

Meeting Minutes

City Council Study Session

October 14, 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 6:33 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

Airport

1. Professional Services Agreement No. AI2501.201, with Dibble & Associates Consulting Engineers, Inc., for Hangar Area Pavement Reconstruction Design Services
Move City Council award Professional Services Agreement No. AI2501.201 to Dibble & Associates Consulting Engineers, Inc., for the Hangar Area Pavement Reconstruction Design Services, for an amount not to exceed \$328,578.

City Clerk

2. Resolution No. 5845, Setting the 2025 City Council Regular Meeting Schedule
Move City Council pass and adopt Resolution No. 5845, setting the 2025 City Council Regular Meeting Schedule.

3. Boards and Commissions Member Appointments
Move City Council approve the Board and Commission appointments as recommended.

Community Services

4. Agreement No. CS4-988-4668, Amendment No. 1, for Park Mowing Services
Move City Council approve Agreement No. CS4-988-4668, Amendment No. 1, for Park Mowing Services, with Artistic Land Management, Inc., in an amount not to exceed \$628,950.20, for a one-year term, November 1, 2024, through October 31, 2025.
5. Agreement No. CS4-988-4669, Amendment No. 1, for Park Herbicide Application Services
Move City Council approve Agreement No. CS4-988-4669, Amendment No. 1, for park herbicide application services, with BrightView Landscape Services, Inc., in an amount not to exceed \$320,798.77, for a one-year term, November 1, 2024, through October 31, 2025.
6. Purchase of Furniture for Tumbleweed Recreation Center (TRC) Expansion
Move City Council approve the purchase of furniture for Tumbleweed Recreation Center (TRC) expansion, utilizing the State of Arizona Contract No. CTR067414, with Wist Office Products, in an amount not to exceed \$149,546.35.
7. Sole Source Purchase of Pool Filters
Move City Council approve the sole source purchase of pool filters, from Aquatic Environmental Systems, Inc., an Aquafinity Company, in an amount not to exceed \$221,681.55.

Cultural Development

8. Purchase of Downtown Wayfinding Signage - Phase 1
Move City Council approve the purchase of downtown wayfinding signage, from YESCO, LLC, utilizing the City of Peoria Contract No. P19-0079, in the amount of \$167,574.

KIM MOYERS, Cultural Development Director, presented a briefing on the Downtown Pedestrian and Wayfinding Study.

- July 2021 – City Council approved an agreement with J2 Engineering and Environmental Design to complete a Downtown Pedestrian and Wayfinding Study.
- The Study included a 4 – step approach:
 - 1 – Identify and confirm the goals and needs of the project
 - 2 – Study the existing conditions of the downtown
 - 3 - Develop draft recommendations and present to the city and stakeholders
 - 4 – Finalize the recommendations and prepare the report
- Input was gathered through an internal stake holder group, the Downtown Chandler Community Partnership, surveys to downtown businesses and residents.
- Downtown Pedestrian and Wayfinding Study
- September 2022 – Downtown Pedestrian and Wayfinding Plan completed

- Signage & Wayfinding Improvement Recommendations
 - Garage Vehicular Signs
 - Downtown Directional Signage
 - Pedestrian Identifiers
 - Pedestrian Directional Signage
 - Bicycle Signs
- Pedestrian Improvement Recommendations
 - Enhanced Pedestrian Crossings
 - Placemaking
 - Pedestrian Comfort
- Downtown Pedestrian and Wayfinding Study
- FY23-24 Budget – City Council approved Funding for Phase 1 – Downtown Wayfinding Signage in the amount of \$156,000
- Phase 1 includes a total of 41 signs
- Garage indicator and vehicular signage to the 5 parking garages
- Named garage signs on City-owned parking garages
- Interior garage signage directing vehicles to other garages if full
- Crosswalk signage between City Hall and City Hall parking garage
- Pedestrian Directional Signage
- Wayfinding Signage Phase 1
- Questions?

COUNCILMEMBER ORLANDO asked about the excessive number of signs in the downtown area and whether some will be relocated.

MS. MOYERS said the study aimed to address the overwhelming amount of signage in the growing downtown area. The plan is to replace various parking signs with a clear and consistent theme throughout the downtown. This will include uniform signage and clear directions to free parking garages.

COUNCILMEMBER ORLANDO asked about the timeline for phases two and three.

MS. MOYERS said phase two will focus on the pedestrian path from Chandler Boulevard to Frye. The Council approved funding for this year, so they will move directly into phase two after implementing phase one. Phase two is set to be completed in 2025.

COUNCILMEMBER POSTON asked about the parking garages capacity and why some fill up more quickly than others.

MS. MOYERS said that despite the preference for parking on the west side, there are three parking garages on the east side of Arizona Ave. Efforts are being made to educate and encourage people to consider parking on the east side. Signage is being introduced to guide

people to the other three parking garages across the street. The goal is to show that it is just as convenient to park on the east side as it is on the west side.

Development Services

9. Introduction and Tentative Adoption of Ordinance No. 5110 Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH24-0001/PLT24-0001, Toll Brothers Uptown, Located Approximately 1/4 Mile North of the Northeast Corner of Arizona Avenue and Warner Road
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5110 approving PLH24-0001 Toll Brothers Uptown, Rezoning from Regional Commercial (C-3) to Planned Area Development (PAD) for multi-family residential, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH24-0001 Toll Brothers Uptown for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary PLT24-0001 Toll Brothers Uptown, subject to the conditions recommended by Planning and Zoning Commission.
10. Introduction and Tentative Adoption of Ordinance No. 5112, Rezoning and Preliminary Development Plan, PLH24-0023 The District Downtown, Located at the Northwest Corner Arizona Avenue and the Loop 202 SanTan Freeway
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5112 approving PLH24-0023 The District Downtown, Rezoning from PAD for mixed use including multi-family, office, and commercial uses permitted under the Community Commercial District (C-2) to PAD for mixed use including multi-family, office, and commercial uses permitted under the Community Commercial District (C-2) and automobile and truck sales with a Mid-Rise Overlay allowing for heights up to 120 feet, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH24-0023 The District Downtown for site layout and conceptual building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

LAUREN SCHUMAN, Principal Planner, presented the following presentation.

- PLH24-0023 The District Downtown
- Background
- 1987 Rezoning

- AG-1 to PAD for office, retail, convention center, hotel, & multi-family as part of a masterplan including
- 1989 – Zoning extended
- 2000 – the zoning vested when apartments built
- 1987 Approved Site Plan
- Background cont.
- 2007 Amendment
- Rezoned PAD for Office, Retail, & Hotel
- Mid-Rise Overlay 120 feet
- Three Phases:
 - 2nd Yellow
 - 3rd Red
- 2010 – Time Extension approved
- Background cont.
- 2012 Revised PDP
- Parking garage centered within development
- Hotel shifted to east; 7-stories
- Phasing Plan Revised
 - 1st 12,000 square feet
 - 2nd No more than four pads can be constructed prior to office building
 - No more than six pads constructed prior to 2nd office building or hotel
- 2012 Approved Site Plan
- Background cont.
- November 2022
- Rezoned PAD for Mix Use office, commercial, & multi-family
- Four office buildings
 - One Hotel
 - Multiple commercial buildings
 - Two drive-throughs
 - Two commercial mixed building
 - Two multi-family developments
 - (43.5 du/ac & 52 du/ac)
- Setbacks reduced to 30 feet Arizona Avenue & Pecos Road
- 2022 Phasing Plan
- Commercial development must occur before any multi-family
- Certificate of Completion for commercial before or at same time for multi-family
- 2nd Phase All commercial development must occur adjacent to Arizona Avenue, except mixed-use buildings prior to 2nd multi-family development
- Certificate of Completion for commercial before for multi-family permit can be pilled.
- Request
- Rezoning to PAD for mixed used development including multi-family, office, commercial uses as permitted under Community Commercial (C-2) type uses to PAD for mixed used

development including multi-family, office, commercial uses as permitted under Community Commercial (C-2) type uses & automobile and trucks sales

- Mid-Rise Overlay allowing for heights up to 120 feet
- Preliminary Development Plan (PAD) approval for site layout and conceptual building architecture
- 2022 Approve Plan
- Request
- Zoning stipulation permitting only franchise dealerships
- Phasing Plan
- Landscaping along streets & internal drive
- Western multi-family, commercial at corner, & hotel
- Applicant request future phases as market demands
- Planning & Zoning Commission

Concerns phasing plans & types of uses at downtown gateway

Applicant's Modified Stipulation

"A separate PDP application shall be required for the proposed multi-family on Parcel 4. PDP application for parcel 4 cannot be filed until one hotel and 75% of the commercial building in Phase 2 received Certificate of Completion."

- Recommendations
- Planning & Zoning Commission recommends approval (5-1 Chair Heuman)
- Stipulations in place for uses
- Stipulations for high quality of design
- Consistent General Plan

MAYOR HARTKE asked about shifting from C2 to C3 zoning, inquiring about what other developments could be allowed and whether the C3 designation applies only to the bottom right quadrant or extends to the entire site. He sought clarification on the implications of the C3 designation.

MS. SCHUMAN said the site would only allow for C2-type uses and additional automotive and truck sales.

MAYOR HARTKE asked what guarantees are there that anything other than phase one gets built on this site.

MS. SCHUMAN said she would have to direct the request to the applicant asking to remove the phasing stipulations.

MAYOR HARTKE said that removing the stipulation allows phase one to be built but constrains the center apartment complex. Other than the pictures, no specific statement shows these changes will happen.

MS. SCHUMAN said that is correct.

BRENNAN RAY, Attorney with Burch & Cracchiolo, presented the following presentation.

- Multi-Family – Checks and Balances
 - Questions about additional multi-family on the site:
 - Rezone/PDP Stip 1 – Substantial conformance to the Development Booklet
 - Conceptual Site Plan (Exhibit 2) identifies where land uses can be
 - Rezone Stip 3 – Residential permitted on Parcels 4 & 5
 - PDP Stip 2/Development Booklet – Separate PDP application (City Council approval) for multi-family on Parcel 4
- Any changes or introduction of a different use on a give parcel requires a new application and City Council approval
- Automobile Dealership – Check and Balance
- Recommend Conditions of Approval
- Rezoning
- 5. Users for the automobile and truck sales shall be limited to franchise dealerships only. Franchise dealerships are those dealerships that (a) meet the definition of a “franchise” under A.R.S. 28-4301, (b) have received a New Motor Vehicle Dealer license from the Motor Vehicle Division to sell new vehicles, and (c) have the legal right to sell new vehicles to the public for a specific manufacturer or brand.
- Development Phasing – Checks and Balances
- Questions about development phasing:
 - Rezone/PDP Stip 1 – Substantial conformance to the Development Booklet
 - Phasing Plan (Exhibit 9) identifies what must be built in each phase
 - Language in the Development Booklet identifies what must be built in each phase
 - PDP Stip 4/Development Booklet language require a separate PDP before anything can take place on the 2nd multi-family parcel (Parcel4)
 - (PC) Revised PDP Stip 2 – Cannot file the PDP until one hotel and 75% of the commercial buildings along Arizona Avenue have a Certificate of Completion.
- Any changes to the above requires a new application and City Council approval
- Development Phasing – Checks and Balances
- New PDP Stip 22:
 - The developer shall pull a building permit on a non-residential use within 18 months of the effective date of the Rezoning Ordinance.
- Request City Council approval in accordance with Planning Commission Staff's Recommendations for Approval with the additional PDP Stipulation No.22.

MAYOR HARTKE indicated that the request was to remove certain conditions rather than relocate them. There are concerns about the request and a suggestion to consider 25,000 square feet of development. It is important to avoid just meeting the requirements with a small coffee shop, as it may not align with the intention expressed.

MR. RAY said he would discuss that with the client.

MAYOR HARTKE said he needs to know by Thursday; otherwise, a continuance will be requested. While willing to consider the reasoning, he believes a minor language adjustment will not achieve the intended goals.

MR. RAY said he believes that the existing requirements provide enough oversight. He acknowledged the feedback and mentioned that he would discuss it with the client.

MAYOR HARTKE discussed the possibility of implementing a financial incentive if the agreed-upon time frame is unmet. This could be in the form of a daily fee or another suitable arrangement. It is important to consider this because, as they understand it, there seems to be little motivation for the client to proceed beyond the development of the initial apartment complex. Therefore, having a more comprehensive plan and some assurance about the entire process would be helpful. Mayor Hartke requested that the matter be brought up with the client, and they are looking forward to hearing about it on Thursday.

MR. RAY said that he would discuss the matter with the City Attorney. He is unsure about the necessity of revising the city's criminal or civil code regarding violations of zoning ordinances. However, he assured that he would work with the City Attorney to determine the appropriate action without rewriting the civil code.

MAYOR HARTKE said some of those issues can be linked to the property. He does not see that as a requirement, but he would certainly welcome that conversation.

COUNCILMEMBER ORLANDO asked about the 25,000 square feet of development and needing clarification.

MAYOR HARTKE stated that he is looking for a measure that indicates substantial development will be initiated within a specific timeframe rather than just preparing a 3,000-square-foot pad.

COUNCILMEMBER ORLANDO inquired if building the hotel would meet the requirement. There is some uncertainty about our objective. It appears to be a good approach, but there is still confusion about defining a 25,000-square-foot structure. It is agreed that simply having a coffee shop will not suffice, and the focus is on finding a significant structure to meet our goal.

MAYOR HARTKE said he would look for a significant structure, whether a dealership or something with more than a few shops. However, he was unsure about the proposed hotel specific square footage.

COUNCILMEMBER ORLANDO said the area needs substantial development rather than just one pad being developed.

COUNCILMEMBER ELLIS asked about the status of the mentioned dealerships. Due to the lengthy licensing process, there was uncertainty about their establishment and relocation.

MR. RAY said the three dealerships that initially got them started on this path are still potential options for this site. There was some discussion about one of the dealerships landing somewhere else, but as far as he remembers, the dealership is about 21 miles away at Signal Butte and US 24. According to state statute, this might be an issue because of the 10-mile restriction. The rules for a new dealership versus relocation are different, but based on their conversation, it was confirmed that those three dealerships could still be located on this site. Mr. Ray also explained that there is a process involving franchisees and OEMs.

COUNCILMEMBER ORLANDO asked about the third option that was initially mentioned. He asked whether enough space was available and whether a parcel needed rezoning.

Mr. RAY commented that this plan specifies the locations where land use is designated, so we cannot just build multifamily housing anywhere on the site. As a result, the only allowable location for auto dealerships is the one indicated on the plan. If another dealership wants to establish itself here, we must revisit the process, amend the zoning, and adjust the PDP to allow for a third dealership.

MS. SCHUMAN said if a third dealership existed and fit in parcel one, it could be reviewed administratively. However, it must meet all our site development standards, so the setbacks established within this case are parking and landscaping. So, if a third could fit in parcel one, it could be considered administratively.

COUNCILMEMBER ORLANDO said it is negotiable. There is enough land and room on this canvas to make changes.

MR. RAY said yes, it would require deleting some of the other stuff.

COUNCILMEMBER ORLANDO said a dealership is more valuable than a few retail shops.

11. Resolution No. 5841, Authorizing a License Agreement between Cablevision Lightpath, 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. 5841, authorizing the Mayor to execute the license agreement between Cablevision Lightpath, 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.
12. Resolution No. 5844, Authorizing an Amended and Restated License Agreement between Crown Castle Fiber, 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. 5844, authorizing the Mayor to execute the amended and restated license agreement between Crown Castle Fiber, 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.

COUNCILMEMBER ORLANDO asked where the experimental cuts would be made and inquired about the locations and longevity monitoring. They discussed the potential impact on the asphalt and wanted to focus on that issue.

KEVIN SNYDER, Development Services Director, said as it currently stands, there are discussions with Crown Castle on the locations. However, the locations for installing certain technology will be limited to specific city areas and not permitted on arterial streets. Instead, they will only be allowed on local and collector streets. The city will closely monitor this pilot study and will work closely with Crown Castle to ensure that they obtain the necessary permits, including encroachment permits, to work in the right of way. The city will also monitor the introduction and use of the micro trenching technology. It has been specified that Crown Castle will not be allowed to bore under any sidewalks or break open any sidewalks; they will only be allowed to bore under sidewalks. The installation is intended to be limited to about 10,000 lineal feet, with the initial focus anticipated to be in southeast Chandler on local collector streets. The city will collaborate with Crown Castle to minimize any interference within the public space. The micro trenching work will be approximately six inches off the curb, and efforts will be made to ensure minimal impact on the functionality of the roadway and people utilizing the public space.

COUNCILMEMBER ORLANDO asked for data on similar areas over a year and expressed concern about potential issues arising from the 10,000 linear square feet requirement in the new process, seeking help addressing future problems.

MR. SNYDER said that Crown Castle has agreed with the town of Queen Creek to implement the Rapid Connect program for a three-year pilot study in the city. Crown Castle is responsible for meeting the city's technical specifications and designs, addressing any damage to the roadway, and proceeding at their own risk. There is no guarantee that they will be allowed to keep the technology in the right of way after the pilot program ends or expand it elsewhere in the city. The city aims to control the implementation tightly to prevent negative impacts on public spaces or users.

COUNCILMEMBER ORLANDO asked about their indemnification in case of a street issue such as leakage or cracking.

MR. SNYDER agreed, and they would be working hand in hand with Dennis Aust and his team in close coordination.

COUNCILMEMBER STEWART said the technology is being used in Colorado, where they experience various weather conditions. It is already being used in Elk Grove, California, and other similar places, so it is proven technology.

MR. SNYDER said that a representative from Crown Castle can provide more details about the technology which has been used successfully in various locations with different weather conditions.

COUNCILMEMBER STEWART commented this is going to be less intrusive for the neighborhoods.

COUNCILMEMBER ELLIS asked about the duration of the pilot program.

MR. SNYDER said if approved by City Council it would be a three-year pilot program.

COUNCILMEMBER ELLIS said that during the three-year pilot program, the Council will monitor it to ensure compliance. She expressed concern about a past issue with the applicant not staying in the contract and questioned whether this could be another issue in the future.

MR. SNYDER said that there was a dispute over fees, but the city worked proactively with Crown Castle to resolve the issue. It was reported that they have successfully paid all outstanding fees to the city and are in good standing. The city will be working closely with them to implement new technology, even though it is new to the city. Dennis Aust and his team will provide extra oversight to ensure there is no negative impact. While minimal impact on the roadways is expected based on the micro trenching technology, any significant impact will be immediately addressed, potentially including stopping the work. The Council can be assured that the city will closely monitor the situation.

COUNCILMEMBER ELLIS said she met with representatives from Crown Castle and found them to be amicable and cooperative. Despite initial concerns about their obligations, Councilmember Ellis is pleased to hear that they have reached an agreement and look forward to continued collaboration.

13. Preliminary Development Plan, PLH22-0024 Cornerstone Ranch, 3999 S. Dobson Road, Located at the Northeast Corner of Dobson Road and Ocotillo Road
Move City Council approve Preliminary Development Plan PLH22-0024 Cornerstone Ranch, for modifications to existing signage, subject to the conditions as recommended by Planning and Zoning Commission.
14. Agreement No. DS5-918-4808, General Plan Update and Comprehensive Housing Plan

Move City Council approve Agreement No. DS5-918-4808, with Logan Simpson Design, Inc., for the General Plan Update and Comprehensive Housing Plan, in the amount of \$525,000.

LAUREN SCHUMAN, Principal Planner, gave a briefing on 2026 General Plan Update.

- 2026 General Plan Update
- 2016 General Plan
- What is a General Plan?
 - Comprehensive set of board policies guides development
 - Strategic plan; not parcel specific
 - Community goals
- What is a General Plan?
 - State Statute requires update every 10 years
 - 2016 Approved by voters 85.8%
 - No major or minor amendments occurred
- What is a General Plan?
- 17 Elements required by state law
 - Land Use
 - Circulation
 - Bicycling Growth Areas
 - Neighborhood Planning
 - Housing
 - Conservation, Rehabilitation, and Redevelopment
 - Cost of Development
 - Recreation
 - Open Space
 - Energy
 - Conservation
 - Environmental Planning
 - Water Resources
 - Public Services and Facilities
 - Public Buildings
 - Safety
- Why Update the General Plan?
 - Update/re-adoption required by State law every 10 years
 - Address new development trends/factors facing Chandler
 - Approaching build-out
- General Plan Process
- July 2024- Request for Proposal (RFP) posted consultant
- August 2024- RFP's review and conduct interviews
- October 2024- City Council agenda with RFP contract three proposals submitted; Logan Simpson Design

- October – December 2024- Project setup and identify goals
 - Resident Advisory Committee (RAC) created
 - Members appointed by the Mayor & voted on by the City Council- future agenda
 - Committee comprised of interested stakeholders, business members, activists, & residents
 - Guide staff & consultant throughout the update
- January-June 2025
 - Public workshops/input
 - Planning lab-open houses to discuss different topics
 - Partner with local businesses to host events, i.e. ice cream social
- Meet with regional stakeholders (MAG & adjacent cities) & Interdepartmental staff review
- Work Session briefing with hearing boards
 - City Council
 - Park and Recreational board
 - Economic Development Advisory Board
 - Transportation Commission
 - Airport Commission
 - Neighborhood Advisory Committee
- June 2025-Finalize Comprehensive Housing Plan: comply with SB 1162
- August 2025- Council Micro-retreat, RAC Review, Regional Resources Team Review
- October 2025- Initiate 60-day statutory review period Public meetings seeking final comment
- December 2025- 60-day period ends; RAC, Boards and commissions review
- January 2026- Two Planning and Zoning Commission public hearings
- February 2026- City Council agenda
- April 2026- 120 days prior to election; deadline put on ballot
- August 2026- Citizen ratification vote during Primary election
- Questions?

COUNCILMEMBER POSTON asked about the housing plan, pointing out that residents have been asked to join committees for the bond and the general plan. Councilmember Poston inquired whether the general plan and housing committees would be the same or separate and stressed the need for community involvement to expedite one plan over the other.

MS. SCHUMAN said she would refer her question to Leah Powell.

LEAH POWELL, Neighborhood Resources Director, said a stakeholder group focused on the comprehensive housing plan will be created. This plan will be completed before the final draft of the general plan to ensure integration. The team is identifying various stakeholders, including nonprofit providers, affordable housing developers, the business community, and school districts. This diverse representation is essential, as the housing plan aims to serve all income levels and promote a range of housing options.

COUNCILMEMBER POSTON clarified that, while affordable housing is essential, the focus also includes all housing types and their placement within Chandler.

MS. POWELL said that the team would examine various types of housing options. In addition to the current housing available in Chandler, they aim to explore innovative housing solutions that can cater to a diverse audience.

COUNCILMEMBER POSTON asked the group and city staff to be creative in exploring housing options. Councilmember Poston mentioned the success of other cities in transforming businesses into residential spaces despite challenges. She stressed the need to consider all possibilities, including utilizing city-owned property for new housing developments.

MS. POWELL said their approach would be twofold. They would return to the Council in the near future to discuss the public housing stock and continue with the plan to redevelop it. As part of that conversation, they might also consider other city parcels. It was anticipated that this would occur at various times.

MAYOR HARTKE asked whether the housing group would report directly to Ms. Powell. Mayor Hartke also asked if they would be making presentations to the General Plan Committee and how the process between these two concurrent committees operates.

MS. POWELL said that developing a joint plan with the general plan is essential for consistency and continuity. While the team conducts annual housing assessments, that data has not been integrated into a broader city plan. Amy Jacobson and Ms. Powell will oversee the comprehensive housing plan, collaborating closely with the Development Services department. Staff from Ms. Powell's department will also serve as liaisons to ensure a cohesive process. They aim for reports from the comprehensive housing plan to integrate into the final document for the general plan committee, allowing for staff input and thorough vetting. The comprehensive housing plan is expected to be completed before the general plan is finalized.

MAYOR HARTKE asked whether there would eventually be a presentation to the General Plan Committee. The committee's intention is to accept the proposal and integrate it into the general plan rather than allow the two processes to continue functioning separately.

MS. POWELL said that is correct.

COUNCILMEMBER ORLANDO asked about the expected outcomes of the housing plan, noting his understanding of the goals, given the long-standing general plan.

COUNCILMEMBER STEWART asked about the comprehensive housing plan and whether the Home Builders Association, neighbors, and other stakeholders would be involved. He noted that

the department typically focused on veterans, the elderly, and HUD housing and wanted to ensure a broader perspective in the planning process.

MS. POWELL agreed with all the mentioned groups, highlighting the need to focus on various housing types in Chandler, not just affordable options. The goal is to meet the diverse needs of current and future residents by assessing existing housing assets and their locations and identifying any gaps.

COUNCILMEMBER STEWART asked about the process for selecting members for that committee, asking whether the Mayor would handle the selections and if the Council would vote on them.

MAYOR HARTKE said similar to the Bond Committee, he would gather input to form a board for Council approval of the general plan. He noted the importance of close collaboration to avoid conflicts in recommendations and acknowledged the significant work done on both matters, as mentioned by Councilmember Poston.

COUNCILMEMBER POSTON asked if the comprehensive housing plan would be incorporated into the general plan and not returned to them, proceeding together after June.

MS. POWELL said that the team will present information to the Council, including a report from the comprehensive housing plan. This report will also be included in the general plan, serving a dual purpose. She emphasized their commitment to meeting state guidelines and deadlines, formalizing their ongoing compliance in the process.

MAYOR HARTKE said that the Council could certainly hold a study session to ensure everyone is informed and can address any questions before the document becomes finalized for Council input.

15. Professional Services Agreement No. DS2402.201, with Greenlight Traffic Engineering, for the Traffic Signal at Gilbert Road and Amanda Boulevard Design Services
Move City Council award Professional Services Agreement No. DS2402.201 to Greenlight Traffic Engineering, for the Traffic Signal at Gilbert Road and Amanda Boulevard Design Services, in an amount not to exceed \$115,622.46.
16. Use Permit PLH24-0018, Pecos & McQueen Storage, Located at the Southeast Corner of Pecos and McQueen Roads
Move City Council approve Use Permit PLH24-0018, Pecos & McQueen Storage, allowing storage facility uses on the property, subject to the conditions recommended by Planning and Zoning Commission.
17. Entertainment Use Permit PLH24-0022 The Mexicano, 3095 W Chandler Boulevard, Generally Located at the Southwest Corner of Chandler Boulevard and Price Road

Move City Council approve Entertainment Use Permit PLH24-0022 The Mexicano to allow live indoor and outdoor entertainment, speakers and television screens, subject to the conditions recommended by Planning and Zoning Commission.

Facilities and Fleet

18. Agreement No. BF2-912-4485, Amendment No. 2, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for General Building Maintenance Services

Move City Council approve Agreement No. BF2-912-4485, Amendment No. 2, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for general building maintenance services, in an amount not to exceed \$3,205,000, for a period of one year, beginning September 1, 2024, through August 31, 2025.

19. Purchase of HVAC Equipment, Installation, and Services

Move City Council approve the purchase of heat, ventilation, and cooling (HVAC) equipment, installation, and services, utilizing multiple vendors available under the Omnia Partners Contract No. R200403, with TDI Industries, Inc.; Contract No. R200402, with Johnson Controls, Inc.; Contract No. R200401, with Daikin Applied Americas, Inc.; and Contract No. 15-JLP-023, with Trane U.S., Inc.; and the Mohave Educational Services Cooperative Contract No. 19F-SMC-0904, with Sun Mechanical Contracting, Inc., in a combined amount not to exceed \$2,535,000.

20. Purchase of Maintenance, Repairs and Purchase of Doors, Locking Systems, Door Hardware, and Operable Walls

Move City Council approve the utilization of the Mohave Educational Services Cooperative Contract No. 21H-DHP-0917, for maintenance, repairs, and purchase of bay doors, locking systems, door hardware, and operable walls, from DH Pace Company, Inc., in an amount not to exceed \$380,000, for the period of one year, September 17, 2024, through September 16, 2025.

21. Purchase of Access Controls and Security Equipment

Move City Council approve the purchase of access controls and security equipment, from APL Access & Security, Inc., utilizing the State of Arizona Contract No. CTR056377, in an amount not to exceed \$825,000.

22. Purchase of Vehicles and Upfitting

Move City Council approve the purchase of vehicles and upfitting, using multiple vendors under State of Arizona contracts, in a combined amount not to exceed \$4,314,940.

COUNCILMEMBER ELLIS says she has concerns about the proposed \$8 million investment in vehicles. The question is whether this is the right time to spend, given inflation, and if the money should go toward vehicles. Councilmember Ellis shared a recent experience riding with the Mayor in a poorly maintained city car, noting the lack of basic features like a light on the roof. She requested a brief explanation of the necessity for this investment now.

MICHAEL HOLLINGSWORTH, Facilities and Fleet Manager, said that the budget is around \$4.1 million, a reduction from last year, which includes fitting costs. He explained that determining which vehicles need replacement involves a comprehensive assessment of factors like mileage, repair costs, and input from the Fleet Advisory Committee. Addressing the timing of replacements, Mr. Hollingsworth acknowledged the dilemma of whether to buy now or later, noting that inflation is unpredictable. He shared his own recent experience with purchasing a vehicle and mentioned that the city's decision-making process is thorough. Initially, they identified 86 vehicles for replacement, which has now been narrowed down to 51. While there are concerns about the economy and rising car prices, he believes that prices are starting to come down. Ultimately, he emphasized that the selected vehicles are essential for replacement at this time.

COUNCILMEMBER ELLIS said she supported the proposal, stating there are no concerns after reviewing it. Councilmember Ellis acknowledged the city's commitment to fiscal responsibility and noted that some individuals had raised questions. She emphasized the need to address those concerns to clarify why action was necessary.

COUNCILMEMBER STEWART said there are concerns about expense reductions compared to the previous year. He pointed out that many residents use their vehicles until they are no longer functional, citing a truck recently turned in with 180,000 miles. He stressed the need to maximize the lifespan of fleet vehicles before replacing them and has been advocating for this for about five years. He is cautious about budgets of four to eight million dollars for new vehicles, wanting to ensure that these decisions respect residents who do not buy new cars annually.

MR. HOLLINGSWORTH said, comparing this year to last year, noting that there were 93 vehicles last year and 51 this year, with a budget of \$4.1 million that includes fitting. Last year, without upfitting, the total was around \$4 million.

He pointed out that upfitting costs have risen significantly, about 30% more than the vehicle purchase price. When creating the initial list of 86 vehicles, they work with the Facilities Advisory Committee to assess needs and vehicle conditions. If a vehicle can last another year, it is removed from the list.

COUNCILMEMBER ORLANDO said that nearly three million dollars is allocated for the purchase of 36 police vehicles, primarily for upgrades. Councilmember Orlando highlighted those police vehicles are overutilized and experience more wear and tear due to being on the road 24/7. He questioned if this explains the greater wear and tear compared to utility vehicles.

MR. HOLLINGSWORTH said that the vehicles endure a significant amount of abuse, and the goal is to equip public safety personnel with the right tools for their jobs. He noted that these vehicles operate in extreme environments, which include both considerable idle time and extensive driving.

COUNCILMEMBER ORLANDO said that the Police department is clearly expanding with additional patrols. He assumed that the other seven vehicles were intended for the Fire department for similar reasons.

MR. HOLLINGSWORTH said it is a very harsh environment.

COUNCILMEMBER ORLANDO said that several vehicles, including two for Community Services and one or two for Cultural Development, are essential for replacement.

COUNCILMEMBER STEWART said that his concerns focus on volunteer cars and departmental vehicles, not public safety. He noted that he had requested a separate budget for Police and Fire about four years ago, as public safety operates independently with its own resources. Councilmember Stewart expressed that combining these budgets makes thorough analysis difficult, and he is hesitant to vote against essential expenses like police vehicles if they are included in a broader, less transparent budget.

MR. HOLLINGSWORTH said that the PD is also a significant source for trickle-down vehicles. We can utilize vehicles in many cases where departments will not need to purchase a new vehicle.

Human Resources

23. Resolution No. 5840, Renewal Request to Industrial Commission of Arizona for Continued Exemption from Requirement to Post Security for Self-Insured Workers' Compensation Program
Move City Council pass and adopt Resolution No. 5840, renewing the request to the Industrial Commission of Arizona for continued exemption from the requirement to post security for the Self-Insurance Workers' Compensation Program.
24. Agreement No. 4046, Calendar Year 2025 Amendment, with Anthem Life Insurance Company, for Public Safety Personnel Long-Term Disability Insurance
Move City Council approve Agreement No. 4046, Calendar Year 2025 Amendment, with Anthem Life Insurance Company, for public safety personnel long-term disability

insurance, in an amount not to exceed \$200,000, for the period of one year, beginning January 1, 2025, through December 31, 2025, and authorize the City Manager or designee to extend the Agreement for an additional year, beginning January 1, 2026, through December 31, 2026 (CY2024), subject to the same terms and conditions.

25. Agreement No. 4802, Employee Benefits Consulting Services
Move City Council approve Agreement No. 4802, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed \$120,000, for the period of one year, beginning January 1, 2025, through December 31, 2025, with the option of up to four one-year extensions.

Management Services

26. Resolution No. 5838 Authorizing the Submittal of a Pass-Through Gaming Tribal Revenue Sharing Grant Application from Dignity Health Foundation on Behalf of Salt River Pima-Maricopa Indian Community
Move City Council pass and adopt Resolution No. 5838 approving an intergovernmental agreement between the Salt River Pima-Maricopa Indian Community and the City of Chandler for the distribution of a pass-through Indian gaming revenue sharing grant in the amount of \$50,000 to Dignity Health Foundation-East Valley; and authorizing submission of a related pass-through grant application for Post-Hospitalization Services at Dignity Health East Valley for Uninsured/Underinsured Hospital Patients in the East Valley.
27. License Series 12, Restaurant Liquor License Application for Jeffrey Craig Miller, Agent, Phoenix Food Junction, LLC, DBA Honest Indian Restaurant
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 307042, a Series 12, Restaurant Liquor License, for Jeffrey Craig Miller, Agent, Phoenix Food Junction, LLC, DBA Honest Indian Restaurant, located at 1050 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 308108.
28. License Series 12, Restaurant Liquor License Application for Theresa June Morse, Agent, Quik Burrito 3, LLC, DBA Maskadores Taco Shop
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 305733, a Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, Quik Burrito 3, LLC, DBA Maskadores Taco Shop, located at 2100 W. Chandler Boulevard, Suite 38, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 308099.
29. License Series 12, Restaurant Liquor License Application for Jeffrey Craig Miller, Agent, Chandler Spitz, LLC, DBA Spitz Mediterranean
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 306182, a Series 12, Restaurant Liquor License, for

Jeffrey Craig Miller, Agent, Chandler Spitz, LLC, DBA Spitz Mediterranean, located at 301 S. Arizona Avenue, Suite 2, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 308080.

30. License Series 12, Restaurant Liquor License Application for Jeffrey Craig Miller, Agent, Hop Brewery, LLC, DBA Brews Taphouse
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 303548, a Series 12, Restaurant Liquor License, for Jeffrey Craig Miller, Agent, Hop Brewery, LLC, DBA Brews Taphouse, located at 5055 W. Ray Road, Suite 2, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 166927.
31. New License Series 10, Beer and Wine Store Liquor License Application for Jared Michael Repinski, Agent, Gather 336, LLC, DBA George & Gather Market
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 305465, a Series 10, Beer and Wine Store Liquor License, for Jared Michael Repinski, Agent, Gather 336, LLC, DBA George & Gather Market, located at 336 S. Washington Street, Suite 1, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 308052.
32. New License Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, Gather 336, LLC, DBA George & Gather
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 305467, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, Gather 336, LLC, DBA George & Gather, located at 336 S. Washington Street, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 308051.
33. License Series 12, Restaurant Liquor License Application for Larry Warren White, Jr., Agent, Warren's Supper Club, LLC, DBA Warren's Supper Club
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 281651, a Series 12, Restaurant Liquor License, for Larry Warren White, Jr., Agent, Warren's Supper Club, LLC, DBA Warren's Supper Club, located at 1040 N. 54th Street, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307989.

Neighborhood Resources

34. Agreement No. 4638, Amendment No. 1, for Temporary Accommodation Services
Move City Council approve Agreement No. 4638, Amendment No. 1, with GAJANAN, LLC, for temporary accommodation services, in an amount not to exceed \$600,000, for the period of one year, beginning October 1, 2024, through September 30, 2025.

RIANN BALCH, Community Resources Manager, gave a briefing on Agenda item 34.

- Agenda Item 34
- Agreement No. 4638, Amendment No. 1 with Gajanan, LLC, for temporary accommodation services, in an amount not to exceed \$600,000, for the period of one year, beginning October 1, 2024, through September 30, 2025.
- Operation Open Door Non-Congregate Shelter
- Begin in 2020
- Provides non-congregant shelter via hotel/motel rooms at Chandler hotels.
- Client eligibility criteria and participant agreements.
- Two dedicated City of Chandler Community Navigators provide wrap-around case management to program participants.
- Goal is to exit shelter or permanent housing.
- Operation Open Door: FY 2023-2024
- Non-congregate shelter and supportive services
- 171 households, including 356 persons served
- 98% of the 301 persons who exited the program exited to a positive outcome.
- Why Do We Contract?
- Ensures access to 15 one-bedroom units at guaranteed flat rate.
- Accessible to Police and Fire.
- Provides safe, dignified accommodations for households to focus on next steps.
- Reduces unsheltered homelessness in Chandler.
- Cost of Homelessness
- The cost of homelessness is high: AVE \$35,578/year*
 - Hospitalization and medical treatment
 - Emergency food and shelter
 - Prison and jails
 - Public safety interaction
 - Environmental clean-up
 - Businesses and neighborhoods
- Permanent supportive housing reduces the cost by 49.5% (PSH costs \$12,800/year)*
- Non-Congregate Shelter is a cost effective, best practice in expediting transition from homelessness to permanency.
- Operation Open Door:
 - In FY 23-24, average cost per household was \$6,514 or \$3,129 per person.
 - 98% households exited to a positive exit.

*Source: National Alliance to End Homelessness (2017)

COUNCILMEMBER STEWART highlighted that the program's success clarifies why the city is purchasing hotel rooms. Access to these rooms helps alleviate pressure on the police and provides individuals with essential support, including wraparound services. Chandler's efforts are noticeably reducing the number of unhoused individuals. The Navigators assist residents in securing housing and job training, effectively clarifying the purpose of funding for hotel rooms.

MS. BALCH said this gives them a quick way to interact with individuals. They can immediately know where people are, ensure they are safe, confirm that they are getting good sleep, support them in working towards their goals, and help them progress towards permanent housing.

MS. BALCH continued the presentation.

- Actual Expenditures
- FY 2024-2025 Expenditures through September 30, 2024

COUNCILMEMBER ELLIS said that during her first two years in office, she advocated for a program that some opposed due to concerns about accepting federal funding. Councilmember Ellis emphasized that she has personally used the program to help people off the streets, believing in its effectiveness. She pointed out that it saves lives and helps individuals graduate with masters degrees and pursue higher education, lifting families out of poverty. She remarked on the importance of providing a safe place for individuals to rest, which enables them to accept services and regain trust. Councilmember Ellis expressed gratitude for the team's efforts and committed to continuing to invest in the program, recognizing its positive impact on the community.

MS. BALCH thanked Councilmember Ellis for sharing her testimony.

MAYOR HARTKE said Ms. Balch addressed his questions regarding cost comparisons, highlighting the real costs associated with homelessness. He emphasized that neglecting these issues only increases the burden on various other services.

Police Department

35. Agreement No. 4856 for Health Screening Services for the Police Department
Move City Council approve Agreement No. 4856, with JS MD Sigma, PLLC, for health screening services for the Police Department, in an amount not to exceed \$108,000, for the period of one year, beginning November 1, 2024, through October 31, 2025, with the option of up to four one-year extensions.

Public Works and Utilities

36. Resolution No. 5842 Authorizing the Acquisition of Temporary Construction Easements Required for the Kyrene Branch and Highline Canal Shared Use Path Project
Move City Council pass and adopt Resolution No. 5842 authorizing the acquisition of temporary construction easements required for the Kyrene Branch and Highline Canal Shared Use Path Project No. TP2202; authorizing the city's real estate administrator to sign the purchase agreement and any other documents necessary to facilitate the acquisition; authorizing eminent domain proceedings as needed to acquire said real property, and obtain immediate possession thereof; and, relocation assistance as may be required by law.

37. Approval of a Settlement with 13012 E. Chandler Heights, LLC, for the Acquisition of Road Right of Way, a Temporary Construction Easement, Drainage Easements, and Easements for Roosevelt Water Conservation District to Relocate their Irrigation Facilities and Improvements Required for the Chandler Heights Road Improvement Project from McQueen Road to Gilbert Road
Move City Council approve a settlement with 13012 E. Chandler Heights, LLC, in the amount of Three Hundred Thousand and no/100ths dollars (\$300,000.00) plus required statutory interest, for acquisition of road right-of-way, a temporary construction easement, drainage easements, easement for Roosevelt Water Conservation District required to relocate their facilities and improvements required for the Chandler Heights Road Improvement project from McQueen Road to Gilbert Road.
38. Agreement No. WW0-885-4192, Amendment No. 4, with Carbon Activated Corporation, for Activated Carbon
Move City Council approve Agreement No. WW0-885-4192, Amendment No. 4, with Carbon Activated Corporation, for activated carbon, in an amount not to exceed \$960,000, for a one-year period, October 1, 2024, through September 30, 2025.
39. Agreement No. PW5-885-4805, with Univar Solutions USA, LLC, for Aluminum Chlorohydrate
Move City Council approve Agreement No. PW5-885-4805, with Univar Solutions USA, LLC, for Aluminum Chlorohydrate, in an amount not to exceed \$130,000, for a one-year period, November 1, 2024, through October 31, 2025, with the option of up to four additional one-year extensions.
40. Agreement No. 4831, with Tetra Tech, Inc., for the Paseo Vista Recreation Area and Landfill Environmental Consulting Services
Move City Council approve Agreement No. 4831, with Tetra Tech, Inc., for the Paseo Vista Recreation Area and Landfill Environmental Consulting Services, in an amount not to exceed \$200,000, for a one-year period, November 1, 2024, through October 31, 2025, with the option of up to four one-year extensions.
41. Professional Services Agreement No. ST1804.451, with Consultant Engineering, Inc., for the Chandler Heights – Gilbert Road to Val Vista Drive Construction Management Services
Move City Council award Professional Services Agreement No. ST1804.451, to Consultant Engineering, Inc., for the Chandler Heights Road Improvements – Gilbert Road to Val Vista Drive Construction Management Services, in an amount not to exceed \$1,035,646.10.
42. Construction Agreement No. ST1804.401 with Sunland Asphalt & Construction, LLC, for the Chandler Heights Road Improvements – Gilbert Road to Val Vista Drive

Move City Council award Construction Agreement No. ST1804.401, to Sunland Asphalt & Construction, LLC, for the Chandler Heights Road Improvements – Gilbert Road to Val Vista Drive, in an amount not to exceed \$9,784,943.

43. Construction Manager at Risk (CMAR) Pre-Construction Services Agreement No. WA2203.251, with Achen-Gardner Construction, LLC, for Water Main Replacements
Move City Council award CMAR Pre-Construction Services Agreement No. WA2203.251, to Achen-Gardner Construction, LLC, for Water Main Replacements, in an amount not to exceed \$249,641.04.
44. Construction Manager at Risk Construction Services Agreement No. WA2105.402, with PCL Construction, Inc., for the Water Facilities Optimization Improvements - Frye Road Water Production Facility Rehabilitation
Move City Council award CMAR Construction Services Agreement No. WA2105.402, to PCL Construction, Inc., for the Water Facilities Optimization Improvements - Frye Road Water Production Facility Rehabilitation, in an amount not to exceed \$3,849,574.
45. Construction Agreement No. ST2101.401, Change Order No. 4, with Achen-Gardner Construction, LLC, for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements
Move City Council award Agreement No. ST2101.401, Change Order No. 4, to Achen-Gardner Construction, LLC, for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements, in the amount of \$295,637.89.
46. Purchase of Granular Activated Carbon
Move City Council approve the purchase of granular activated carbon, from Calgon Carbon Corporation, utilizing City of Phoenix Contract No. 133070, in an amount not to exceed \$1,059,468.
47. Purchase of Bucket Trucks
Move City Council approve the purchase of two bucket trucks, from Sanderson Ford, Inc., utilizing State of Arizona Contract No. CTR069471, in the amount of \$457,054.19.

Informational

48. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
49. August 21, 2024, Planning and Zoning Commission Meeting Minutes
50. Contracts and Agreements Administratively Approved, Month of September 2024

Adjourn

The meeting was adjourned at 7:44 p.m.

ATTEST: _____
City Clerk Mayor

Approval Date of Minutes: November 4, 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 14th day of October 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2024.

City Clerk