

Meeting Minutes

City Council Study Session

March 24, 2025 | 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 6:27 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember Jennifer Hawkins

Appointee Attendance

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

Absent/Excused

Councilmember OD Harris - excused

Consent Agenda and Discussion

Discussion was held on items 3, 8, 11, 12, 24, and 32.

City Clerk

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

City Manager

2. Introduction and Tentative Adoption of Ordinance No. 5122, Amending the Code of the City of Chandler, Chapter 11 Curfew, Graffiti, Smoking and Miscellaneous Offenses, to Add Regulations Regarding Urban Camping.

Move City Council introduce and tentatively adopt Ordinance No. 5122, amending the code of the City of Chandler, Chapter 11 Curfew, Graffiti, Smoking and Miscellaneous Offenses, to add regulations regarding urban camping.

3. Introduction and Tentative Adoption of Ordinance No. 5121, Amending the Code of the City of Chandler, Chapter 49 Transportation Commission to Add Regulations Regarding the Use of Transit Stops

Move Council introduce and tentatively adopt Ordinance No. 5121, amending the code of the City of Chandler, Chapter 49 Transportation Commission to add regulations regarding the use of transit stops.

LEAH POWELL, Neighborhood Resources Director, presented a briefing presentation. She stated items two and three are related, as they focus on changes to city ordinances. The City of Chandler has been following recent Supreme Court rulings on homelessness, as well as Proposition 312, which was passed in the fall. These ordinances serve as another tool to encourage individuals experiencing homelessness to engage with available services. The changes allow for the management of bus stops, with operating hours adjusted to close approximately an hour after the last bus run and open about 30 minutes to an hour before the first bus route. This will help address situations where individuals set up encampments at transit stops. With these updates, police and the navigation team can continue working together, especially in cases where individuals have a significant number of personal belongings. Police already have a system for collecting and storing items, and the navigation team assists individuals who need to replace items while engaging in services. The ordinance also allows for citations related to urban camping, with efforts focused on connecting people to services before issuing such citations. Additionally, the city continues to address encampments on private property, with code enforcement, police, and the navigation team working together to notify property owners and ensure encampments are cleaned up.

COUNCILMEMBER ENCINAS asked for a breakdown of the process when an encampment appears, particularly within 24 hours, including whether the police or navigation team responds first, and the steps involved in addressing the issue.

MS. POWELL said the response to encampments will be handled case-by-case, with the navigation team usually addressing the situation first by offering services. They work closely with the police, who are called if the situation escalates, such as in cases of vandalism or safety concerns. The goal is to connect individuals to resources, and the process involves constant communication between the navigation team and police to ensure the best outcome for those involved.

COUNCILMEMBER ENCINAS said he has concerns about the potential misdemeanor penalties for individuals creating encampments, noting that they are already in difficult situations. He asked for clarification on how penalties are applied and how discretion is exercised in these cases.

MS. POWELL said that police officers have the discretion to issue warnings first, particularly in non-emergency situations. They can connect individuals experiencing homelessness to resources and navigators. If someone receives a citation, they can go through support court designed for homeless individuals. In this court, a judge will create a personalized plan for the person, and if they comply, charges may be reduced or dropped. This initiative serves as a valuable resource for those facing citations.

COUNCILMEMBER ENCINAS asked if a misdemeanor would be the lowest level of penalty applied in these cases.

MS. POWELL said that a misdemeanor would be the lowest level of penalty on the criminal side. She said if an issue occurs on private property, the property owner could pursue a civil case, though she has not seen this happen in Chandler yet.

KELLY SCHWAB, City Attorney, stated that most of the crimes defined in the city's code are classified as class one misdemeanors, with the option of issuing a civil traffic citation that only allows for a fine as a remedy. She highlighted the advantage of designating these offenses as crimes, especially when dealing with reluctant cooperators, as it provides opportunities for support court and probation to help monitor and encourage compliance with the law. Ms. Schwab clarified that there are three levels of misdemeanors: Class One, Class Two, and Class Three, where Class One is the lowest and most commonly used in the city's code, consistent with other municipalities. Ms. Schwab recommended against using a civil approach in these cases, as it limits enforcement to just fines without the additional tools available through criminal penalties.

COUNCILMEMBER ENCINAS thanked Ms. Schwab for the clarification, stating that he wanted to better understand the process. He said it sounds like there will be some level of discretion and a plan for adjustments if necessary. Councilmember Encinas also mentioned that his other question regarding the handling of valuable items was addressed, as he understood that the Police Department is working on a collection process.

MS. POWELL said both the Police Department and the navigation team are involved in collecting items. If needed, the navigation team assists the police by handling items, especially in overnight situations. The city uses bins to store belongings and plans to purchase additional bins for secure storage.

MAYOR HARTKE asked if every city around them has adopted or is in the process of adopting similar measures.

MS. POWELL said that this is correct, adding that it is important for Chandler to have the same tools as other cities to ensure consistency throughout the valley. Ms. Powell said this helps prevent Chandler from facing undue pressure due to a lack of resources and tools.

MAYOR HARTKE recalled an issue in Chandler that caused disruptions. He said the new ordinance would help address homelessness while ensuring people are located safely, without posing a threat to others.

MS. POWELL said the goal is to ensure individuals are linked to resources, as it often becomes a health and safety concern.

VICE MAYOR ELLIS asked for clarification regarding the potential burden Chandler could face if the city does not implement the plan. She referred to a previous comment about being "bogged down" by additional resources, noting that surrounding areas already have the plan in place. Vice Mayor Ellis asked what this would look like and why Chandler would be more burdened without the plan.

MS. POWELL said in the past, when a city enforces certain measures, homelessness can sometimes shift across borders, with individuals moving into Chandler from other areas. Ms. Powell said that this often happens because those individuals are facing pressure from the enforcing city. The goal is to level the playing field by ensuring all cities are using the same tools, preventing one city from pushing the issue onto another.

4. Resolution No. 5876, Approving the City of Chandler Title VI Implementation Plan for Transit Services 2024 Update
Move City Council pass and adopt Resolution No. 5876, approving the City of Chandler Title VI Implementation Plan for Transit Services 2024 Update.
5. Resolution No. 5874 Authorizing the Execution of a License to use Salt River Project property, Located at the Consolidated Canal between Germann Road and Chandler Boulevard, to Conduct the Annual City of Chandler Family Bike Ride
Move City Council pass and adopt Resolution No. 5874 authorizing the execution of a license to use Salt River Project property, located at the Consolidated Canal between Germann Road and Chandler Boulevard, to conduct the annual City of Chandler Family Bike Ride.
6. Resolution No. 5875, Authorizing a Grant Application for, and Acceptance of Grant Funds from, the Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Grant Program in the Amount of \$90,000
Move City Council pass and adopt Resolution No. 5875, authorizing a grant application for and acceptance of grant funds from the Section 5310 federal grant program in the amount of \$90,000.

Community Services

7. Purchase of Landscape Sprinkler and Irrigation Supplies

Move City Council approve the purchase of landscape sprinkler and irrigation supplies, from Ewing Irrigation Products, Inc.; Horizon Distributors, Inc.; and Sprinkler World of Arizona, Inc.; utilizing the City of Scottsdale Contract No. 22PB016, and with Ewing Irrigation Products, Inc.; and Horizon Distributors, Inc.; utilizing the City of Mesa Contract No. 2025088, in a combined amount not to exceed \$350,000.

8. Professional Services Agreement No. PR2401.202, with J2 Engineering & Environmental Design, LLC, for the Mesquite Groves Park Design Services Move City Council Award Professional Services Agreement No. PR2401.202 to J2 Engineering & Environmental Design, LLC, for the Mesquite Groves Park Design Services, in an amount not to exceed \$4,731,605.

JOHN SEFTON, Community Services Director, presented the following briefing. The staff has requested approval for a professional services agreement with J2 Engineering and Environmental Design for the Mesquite Groves Park Design Services, with a budget not to exceed \$4.7 million. The City of Chandler purchased the 100-acre property in 2002, which will serve as a recreational area for the community. The park currently features the Mesquite Groves Aquatic Center, Chandler's most popular pool, built in 2008. It offers various amenities, including a five-acre fishing lake, four soccer and multi-purpose fields (which can also serve as cricket pitches), three diamond fields, and potential future phases, such as a 25,000 square-foot recreation center. Other features include a playground, splash pad, skate/BMX pump track, pickleball courts, basketball courts, picnic areas, and walking paths. The 90-acre addition will provide fitness trails, along with facilities like pull-up bars. Over the years, the park has gained support from residents, including those who moved to the area with young children, some of whom now have grandchildren who may enjoy the park. The city has carefully managed its finances through the strategic use of community development impact fees and bond funding. The Mayor and City Council will have the opportunity to consider this project, along with its second phase, for inclusion in this year's bond funding. The planning process has included two public meetings and significant engagement with the community. More than 6,500 invitations were sent out, yielding over 460 responses. The design reflects the feedback from these public meetings. J2 Engineering, which has worked on several parks in Chandler, is excited to lead this project. Mr. Sefton would like to acknowledge Alyssa Siqueiros, Dan Haskins, and Mickey Oland for their hard work on the project. For more information, the public is encouraged to visit chandleraz.gov/mesquitegrovespark.

COUNCILMEMBER POSTON thanked Mr. Sefton for the briefing, noting the positive response from the Council. She mentioned attending public meetings and recognized that some neighbors have been waiting a long time for these developments, with some children now in college. Councilmember Poston expressed pride in the Council's commitment to fulfilling promises to the community. She specifically highlighted the addition of a cricket field, reflecting the increasing demand in the neighborhood. Councilmember Poston thanked Mr. Sefton for the presentation and urged the team to proceed with the project.

Cultural Development

9. Resolution No. 5880 Authorizing Modification of the Assessment Diagram; Making a Statement and Estimate of Expenses for the Downtown Chandler Enhanced Municipal Services District; Completing the Assessment; Setting the Date for the Hearing on the Assessment; and Ordering the Giving of Notice of Such Hearing
Move City Council pass and adopt Resolution No. 5880 authorizing modification of the assessment diagram for the Downtown Chandler Enhanced Municipal Services District; making a statement and estimate of expenses for the district; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.
10. Construction Manager at Risk (CMAR) Pre-Construction Services Agreement No. CA2402.251 with Willmeng Construction, Inc., for the Dr. A.J. Chandler Park Renovation Phase 1
Move City Council award CMAR Pre-Construction Services Agreement No. CA2402.251 to Willmeng Construction, Inc., for the Dr. A.J. Chandler Park Renovation Phase 1, in an amount not to exceed \$175,583.
11. Resolution No. 5884, Adopting a First Amendment to the Development Agreement between One Chandler Owner, LLC, and the City of Chandler, Approving an Extension to the Agreement Term and an Extension for the Deadline to Commence Construction at the Property Generally Located at the Northeast Corner of Buffalo Street and Arizona Avenue
Move City Council pass and adopt Resolution No. 5884 adopting a first amendment to the Development Agreement between One Chandler Owner, LLC, and the City of Chandler, approving an extension to the agreement term and an extension for the deadline to commence construction at the property generally located at the northeast corner of Buffalo Street and Arizona Avenue.

COUNCILMEMBER POSTON asked about the one-year number, whether it was strategic or random, and what changes were expected in that time frame.

KIM MOYERS, Cultural Development Director, explained that during the 2022 development agreement with Jackson Dearborn, the effects of COVID-19 were still prominent. Despite economic changes since then, Jackson Dearborn has met every deadline and maintained clear communication about challenges in the current office market. They are seeking 12 months to explore potential adjustments in their mixed-use development and have indicated they will move faster if possible. Ms. Moyers said that while such challenges are common, Jackson Dearborn has consistently fulfilled their commitments throughout the process.

COUNCILMEMBER POSTON expressed her appreciation for Jackson Dearborn's communication with city staff and the city manager. She supports giving Jackson Dearborn the necessary time they need, with the understanding that they will continue to progress in fulfilling their obligations.

Councilmember Poston emphasized that this project is significant for the downtown area, particularly at the northern entryway. While she is enthusiastic about Jackson Dearborn's efforts, she remains hopeful that they will successfully deliver on their commitments.

VICE MAYOR ELLIS asked about the financial constraints, recalling a conversation with the City Manager regarding Jackson Dearborn's interest in adding more units to the area designated for the mixed-use development. Vice Mayor Ellis asked whether there had been discussions with Jackson Dearborn about how to collaboratively find a solution to this issue.

MS. MOYERS said there are upcoming challenges in the office market, noting the difficulty in securing financing for smaller amounts tied to larger projects. Ms. Moyers said there are opportunities for additional multi-family developments and indicated they would work on finding the right balance to help secure financing in the coming months.

Development Services

12. Resolution No. 5883, and Introduction of Ordinance No. 5120, Area Plan Amendment, Rezoning and Preliminary Development Plan, PLH24-0032/PLH24-0041 Nirvana at Ellis, generally located south of the southeast corner of Frye Road and Ellis Street
Area Plan
Move City Council approve Resolution No. 5883 San Tan Area Plan Amendment, PLH24-0032, as recommended by Planning and Zoning Commission.
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5120 approving PLH24-0041 Nirvana at Ellis, Rezoning from Planned Area Development (PAD) for Commercial Office to 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 PLH24-0041 Nirvana at Ellis for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

COUNCILMEMBER ORLANDO asked about the number of units currently approved and zoned, along with the activities the city has engaged in to facilitate development.

KEVIN SNYDER, Development Services Director, said there are currently 1,839 approved units, with 2% being single-family homes and the rest multifamily units. These units have received their entitlements and are awaiting the next steps in the process.

COUNCILMEMBER ORLANDO commented that it is less than what was heard a year ago.

MR. SNYDER said that while there has been some market absorption, national influences on mortgage rates and construction financing have limited the expected number of units.

COUNCILMEMBER ORLANDO asked if the 1,839 approved units are remaining or what will be worked on.

MR. SNYDER said 1,839 units remaining.

COUNCILMEMBER ORLANDO said this is a great project involving duplexes and looked forward to seeing these builds.

COUNCILMEMBER ORLANDO mentioned the progress on Item 11, noting the development of some of the thousand units, previously over 2,000. He reiterated that housing is the top issue in Arizona and nationally, expressing frustration over the pent-up demand despite support from legislators. Acknowledging economic challenges, he questioned whether there was a high confidence level in seeing these projects advance, worrying he might still be adding to the list of over 1,000 units a year from now.

MR. SNYDER said the staff is dedicated to collaborating with various departments and the Council to address the housing need noted by Councilmember Orlando. They aim to explore alternative solutions to bring housing units to market and improve the situation in their city.

COUNCILMEMBER ORLANDO asked if the applicant was present.

MR. SNYDER stated that the applicant was unavailable but emailed us to notify us of their intention to start construction this summer. If approved by the City Council, they will submit construction documents soon and aim to begin early activities by summer 2025.

COUNCILMEMBER ORLANDO said he is in support of moving forward but called for stronger language to advance the development. He suggested staff consider incentives to expedite construction and proposed accountability measures for meeting obligations. Councilmember Orlando noted that each unit would help address housing issues for underserved communities.

MR. SNYDER said they would communicate very strongly to the applicant the Council's interest in seeing the project move forward. Mr. Snyder emphasized that they would work closely with the applicant to ensure that the timelines expected by the Council, as well as those indicated in the applicant's communications, are met.

COUNCILMEMBER ORLANDO asked about the ideas and thoughts on the future, as well as the proposed timelines associated with those plans.

MR. SNYDER said they are working on a housing assessment and study to identify strategies for the Council's consideration, expected to be completed later this summer. In the meantime, they plan to meet internally to explore alternative methods, as statutory limitations exist. Mr. Snyder

said regulatory approaches or financial incentives might help stimulate building activity, and they will prepare a package of strategies to present to the Council over the coming months.

COUNCILMEMBER ORLANDO said that their aim is not to be punitive; rather, he is focused on finding ways to accelerate housing development. He said that during their recent attendance at the National League of Cities, housing emerged as the top topic of discussion across the United States. Councilmember Orlando hopes that by addressing this issue, they can contribute to making the housing situation a bit more comfortable for everyone in their community.

MAYOR HARTKE asked about the current market in Chandler and requested information on market saturation, rental rates, and occupancy percentages. He noted that approximate figures would suffice and asked for these details to be provided at their convenience.

VICE MAYOR ELLIS said due to the unfamiliarity with the builder, she wanted to understand the nature of their relationship throughout the process. She requested a timeline to visualize the builder's responsiveness, starting from the time the application was submitted and continuing through to the present, where the builder believes they are ready to begin construction by summer. Vice Mayor Ellis said having a clear understanding of this progression would provide the team with greater confidence moving forward.

MR. SNYDER said the team has had a good working relationship with the builder. Mikayela Liburd, the assigned planner, has worked diligently with them, and they have been responsive to all information requests. The builder has promptly addressed revisions to their application materials. Recently, they received approval from the Planning and Zoning Commission, demonstrating their progress. Throughout the process, they have worked closely with the team to meet expectations, respond to design modifications, and improve on areas where feedback was provided. Mr. Snyder said the builder has been easy to work with, and as of now, there are no concerns from staff regarding the project's progression. However, he emphasized that the message would be conveyed strongly that the Council expects them to move forward with the project.

13. Resolution No. 5878, Authorizing a Wireless License Agreement between the City of Chandler and SBA 2012 TC Assets, LLC, for an Existing Macro Cell Site Located at Snedigar Park

Move City Council pass and adopt Resolution No. 5878, authorizing the Mayor to execute the license agreement between the City of Chandler and SBA 2012 TC Assets, LLC, for the existing Orbital macro cell site, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

14. Resolution No. 5879, Authorizing a Wireless License Agreement between the City of Chandler and T-Mobile West, LLC, for a Proposed Macro Cell Site at Pima Park

Move City Council pass and adopt Resolution No. 5879, authorizing the Mayor to execute the license agreement between the City of Chandler and T-Mobile West, LLC, for the

proposed macro cell site located at Pima Park, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

15. Purchase of Cisco Network Hardware

Move City Council approve the purchase of fiber network hardware, from Sentinel Technologies, utilizing the 1GPA Contract No. 22-02PV-18, for fiber optic facilities at Desert Breeze Substation and Brooks Crossing Park, in an amount not to exceed \$280,658.26.

Facilities and Fleet

16. Agreement No. BF3-936-4600, Amendment No. 1, for Fire Protection Services

Move City Council approve Agreement No. BF3-936-4600, Amendment No. 1, with CFP Backflow Services, Inc., for fire protection services, in a total amount not to exceed \$928,600, for the period of one year, beginning February 8, 2025, through February 7, 2026.

17. Agreement No. FD5-060-4882, OEM Auto Parts and Service

Move City Council approve Agreement No. FD5-060-4882, with Earnhardt Chrysler Dodge Jeep Ram, Earnhardt Chandler Cadillac, Earnhardt Chevrolet, Earnhardt Ford, Earnhardt Queen Creek Chrysler Dodge Jeep Ram, and San Tan Ford, for OEM auto parts and service, for a period of one year, April 1, 2025, through March 31, 2026, in a combined total amount not to exceed \$350,000.

Fire Department

18. Agreement No. FD3-200-4486, Amendment No. 3, with 03530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for Fire Uniforms

Move City Council approve Agreement No. FD3-200-4486, Amendment No. 3, with 03530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for fire uniforms, increasing the spending limit in the amount of \$125,000.

19. Agreement No. FD4-345-4690, Amendment No. 2, for Fire Emergency Medical Supplies

Move City council approve Agreement No. FD4-345-4690, Amendment No. 2, with Bound Tree Medical, LLC, for fire emergency medical supplies, in an amount not to exceed \$200,000, for a one-year period, April 1, 2025, through March 31, 2026.

Human Resources

20. Agreement No. HR9-962-4689, Amendment No. 1, with Marathon Staffing, for Temporary Staffing Services

Move City Council approve Agreement No. HR9-962-4689, Amendment No. 1, with Marathon Staffing, for temporary staffing services, in an amount not to exceed \$1,102,945, for a one-year term, April 1, 2025, through March 31, 2026.

Information Technology

21. Purchase of Enterprise Asset Management (EAM) System Annual Support and Maintenance

Move City Council approve the purchase of enterprise asset management (EAM) system annual support and maintenance, from CentralSquare Technologies, LLC, in an amount not to exceed \$117,800, for the period of one year, beginning July 1, 2025, through June 30, 2026.

22. Purchase of Proofpoint Network Security Software

Move City Council approve the purchase of Proofpoint network security software, from SHI International, Inc., utilizing the Omnia Partners Contract No. 2018011-02, in an amount not to exceed \$268,238, for the period of one year, April 11, 2025, through April 10, 2026.

23. Agreement No. IT2-918-4438, Amendment No. 4, with CE Wilson Consulting, for Professional and Project Consulting Services

Move City Council approve Agreement No. IT2-918-4438, Amendment No. 4, with CE Wilson Consulting, for professional and project consulting services, for a period of one year, January

Management Services

24. Resolution No. 5877 Pension Funding Policy Updates

Move Council pass and adopt Resolution No. 5877, adopting the updated Pension Funding Policy accepting the City's share of assets and liabilities under the Public Safety Personnel Retirement System Actuarial Valuation Report.

DAWN LANG, Deputy City Manager – Chief Financial Officer, gave a briefing presentation. The City of Chandler has nine financial policies that establish sustainable financial practices, which are reviewed annually. This year, only one policy is being updated: the pension funding policy. As required by Arizona Revised Statute, the policy is updated annually to reflect the assets, liabilities, and current funded ratio of the pension plan, which covers public safety personnel (police and fire) under the Public Safety Personnel Retirement System. In 2021, the funded ratio was just 59.9%. Ms. Lang reported that the current update shows the system is now 94.4% funded. The policy also includes the Council's goal of reaching and maintaining 100% funding. Additionally, the Arizona State Retirement System (ASRS) policy is updated this year, reflecting a 74% funded status.

COUNCILMEMBER ORLANDO said there are no major changes to the policy, aside from the updates to the funding percentages and the addition of the goal to not only fully fund but also maintain that funding in the future. He mentioned that the recent budget session addressed many questions, and he appreciated the clarity provided. Councilmember Orlando said the key message is that paying down the debt will save taxpayers millions of dollars, and the city will continue to work towards that goal.

25. New License Series 12, Restaurant Liquor License Application for Parish G. Patel, Agent, Moraya Ray, LLC, DBA Tikka Shack

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 328638, a Series 12, Restaurant Liquor License, for Parish G. Patel, Agent, Moraya Ray, LLC, DBA Tikka Shack, located at 2855 W. Ray Road, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309041.

26. License Series 12, Restaurant Liquor License Application for Theresa June Morse, Agent, Miel De Agave Chandler, LLC, DBA Miel De Agave
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 330756, a Series 12, Restaurant Liquor License, for Theresa June Morse, Agent, Miel De Agave Chandler, LLC, DBA Miel De Agave, located at 325 S. Arizona Avenue, Suite 1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309045.
27. Series 12, Restaurant Liquor License application for Richard Joseph Valenti, Agent for Portillos Hot Dogs, LLC, DBA Portillos Hot Dogs (APPLICANT REQUESTS WITHDRAWAL)
Move to accept withdrawal of the application for a Series 12, Restaurant Liquor License for Richard Joseph Valenti, Agent, Portillos Hot Dogs, LLC, DBA Portillos Hot Dogs, located at 7200 W. Ray Road.

Police Department

28. Resolution No. 5885, Pertaining to the Submission of Projects for Consideration in Arizona's 2026 Highway Safety Plan
Move City Council pass and adopt Resolution No. 5885, authorizing the Chandler Police Department to submit projects for consideration in Arizona's 2026 Highway Safety Plan; and authorizing the Chief of Police to conduct all negotiations and to execute and submit all documents necessary with such grant.
29. Resolution No. 5892 Accepting a Grant Agreement with the Arizona Department of Administration; Approving the Purchase of 9-1-1 Call Handling Equipment from AT&T Corp.; and Authorizing an Appropriation Transfer from the General Fund Contingency Account to the Police Department Grant Fund
Move City Council pass and adopt Resolution No. 5892 approving a grant agreement with the Arizona Department of Administration (ADOA) to reimburse the City for the purchase 9-1-1 call handling equipment and services, and 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 \$1,545,367 for Fiscal Years 2024-25 through FY 2029-30, and authorize an appropriation transfer of \$633,582 from the General Fund, Non-Departmental, Contingency Account to the Grant Fund, Police Communications Cost Center, Other Expense Account, 9-1-1 Grant Program.
30. Purchase of Milestone Video Management System (VMS)

Move City Council approve the purchase and implementation of the milestone video management system (VMS), utilizing the State of Arizona Contract No. CTR056385 with Premise One, LLC, in an amount not to exceed \$305,494.

31. Purchase of Exterior Security Camera Replacements

Move City Council approve the purchase of exterior security camera replacements from APL Access and Security, Inc., utilizing the State of Arizona Contract No. CTR056377, in an amount not to exceed \$263,908.42.

Public Works and Utilities

32. Resolution No. 5836 Authorizing the Acquisition of Strips of Land Within Existing Alleyways, at Appraised Value, Plus Closing Costs and Escrow Fees to Complete the PM10-2024 Dust Control Project No. TO555

Move City Council pass and adopt Resolution No. 5836 authorizing the acquisition of strips of land within existing alleyways, at appraised value, plus closing costs and escrow fees to complete the PM10-2024 Dust Control Project No. TO555; authorizing the city's real estate administrator to sign the purchase agreements, and any other documents necessary to facilitate these acquisitions; authorizing eminent domain proceedings as needed to acquire the real property and obtain immediate possession thereof; and, authorizing relocation assistance as may be required by law.

JOHN KNUDSON, Public Works & Utilities Director, gave a briefing. The City of Chandler has had a formal alley rehabilitation program since 2008, following the EPA's PM10 air quality regulation, which aims to reduce particulate matter. The program focuses on mitigating dust in the air. In recent years, Chandler has received federal grant funding through the Maricopa Association of Governments to assist with the cost of these PM10 rehabilitations. The city maintains approximately 104 miles of unpaved alleyways. The grant funding requires environmental surveys and proof of city ownership of the properties being improved. This memo requests authority to acquire two small remnant land pieces necessary to complete the project. These pieces were left out during the subdivision platting process but need to be incorporated into the city right-of-way to move forward with the grant-funded work. In addition to the formal alley rehab program, Chandler's street crews continually maintain and clean the alleys. Next, the city will introduce a slurry tanker truck, which will be used for parking lot restoration and alley maintenance. By next year, all 104 miles of alleys will be completed in the PM10 program, and the slurry tanker will help maintain them in the future. The city is uncertain about securing future grant funding but intends to continue the program with the slurry tanker.

VICE MAYOR ELLIS expressed appreciation for the investment, noting that for the past five years, residents in the northern part of the city have raised concerns about the alleys, which have impacted their quality of life. She emphasized the importance of showing that efforts are being made to address these issues. Vice Mayor Ellis asked how the new truck would help with maintenance and cleanliness, and inquired about the main complaints, particularly illegal

dumping in the alleys, and how the city plans to continue maintaining those areas to prevent such problems in the future.

MR. KNUDSON said that maintaining the alleyways is challenging. While other cities like Tempe and Mesa have blocked alleys with fences or gates, this isn't a feasible option for Chandler due to the city's alley trash service, which residents appreciate and will continue. Mr. Knudson said the solution lies in increased patrols, care, and maintenance, with the city's right-of-way and solid waste teams already working on this daily. The PM10 program, which uses material to create a surface similar to asphalt, has been effective in improving alley conditions. The next project will focus on approximately 20 miles of alleyways from McQueen to Dobson and Chandler Boulevard to Ray, with a \$6 million cost. The city will fund 60%, while a grant will cover 40%.

VICE MAYOR ELLIS asked about the level of public involvement in these projects, asking how the city has engaged residents, generated excitement, and gathered input from them on what they would like to see done, given that the alleys are essentially part of their backyards.

MR. KNUDSON said that Chandler residents have a strong attachment to their alleys, and while the city makes significant efforts to notify residents before starting projects, it can be challenging. One issue is the need to move trash containers to the front during work. Mr. Knudson explained that alleys were created for utility access, containing essential infrastructure like water, wastewater, and natural gas lines, which complicates any changes. Despite occasional difficulties, the city works hard to engage with residents, maintain cleanliness, and complete the work as efficiently as possible.

VICE MAYOR ELLIS said she is grateful for the efforts being made by the staff and everyone involved in the project.

33. Professional Services Agreement No. WA2501.201, with Dick & Fritsche Design Group, Inc., for the Pecos Surface Water Treatment Plant Large Conference Room Design Services
Move City Council award Professional Services Agreement No. WA2501.201, to Dick & Fritsche Design Group, Inc., for the Pecos Surface Water Treatment Plant Large Conference Room Design Services, in an amount not to exceed \$120,375.
34. Agreement No. 4674, Amendment No. 2, with Hazen and Sawyer, P.C., for the Lead and Copper Rule Revisions Program Implementation Services
Move City Council approve Agreement No. 4674, Amendment No. 2, with Hazen and Sawyer, P.C., for the Lead and Copper Rule Revisions Program implementation services, increasing the agreement amount by \$157,865.
35. Agreement No. PW5-4640-4871, with D&B Construction Group, LLC; Hydra Contracting, LLC; Metering Services, Inc., for Small Water Meter Replacement and Field Verification Services

Move City Council approve Agreement No. PW5-4640-4871, with D&B Construction Group, LLC; Hydra Contracting, LLC; Metering Services, Inc., for small water meter replacement and field verification services, in a combined amount not to exceed \$2,500,000, for the term of March 28, 2025, through December 31, 2025, with the option of one additional one-year extension.

36. Purchase of Asphalt Products and Services

Move City Council approve the purchase of asphalt products and services, from Sunland Asphalt & Construction, LLC, utilizing the 1GPA Agreement No. 22-15P-04, in an amount not to exceed \$131,765.46.

Public Hearing

37. Public Hearing, Results of Biennial Impact Fee Audit

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

Informational

38. January 15, 2025, Planning and Zoning Commission Meeting Minutes

39. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

40. Contracts and Agreements Administratively Approved, Month of February 2025

Adjourn

The meeting was adjourned at 7:09 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: April 10, 2025

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 24th day of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April, 2025.

City Clerk