

Meeting Minutes

City Council Study Session

December 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 6:42 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 2, 6, 8, 23, 24, 27, 31, and 41.

City Clerk

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

City Manager

2. Agreement No. TD6-155-3626, Amendment No. 5, for Transit Shelters and Related Services
Move City Council approve Agreement No. TD6-155-3626, Amendment No. 5, with Southwest Fabrication, LLC, for transit shelters and related services, in an amount not to exceed \$694,442, for the period of January 1, 2025, through December 31, 2026.

COUNCILMEMBER ORLANDO asked what is the revenue stream that funds transit shelters.

RYAN PETERS, Strategic Initiatives Director, answered that revenue is from state lottery funds dedicated to transit services, as well as the bus stop advertising program. The total revenue stream amount is about \$900,000 per year.

COUNCILMEMBER ORLANDO asked if the revenue is enough to cover the cost for this item.

MR. PETERS confirmed that the revenue is enough to cover the cost.

COUNCILMEMBER ORLANDO asked if bus services will be expanded.

MR. PETERS said bus services are under development with the Maricopa County Association of Governments funds and Transportation Authority through the half cent sales tax renewed by voters this fall.

COUNCILMEMBER ORLANDO asked if a route will be made available for residents of south Chandler.

MR. PETERS said research is being done on different routes in Chandler including south Chandler.

Community Services

3. Agreement No. CS5-525-4843, Library Materials and Related Services
Move City Council approve Agreement No. CS5-525-4843, with Ingram Library Services, LLC; Baker & Taylor, LLC; and Midwest Tape, LLC, for library materials and related services, in an amount not to exceed \$1,500,000, for a period of two years, beginning November 4, 2024, through November 3, 2026, with the option of up to two (2) two-year extensions.
4. Agreement No. CS5-988-4853, with Grounds Control, LLC, for City Park Landscape Services
Move City Council approve Agreement No. CS5-988-4853, with Grounds Control, LLC, for city park landscape services, in amount not to exceed \$2,149,128, for a one-year period, December 13, 2024, through December 12, 2025.

Development Services

5. Introduction and Tentative Adoption of Ordinance No. 5114, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH24-0021/PLT24-0007 Chandler 56, Generally Located 1/4 Mile North of the Northeast Corner of 56th Street and Chandler Boulevard
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5114 approving PLH24-0021 Chandler 56, Rezoning from Planned Area Development (PAD) for automobile storage and salvage yard uses to Planned Area Development (PAD) for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses, subject to the conditions as recommended by Planning staff. Preliminary Development Plan

Move City Council approve Preliminary Development Plan, PLH24-0021 Chandler 56, for site layout and building architecture, subject to the conditions as recommended by Planning staff. Preliminary Plat

Move City Council approve Preliminary Plat, PLT24-0007 Chandler 56, subject to the condition as recommended by Planning staff.

6. Introduction and Tentative Adoption of Ordinance No. 5115, Right of Way Temporary Use Management Program

Move City Council introduce and tentatively adopt Ordinance No. 5115, approving the Right of Way Temporary Use Management Program.

VICE MAYOR HARRIS asked about what this program will do for Chandler's businesses and how this will solve traffic issues.

DANA ALVIDREZ, City Transportation Engineer, explained that this program will help keep the roadway clear by establishing rules to mitigate potential safety issues. Working to update necessary infrastructure is essential but can be improved by encouraging efficiency.

VICE MAYOR HARRIS confirmed that this should help with traffic flow by reducing road closure and blockage times.

MS. ALVIDREZ said that is correct, active work will be encouraged.

COUNCILMEMBER ELLIS thanked staff for this new program and stated that this will help Chandler businesses.

COUNCILMEMBER ORLANDO appreciated the efforts from staff to create solutions for residents.

COUNCILMEMBER POSTON thanked staff.

7. Resolution No. 5856, Authorizing a License Agreement between Bicentel, 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. 5856, authorizing the Mayor to execute the license agreement between Bicentel, 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. Purchase of Fiber Network Repair and Upgrade Services

Move City Council approve the purchase of repair and upgrade services to the municipal fiber network, utilizing multiple vendors available under the State of Arizona Contract No.

CTR062466, Communications Cabling Systems, and the City of Tucson Contract No. 212710, Installation, Maintenance, and Repair of Fiber/Copper Networks, for the period of one year, beginning January 1, 2025, through December 31, 2025, in a combined amount not to exceed \$4,636,063.

COUNCILMEMBER ORLANDO asked for a status update on fiber network projects in the city.

DENNIS AUST, Telecommunications & Utility Franchise Manager, said this is a program, rather than a single project. The program is directed by the 2020 Fiber Master Plan which outlines several projects including cable replacements, cable placements to create new fiber connectivity, and implementing new hub locations for network resiliency. There are multiple critical networks that are served on the same fiber circuits such as police, traffic, municipal utilities, and city infrastructure.

COUNCILMEMBER ORLANDO asked about the project timeframe.

MR. AUST said the timeline is a 13-year CIP program – once core switches are deployed in the next year, circuits will be cut. In the next four to five years, Chandler will have a resilient fiber network.

9. Use Permit, PLH24-0033 Round 1 Bowling & Arcade, 3177 W Chandler Boulevard in the Chandler Fashion Center, Generally Located at the Southwest Corner of Price Road and Chandler Boulevard
Move City Council approve PLH24-0033 Round 1 Bowling & Arcade, Use Permit for a Series 6 Bar Liquor License within a new bowling alley and arcade, subject to the conditions recommended by the Planning and Zoning Commission.

Facilities and Fleet

10. Agreement No. FF2-926-4522, with EHS Restoration, LLC, East Valley Disaster Services, Inc., Phoenix Environment Group, LLC and Titan Restoration of AZ, LLC. For Facility Disaster Recovery and Remediation Services
Move City Council approve Agreement No. FF2-926-4522, Amendment No. 2, with EHS Restoration, LLC; East Valley Disaster Services, Inc.; Phoenix Environmental Group, LLC; and Titan Restoration of AZ, LLC, for city facility disaster recovery and remediation services, in an amount not to exceed \$250,000, for the period of one year, beginning December 15, 2024, through December 14, 2025.
11. Agreement No. BF4-910-4768 for Electrical Maintenance, Repair, and Installation Services
Move City Council approve Agreement No. BF4-910-4768 with ABM Electrical Power Services, LLC; Arizona Facility Services; B&D Industries, Inc.; Commercial Comm and Electric, Inc.; Henry Bros., Inc., dba DECA Southwest; D.P. Electric, Inc.; Hawkeye Electric, Inc.; and Kearney Electric, Inc., in an amount not to exceed \$1,610,000, for the period of one year

beginning December 9, 2024, through December 8, 2025, with the option of up to four additional one-year extensions.

12. Purchase of Energy Management Control System Services

Move City Council approve the purchase of energy management control system services, from Mesa Energy Systems, Inc., utilizing the State of Arizona Contract No. CTR062668, in an amount not to exceed \$365,000.

Fire Department

13. Purchase of Fire Apparatus

Move City Council approve the purchase of three fire apparatus, utilizing the Houston Galveston Area Council (H-GAC) Contract No. FS12-23, in an amount not to exceed \$3,900,000, and approve a General Fund Contingency transfer of \$3,900,000 to allow for creation of the purchase order in the current fiscal year.

Human Resources

14. Resolution No. 5852 Amending Personnel Rule 15, Section 9, Use of City Sick Leave

Move City Council pass and adopt Resolution No. 5852 Amending Personnel Rule 15, Section 9, Use of City Sick Leave.

Information Technology

15. Purchase of ESRI (GIS) Advantage Program

Move City Council approve the sole source purchase of the ESRI (GIS) Advantage Program, from Environmental Systems Research Institute, Inc. (ESRI), in the amount of \$116,963.

16. Purchase of Oracle Annual Support and Maintenance Services

Move City Council approve the purchase of Oracle annual support and maintenance services from Mythics, Inc., utilizing the Omnia Partners Contract No. 180233-002, in an amount not to exceed \$210,673, for the period of one year, January 31, 2025, through January 30, 2026.

17. Purchase of Virtual Meeting Conference Room Upgrades

Move City Council approve the purchase of Cisco Room Kit equipment, accessories, and services for existing and new conference rooms, from Sentinel Technologies, Inc., using the 1GPA Agreement No. 22-02PV-18, in an amount not to exceed \$1,376,781.

18. Agreement No. 4698, Amendment No. 1, for Microsoft Information Technology Consulting Services

Move City Council approve Agreement No. 4698, Amendment No. 1, with Invoke, LLC, for Microsoft information technology consulting services, in an amount not to exceed \$500,000, for the period of one year, beginning December 15, 2024, through December 14, 2025.

19. Purchase of Information Technology Temporary Staffing Services
Move City Council approve the purchase of information technology temporary staffing services, from Computer Aid, Inc., utilizing the Sourcewell Contract No. 071321-CAI, in an amount not to exceed \$383,000.

Management Services

20. Purchase of Maintenance, Repair, and Operational (MRO) Supplies
Move City Council approve the utilization of the Omnia Partners Contract No. 240078-01, with Grainger, Inc., for the purchase of maintenance, repair, and operational (MRO) supplies, for the term of January 1, 2025, through December 31, 2025, in an amount not to exceed \$300,000.
21. 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. 314636, 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.
22. License Series 12, Restaurant Liquor License Application for Kyle Douglas Walters, Agent, The Parlay South Chandler, LLC, DBA The Parlay Kitchen + Cocktails
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 306834, a Series 12, Restaurant Liquor License, for Kyle Douglas Walters, Agent, The Parlay South Chandler, LLC, DBA The Parlay Kitchen + Cocktails, located at 4850 S. Gilbert Road, Suite 4, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 308423.

Neighborhood Services

23. Resolution No. 5859 Approving the Development Agreement Between the City of Chandler and Brinshore Development, LLC, Relating to Real Property Located at 73 S. Hamilton Street
Move City Council pass and adopt Resolution No. 5859, approving the Development Agreement between the City of Chandler and Brinshore Development, LLC, relating to real property located at 73 S. Hamilton St. to be known as The Haven on Hamilton; directing the City Manager to give specific consideration to The Haven on Hamilton applicants belonging to special populations such as seniors, persons with disabilities and veterans; and directing the City to continue its redevelopment efforts for the Chandler Public Housing Portfolio.

LEAH POWELL, Neighborhood Resources Director, introduced the item.

AMY JACOBSON, Housing and Redevelopment Senior Manager, presented the following presentation.

- Development Agreement Haven on Hamilton
- Repositioning Public Housing
 - Guiding Principles
 - Redesign Aged Public Housing
 - Leverage Current City Owned Land Inventory
 - Reduce Relocation of Residents
 - Increase Senior Housing Inventory
 - Increase Housing Choice Mobility
 - Create Public / Private Partnerships
 - Comply with General Plan and Area Plan
 - Create Synergy and Resident Involvement
- Repositioning Strategy | Project One
 - Villas on McQueen Project Update (1st project)
 - Located at 77 N. McQueen Rd. – Approx. 4 acres
 - Ground Breaking June 27, 2024
 - Construction to be complete May 2026
 - 157 total units
 - \$57M TPC
- Repositioning Strategy | Project Two
 - Haven on Hamilton (2nd project)
 - Located at 73 S. Hamilton – Approx. 8 acres
 - Will be vacant one resident move to Villas on McQueen summer 2026
 - Ground Breaking late 2026
 - 250 total units
- Development Agreement
 - Brinshore Development LLC
 - Experience developer with 12,000 units built, active in 19 states, 16th largest affordable housing developer, extensive work with PHAs, experience in special population multifamily housing, experience in HUD repositioning
 - Co-Developer with the City of Chandler
 - City retain long-term ownership of land through ground lease
 - Long term affordability 30 years
 - Construction of site starts when completion of Villas on McQueen is completed then, residents from Site 3 will be moved immediately.
- Site Plan Rendering
- Haven on Hamilton
 - Potential Unit Mix
 - Approx. total 250 units (one, two, three, four and five-bedroom units)
 - 37 public housing units transfer from Kingston
 - 53 units from Site 1

- 160 new LIHTC units
 - Mixed Population “multigenerational living learning campus”
 - Oversized central community center with multi-generational community rooms, gym, gathering spaces, Head Start classroom
- Financing Strategy
 - \$5K committed from Maricopa County
 - Bond allocation with City of Chandler IDA
 - 4% Low Income Housing Tax Credits
 - Rental Assistance Demonstration (RAD) and Section 18 Blend
- Timeline
 - Development Agreement Approval by Council
 - Resident Meetings December 9 & 10, 2024
 - Submit RAD Application to HUD
 - Submit Financing Applications
 - Public Outreach and Resident Meetings throughout 2025
 - Construction begins after financial closing late 2026
 - Construction will take 18-24 months
- Questions?

MAYOR HARTKE said this upgrade and new construction will better serve Chandler’s population.

COUNCILMEMBER ELLIS is grateful for the project and thanked staff.

24. Resolution No. 5854 Approving Contract No. 535-25 Between the Arizona Department of Housing and the City of Chandler to Accept State Housing Trust Funds to Prevent Housing Insecurity

Move City Council pass and adopt Resolution No. 5854 approving Contract No. 535-25 between the Arizona Department of Housing and the City of Chandler to accept State Housing Trust Funds in the amount of \$343,387 to prevent housing insecurity; and authorizing the City Manager to take all action necessary or prudent to carry out the intent of this resolution and implement the program.

MS. POWELL presented the following presentation.

- Flexible Funding
- Flexible Funding
 - State Housing Trust Fund from Arizona Department of Housing
 - New two-year contract to provide funding
 - Goal of the program is to expand prevention activities to housing participants through one-time assistance
 - Budget supports \$343,387 direct assistance up to 120 Chandler households
- Example of Flexible Funding Uses
 - Rental Application Fees

- Security and Utility Deposits
- Previous Eviction Judgements
- Moving Services
- Storage for households in transition
- Move-in kits
- Example of Success
 - 100 households served consisting of 212 people. 97% remained housed at the one-year mark
 - 50 formerly homeless households with TBRA and EHV housing assistance receive ongoing case management services
 - Family on the left received a move-in kit and security deposit assistance when placed in EHV
 - Gentleman on the left received move-in kit and case management services when placed in TBRA
- Thank you

COUNCILMEMBER POSTON thanked staff for the update and appreciated hearing the personal stories from residents positively affected by these programs.

MS. POWELL stated there is not just one solution to housing instability.

COUNCILMEMBER ELLIS asked if there are partnerships with community organizations that also provide solutions to housing instability.

MS. POWELL said there are various partners through For Our City Chandler, the program receives contributions from the ChangeUp campaign, and organizations may sponsor move-in kits.

COUNCILMEMBER ELLIS thanked staff for the quantified success of this program.

MAYOR HARTKE thanked staff.

MS. POWELL thanked Mayor and Council for their support for these programs.

25. Resolution No. 5855 Approving Substantial Amendment No. 1 to the Annual Action Plan for Fiscal Year 2024-2025 and Authorizing Submittal to the United States Department of Housing and Urban Development and Authorizing Execution of All Related Contracts and Subrecipient Agreements

Move City Council pass and adopt Resolution No. 5855 approving Substantial Amendment No. 1 to the Annual Action Plan for Fiscal Year 2024-2025 and authorizing submittal to the United States Department of Housing and Urban Development; authorizing execution of all related contracts and subrecipient agreements; and authorizing the City Manager to take

all action necessary or prudent to implement the Fiscal Year 2024-2025 Annual Action Plan, as amended.

Police Department

26. Resolution No. 5858 Pertaining to the Acceptance and Approval of the Homeland Security Grant Program
Move City Council pass and adopt Resolution No. 5858 accepting the FY 2024 Homeland Security Grants and approving Agreement Nos. 24-AZDOHS-HSGP-23804-01 and 24-AZDOHS-HSGP-240804-02, authorizing the Mayor to execute the Agreements; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such Agreements.
27. Agreement No. PD5-680-4852, with Marrero Armor, LLC, for Purchase of Rifle Shields
Move City Council approve Agreement No. PD5-680-4852, with Marrero Armor, LLC., for the purchase of rifle shields, in an amount not to exceed \$176,000.

BRYAN CHAPMAN, Police Chief, provided information about the patrol shields upgrade, explaining that this item is for 36 shields distributed among 18 patrol teams. The existing shields are coming to the end of their useful life, and the technology in the new rifle shields has improved to better protect officers.

COUNCILMEMBER ELLIS appreciated hearing about how the purchase of rifle shields will serve the needs of public safety.

28. Purchase of Panasonic Laptop Computers and Peripherals
Move City Council approve the purchase of Panasonic rugged laptop computers and various peripherals, from Mobile Concepts Technology (MCT), utilizing State of Arizona Contract No. CTR068894, in the amount of \$118,778.

Public Works and Utilities

29. Professional Services Agreement No. WA2408.201, with Wilson Engineers, LLC, for the Brooks Crossing Water Production Facility Rehabilitation Design Services
Move City Council award Professional Services Agreement No. WA2408.201 to Wilson Engineers, LLC, for the Brooks Crossing Water Production Facility Rehabilitation Design Services, in an amount not to exceed \$1,144,056.20.
30. Agreement No. PW5-745-4849, with Choice Maintenance & Asphalt Services, LLC, for Asphalt Rubber Crack Seal Services
Move City Council approve Agreement No. PW5-745-4849, with Choice Maintenance and Asphalt, LLC, for asphalt rubber crack seal services, in an amount not to exceed \$620,000, for a one-year term, January 1, 2025, through December 31, 2025.

31. Agreement No. PW5-745-4850, with Vincon Engineering Construction, LLC, and Temcon Concrete Construction, LLC, for Concrete Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4850, with Vincon Engineering Construction, LLC, and Temcon Concrete Construction, LLC, for concrete repair maintenance services, in a combined amount not to exceed \$8,144,000, for a one-year term, January 1, 2025, through December 31, 2025.

JOHN KNUDSON, Public Works & Utilities Director, presented on the item. The item is a contract for two contractors used for concrete repair. As part of the city's street repavement program, it is standard practice that whenever a road is repaved, any concrete sidewalks, curbs, and gutters are also repaired or replaced to achieve compliance with the Americans with Disabilities Act specifications. As part of the \$27.1 million street repaving program, the concrete work is done in advance of the extensive repaving required. This item is a part of the total \$27.1 budget in the capital budget which consists of general obligation bonds and the highway user revenue fund.

COUNCILMEMBER POSTON thanked staff for the presentation and commented that contractors have improved neighborhood notice when initiating work.

MR. KNUDSON thanked the staff working on this program.

32. Agreement PW5-745-4851, with M.R. Tanner Development & Construction, LLC, for Street Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4851, with M.R. Tanner Development & Construction, LLC, for street repair and maintenance services, in an amount not to exceed \$1,500,000, for a one-year period, January 1, 2025, through December 31, 2025, with the option of up to four additional one-year extensions.
33. Professional Services Agreement No. WW2403.101, with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C., for the Aquifer Storage and Recovery Well Siting Consultant Services
Move City Council award Professional Services Agreement No. WW2403.101, to Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C., for the Aquifer Storage and Recovery Well Siting Consultant Services, in an amount not to exceed \$109,000.
34. Agreement No. PW2-988-4407, Amendment No. 3, with Artistic Land Management, Inc., for Public Works Landscape Services
Move City Council approve Agreement No. PW2-988-4407, Amendment No. 3, with Artistic Land Management, Inc., for Public Works landscape services, in an amount not to exceed \$1,495,200, for a one-year term, January 1, 2025, through December 31, 2025.

35. Resolution No. 5849 Approving the Abandonment of a Temporary Drainage Easement No Longer Needed for Public Use Located on the Southwest Corner of Gilbert Road and Insight Way
Move City Council pass and adopt Resolution No. 5849 approving the abandonment of a temporary drainage easement no longer needed for public use located on the southwest corner of Gilbert Road and Insight Way.
36. Agreement No. PW3-936-4544, Amendment No. 2, with Valleywide Generator Service, LLC, for Generator Maintenance Services
Move City Council approve Agreement No. PW3-936-4544, Amendment No. 2, with Valleywide Generator Service, LLC, for generator maintenance services, in an amount not to exceed \$331,000, for a one-year term, December 12, 2024, through December 11, 2025.
37. Purchase of Water Meter Repair and Replacement Services
Move City Council approve the purchase of water meter repair and replacement services, from Metering Services, Inc., utilizing City of Tempe Contract No. WUD21-015-01, in an amount not to exceed \$500,000.
38. Agreement No. PW3-962-4568, Amendment No. 2, with Cleanview Sewer Inspections, Inc., for Video Inspection of Sewer Lines
Move City Council approve Agreement No. PW3-962-4568, Amendment No. 2, with Cleanview Sewer Inspections, Inc., for video inspection of sewer lines, in an amount not to exceed \$250,000, for a one-year period, December 12, 2024, through December 11, 2025.

Action Agenda

39. Resolution No. 5846 Amending the Citywide Fee Schedule Relating to the Community Services, Cultural Development, Development Services, Fire, and Public Works & Utilities Departments (Continued from the November 7, 2024, Council Meeting)
Move City Council pass and adopt Resolution No. 5846, amending the Citywide Fee Schedule relating to the Community Services, Cultural Development, Development Services, Fire, and Public Works & Utilities Departments, with fee changes effective January 1, 2025.

Informational

40. September 18, 2024, Planning and Zoning Commission Meeting Minutes
41. Contracts and Agreements Administratively Approved, Month of November 2024

COUNCILMEMBER ORLANDO asked for information about the Runway Extension Community Impact Study agreement.

