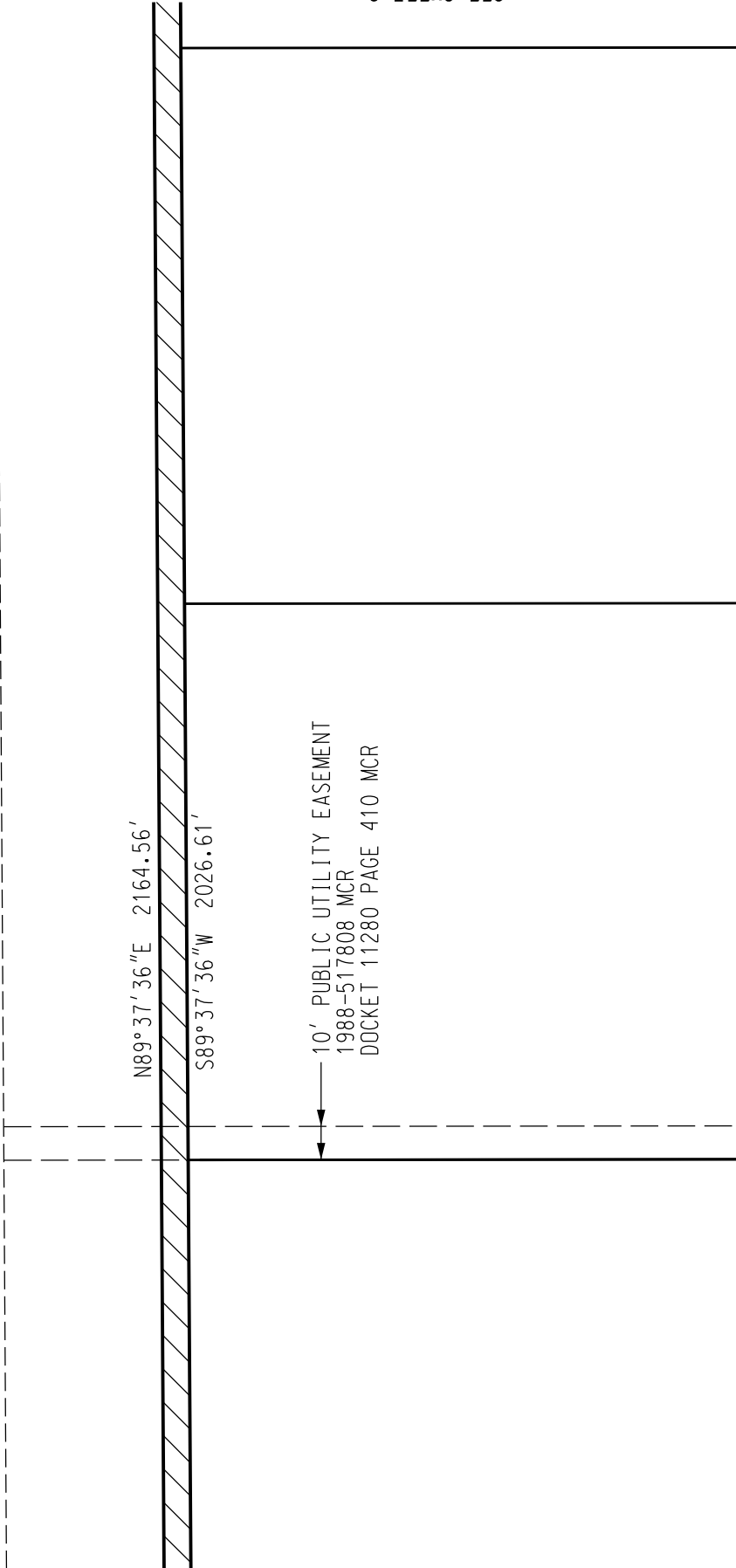


SURVEY DIVISION
 LAND DEPARTMENT

CUS UE BA CHANDLER HEIGHTS RD
 IMPROVE UG CONV
 N 1/2, SECTION 29
 T.2 S., R.6 E.
 10.0 SOUTH - 31.6 EAST

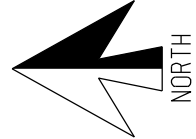
EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89°37'36"E 2654.73' (M)



SEE SHEET 4

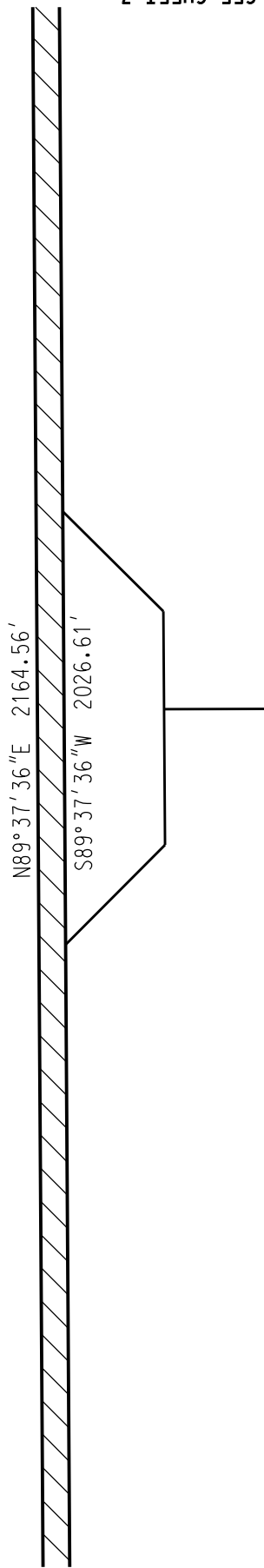
SEE SHEET 6



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS	
I.O. NUMBER: T3129125	SHEET: 5 OF 8	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST
AGENT: BALTRUS	SHEET SIZE: 8.5" X 11"	
DRAWN: RUSSO	REVISION: 0	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	
DATE: 06/10/2024	FIELD DATE: 12/11/2019	

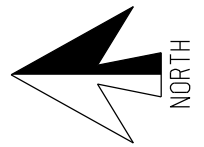
EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89°37'36"E 2654.73' (M)



SEE SHEET 5

SEE SHEET 7




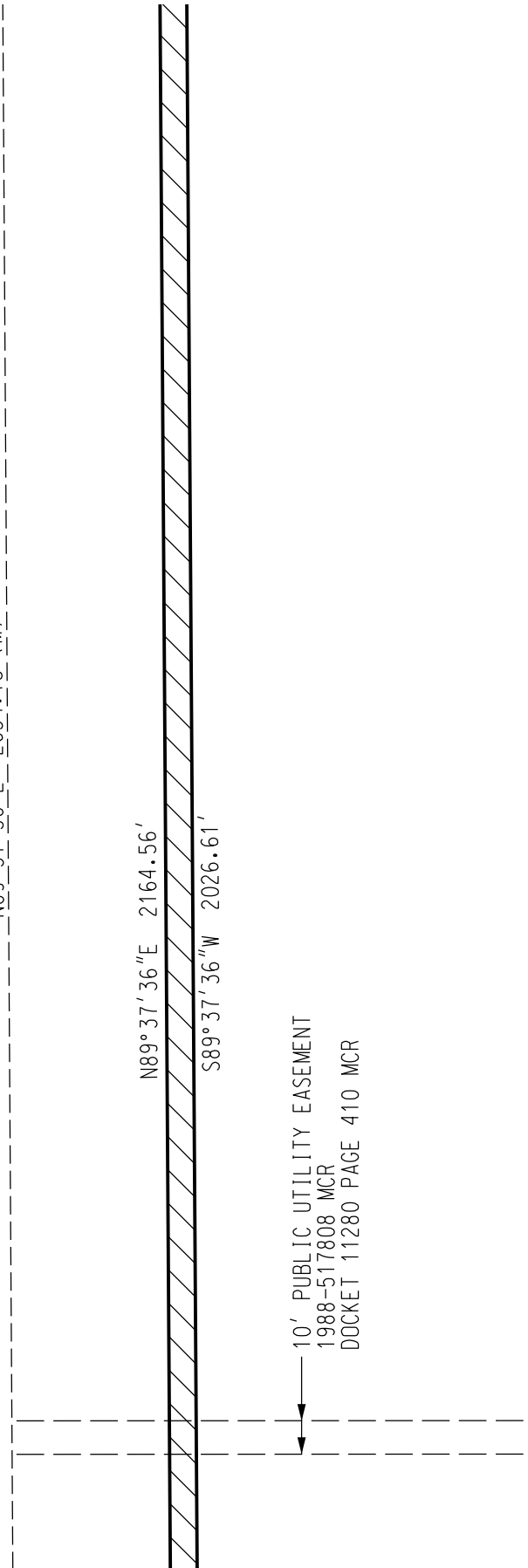
AGRICULTURAL IMPROVEMENT & POWER DISTRICT SALT RIVER PROJECT		 SURVEY DIVISION LAND DEPARTMENT	
SRP LDWR NUMBER: N/A	SCALE: NTS	CUS UE BA CHANDLER HEIGHTS RD IMPROVE UG CONV N 1/2, SECTION 29 T.2 S., R.6 E. 10.0 SOUTH - 31.6 EAST	
I.O. NUMBER: T3129125	SHEET: 6 OF 8		
AGENT: BALTRUS	SHEET SIZE: 8.5" x 11"		
DRAWN: RUSSO	REVISION: 0		
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS		
DATE: 06/10/2024	BW	FIELD DATE: 12/11/2019	

EXHIBIT "A"

CHANDLER HEIGHTS ROAD
 (BASIS OF BEARINGS)
 N89°37'36"E 2654.73' (M)



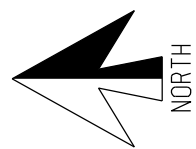
10' PUBLIC UTILITY EASEMENT
 1988-517808 MCR
 DOCKET 11280 PAGE 410 MCR

N89°37'36"E 2164.56'
 S89°37'36"W 2026.61'

SEE SHEET 6

SEE SHEET 8

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT	
SRP LDWR NUMBER: N/A	SCALE: NTS	CUS UE BA CHANDLER HEIGHTS RD	
I.O. NUMBER: T3129125	SHEET: 7 OF 8	IMPROVE UG CONV	
AGENT: BALTRUS	SHEET SIZE: 8.5" X 11"	N 1/2, SECTION 29	
DRAWN: RUSSO	REVISION: 0	T.2 S., R.6 E.	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	10.0 SOUTH - 31.6 EAST	
DATE: 06/10/2024	BW	FIELD DATE: 12/11/2019	

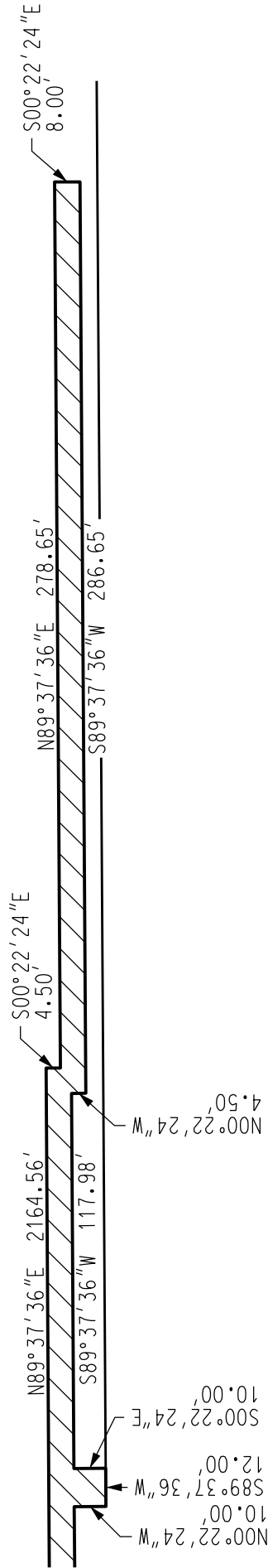


NORTH

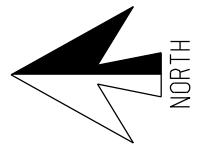
EXHIBIT "A"

NORTHEAST CORNER
SECTION 29
FOUND REBAR
LVI: 09/03/2011

CHANDLER HEIGHTS ROAD
(BASIS OF BEARINGS)
N89°37'36"E 2654.73' (M)



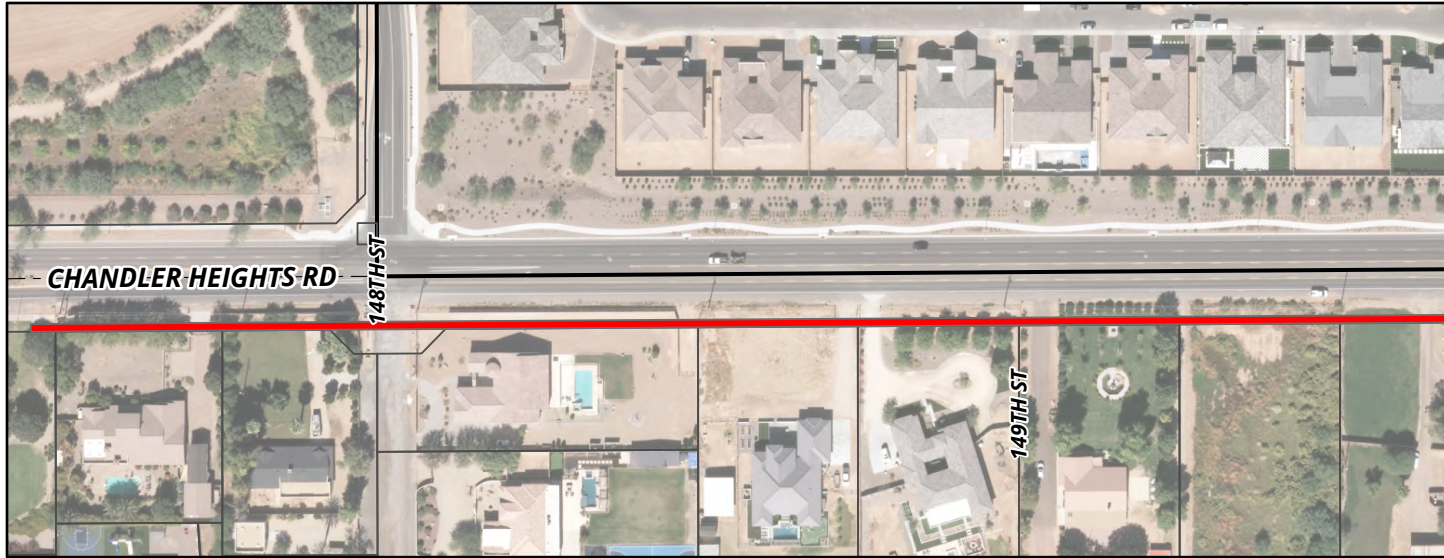
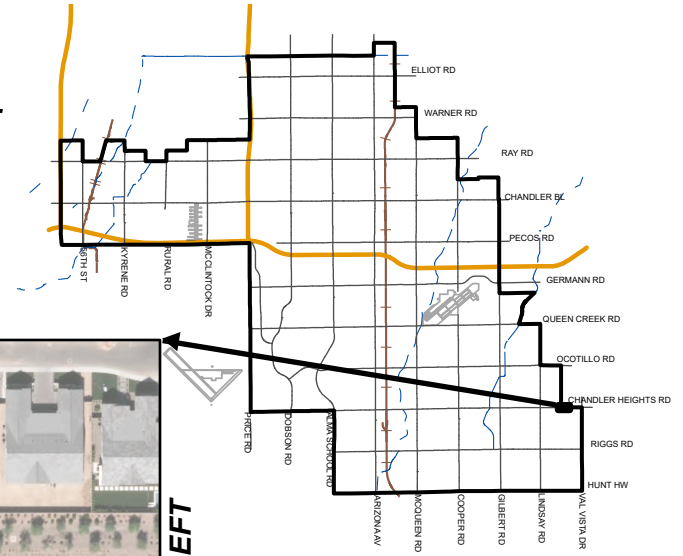
SEE SHEET 7



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT	
SRP LDWR NUMBER: N/A	SCALE: NTS	CUS UE BA CHANDLER HEIGHTS RD	
I.O. NUMBER: T3129125	SHEET: 8 OF 8	IMPROVE UG CONV	
AGENT: BALTRUS	SHEET SIZE: 8.5" x 11"	N 1/2, SECTION 29	
DRAWN: RUSSO	REVISION: 0	T.2 S., R.6 E.	
CHECKED BY: GOREHAM	CREW CHIEF: THOMAS	10.0 SOUTH - 31.6 EAST	
DATE: 06/10/2024	BW	FIELD DATE: 12/11/2019	



INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 5106 GRANTING A NON-EXCLUSIVE POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT (SRP), AT NO COST, FOR THE ELECTRICAL FACILITIES RELOCATION REQUIRED AS PART OF THE CHANDLER HEIGHTS IMPROVEMENT PROJECT FROM GILBERT ROAD TO VAL VISTA DRIVE



MATCH BELOW LEFT

MEMO NO. RE25-013

 POWER DISTRIBUTION EASEMENT



MATCH ABOVE RIGHT

