



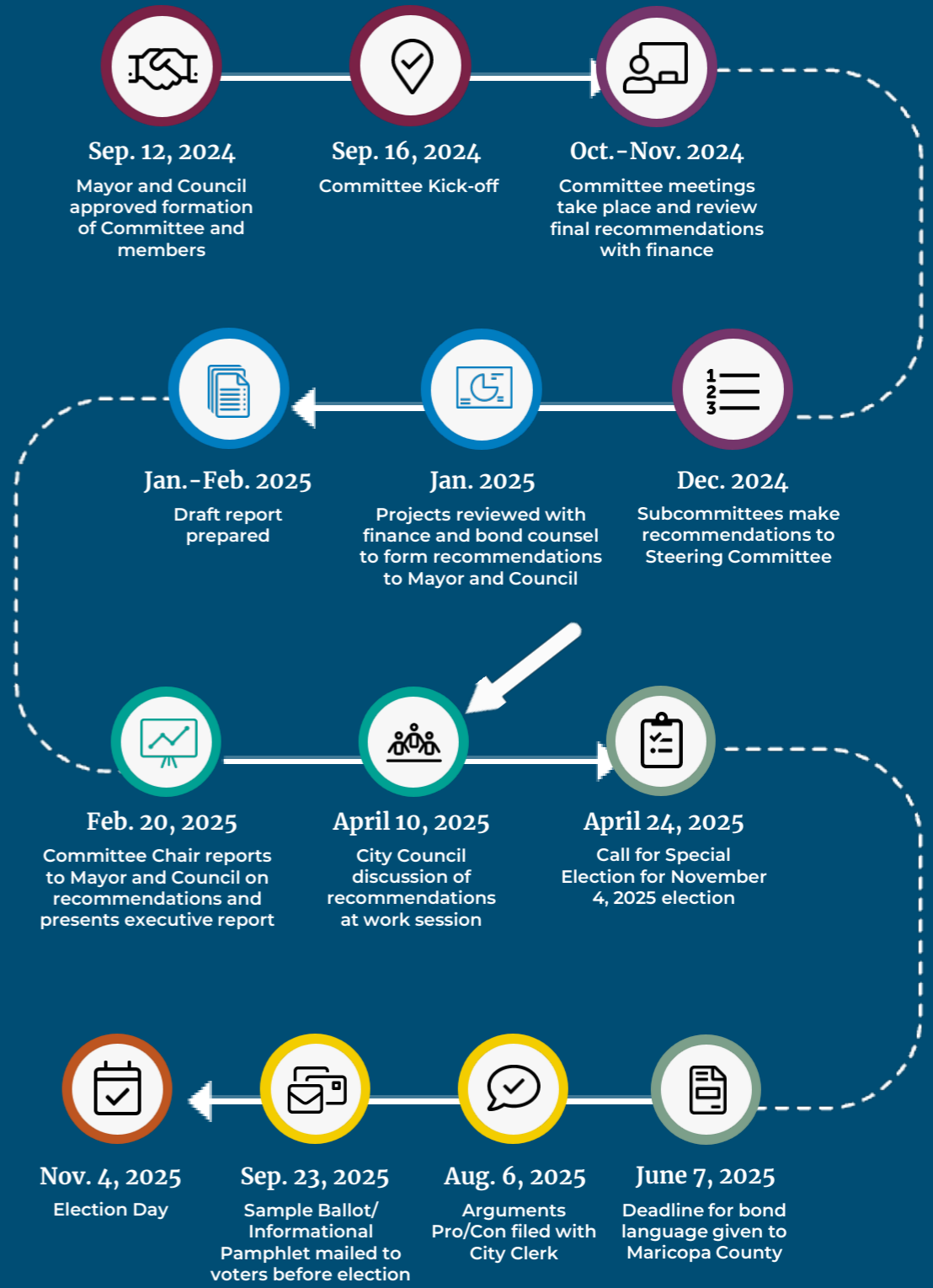
# Bond Election & Charter Amendments Discussion

## City Council Work Session



April 10, 2025

# Committee Timeline



# Public Communication

- Staff presented public information options in October to the Steering Committee
- Input gathered helped to create a public information campaign regarding the work of the Resident Bond Exploratory Committee.
- Bond election website created as the central source for resident information
- Social posts and articles released

**CHANDLER**  
arizona

EXPLORE RESIDENTS BUSINESS GOVERNMENT

## Bond Election

City of Chandler | Government | City Clerk | Bond Election

### Resident Bond Committee Helps Determine Bonded Projects

Chandler is in great shape and continues its tradition of fiscal strength, and maintaining AAA bond ratings. However, when a community has a capital plan to maintain and enhance public infrastructure, it is important that we have the funding options needed to continue moving forward and improving our community.

Although we have come a long way from our days of farm fields, our community is aging and there are many needs as it has changed over time. To keep Chandler moving forward as the Community of Innovation, it is time for a Bond Exploratory Committee to review the capital and infrastructure needs to build upon our solid foundation. This will allow the city to keep its strong financial position with reserves and sustain our emphasis on reliable infrastructure, excellent public safety and an outstanding quality of life that makes us a desired destination to live, work and visit.

**Resident Bond Exploratory Committee**

**Steering Committee**  
1 Committee Chair  
6 Councilmember Representatives

- Public Information Subcommittees**  
1 Committee Member  
4 Subcommittees Members
- Public Safety Subcommittees**  
1 Committee Member  
4 Subcommittees Members
- Facility (Sustainability/Technology) Subcommittees**  
1 Committee Member  
4 Subcommittees Members
- Public Works Subcommittees**  
1 Committee Member  
4 Subcommittees Members

**Bond Exploratory Committee**

The Committee assesses community needs and the potential use of bond funding to support Chandler's capital improvement program.

**Bond Exploratory Committee**

**City Council forms Bond Exploratory Committee**

Chandler City Council has formed a 31-member committee of residents to evaluate potential uses of bonds in four key areas.

**City Council Forms Bond Committee**

# Public Education

- Bond Exploratory Committee can advocate for bond election once City Council calls for election
- Staff will begin education to public through various platforms and organizations
- Easy to distribute pamphlet created for both pre and post call for election



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Community of Innovation

## Special Bond Election

City Council to consider election on April 24, 2025

### \$158,000,000



**Bond Question 1: Enhance Chandler's parks and recreation amenities to improve quality of life in the community**

- ✓ Renovate and improve existing neighborhood & community parks, recreational facilities & buildings
- ✓ Design and construct new city parks and recreational facilities, buildings and improvements
- ✓ Construct or improve multi-use fields, playgrounds & other facilities at city parks, which may include Snedigar Sports Complex, Desert Breeze Park, Mesquite Groves Park, & Dr. AJ Chandler Park
- ✓ Renovate & improve existing pools & aquatic centers, which may include Folley Pool

### \$183,000,000



**Bond Question 2: Keep Chandler streets safe & improve traffic for Chandler residents**

- ✓ Repave and repair existing streets and intersections in the city
- ✓ Improve and repair traffic signals & signal control systems
- ✓ Improve city intersections, which may include Arizona Ave./Warner Road intersection & Kyrene Road/Chandler Blvd. intersection
- ✓ Design & construct shared use paths

### \$88,000,000



**Bond Question 3: Enhance Chandler Fire Department services and response through improved facilities and equipment**

- ✓ Construct a new city fire station & related public safety facilities
- ✓ Repair & renovate existing city fire stations & related public safety facilities
- ✓ Acquire emergency vehicles which may include fire engines & ladder trucks

### \$46,000,000



**Bond Question 4: Enhance Chandler Police Department services and response through improved facilities and equipment**

- ✓ Renovate & improve the city Police main station
- ✓ Acquire technology & radio communication equipment to enhance police responsiveness
- ✓ Acquire emergency vehicles

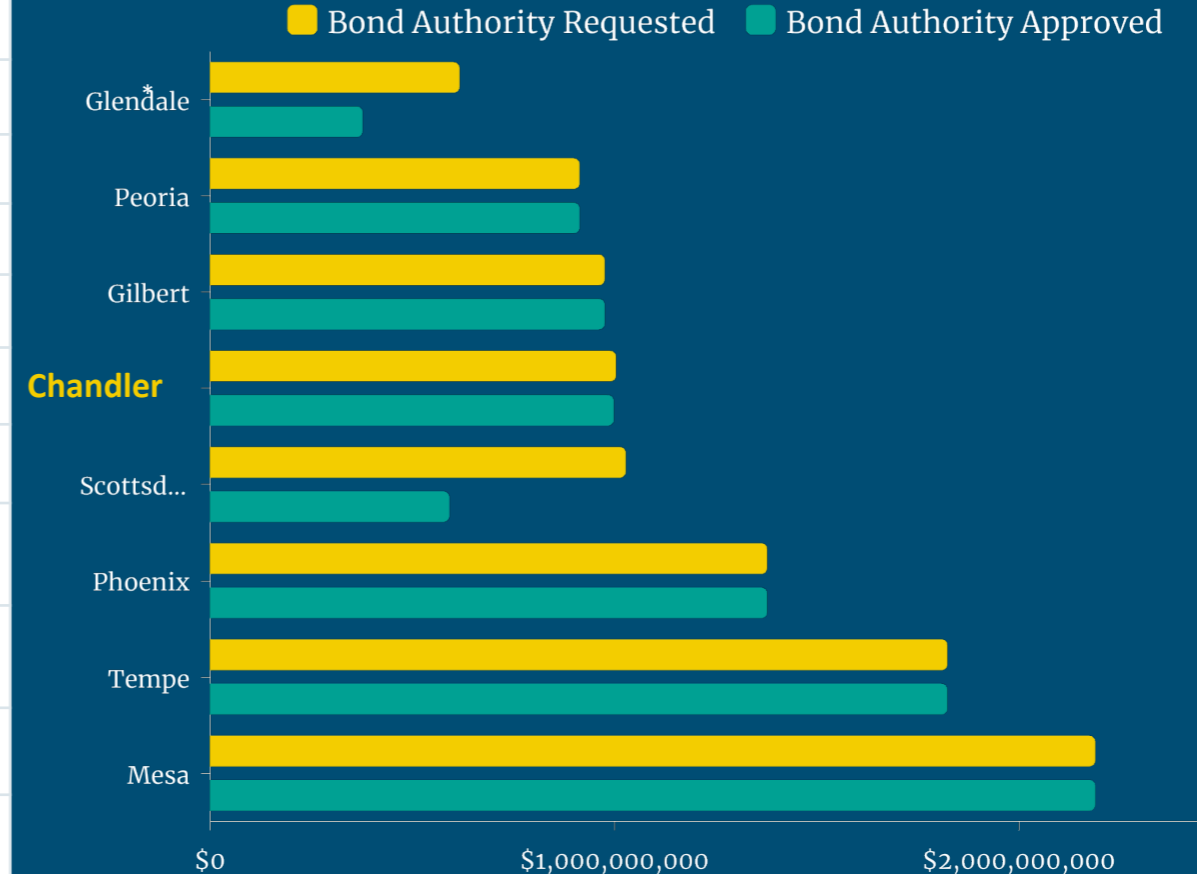
[chandleraz.gov/BondElection](http://chandleraz.gov/BondElection)

# Chandler Bond History

Bond Category	2000 Election	2004 Election	2007 Election	2021 Election
Parks and Recreation	\$34,935,000	\$40,600,000	\$81,350,000	\$72,985,000
Fire	\$4,655,000	\$4,580,000	\$14,265,000	\$25,160,000
Police	\$3,800,000	\$4,360,000	\$15,745,000	\$55,190,000
Art Center			\$4,200,000	
Museum		\$8,500,000	\$4,500,000	
Streets	\$23,795,000	\$59,095,000	\$202,310,000	\$85,780,000
Effluent Reuse	\$24,410,000			
Water and Sewer	\$29,745,000	\$36,580,000	\$107,850,000	
Public Buildings/ Facilities			\$9,960,000	\$33,570,000
Library			\$11,255,000	
Total	\$121,340,000	\$153,715,000	\$451,435,000	\$272,685,000

## Valley Bond Elections Since 2000

Comparison of GO Bond Use in Chandler & Large Valley Cities



# Steering Committee Recommendations

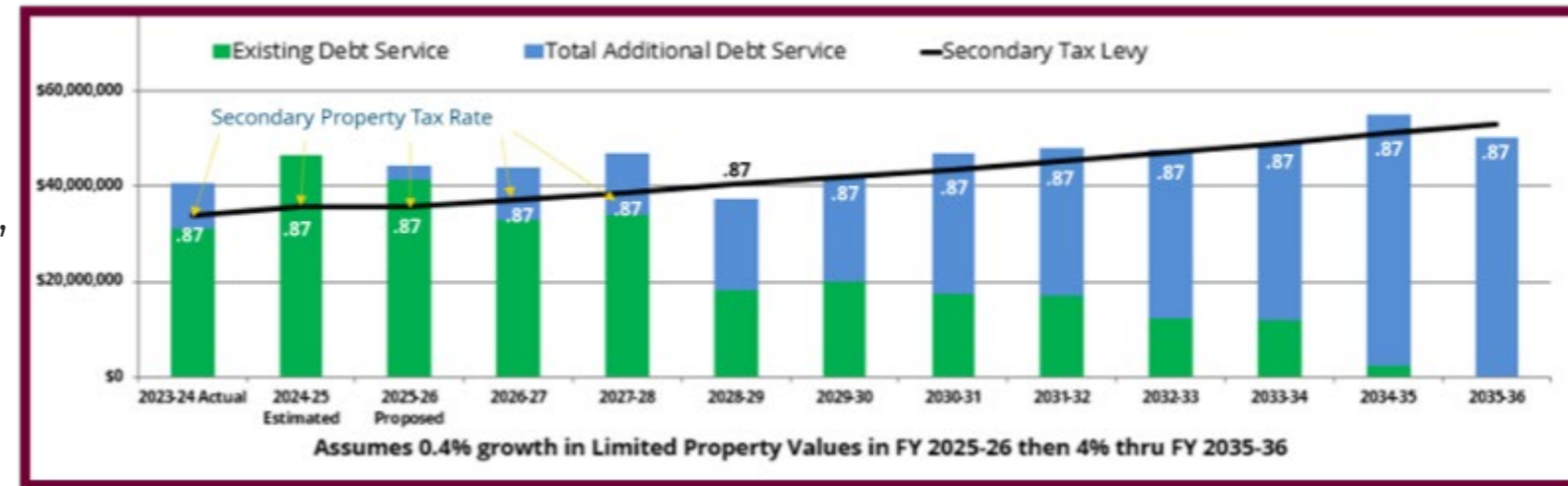
- Over a period of five months, the Resident Bond Exploratory Steering Committee reviewed and evaluated 37 possible bond projects with an estimated total cost of \$728,095,600
- Prioritized fiscal conservancy by focusing on the highest-need projects
- Final recommendation of 24 projects with a \$475,000,000 bond need in the areas of Fire, Police, Streets, and Parks and Recreation for approval in the November 2025 bond election
- **If approved, this \$475 million recommendation to City Council would NOT increase primary or secondary property tax rates using current projections.**



# Financial Management of Capital Plan

- Bonds fund 73.9% of proposed 10-year CIP
- The secondary tax levy funds GO bond debt, with additional capacity created by either increasing revenue or paying down debt leaving the tax rate flat
- Arizona law limits GO bond debt to 20% of secondary assessed value for most projects and 6% for special purpose bonds, with the city well below these limits
- Maintaining a stable tax rate requires balancing assessed values and tax rates, with state law capping assessed value growth at 6.2% for five years, then 1.22% annually
- Committees recommendation caps growth at 4.5%

## Managing Secondary Tax Rate To Remain Flat



**The recommended bond projects, based on current projections, will NOT increase secondary property tax rates**

# Parks & Recreation Subcommittee

- Maintain existing parks was the top priority
- Community and recreation center repairs and improvements
- Higher priority for AJ Park renovation
- Folley Pool prioritized as high impact project for the surrounding neighborhood
- Include Phase 2 of Mesquite Groves Regional Park due to increased cost since the 2021 bond election
- Park improvements to impact all areas of Chandler
- Tumbleweed Ranch, Multi-Gen expansion, and Mesquite Groves Phase 3 pushed out to future bond election

Project Name	Bond Projected Amounts	Other Funding Source or Future Bond Election Projected Amounts
Existing Neighborhood Park Improvements/ Repairs	\$24,700,000	
Existing Community Park Improvements/ Repairs	\$8,800,000	
Existing Community/Recreation Centers Improvements/Repairs	\$5,750,000	
Existing City Building Renovations & Repairs	\$5,000,000	
Dr. AJ Chandler Park Renovation	\$10,000,000	
Folley Pool Renovation	\$37,745,000	
Mesquite Groves Park Site Phase 2	\$30,265,000	
Desert Breeze Park Renovation	\$10,000,000	
Snedigar Sports Complex Renovation	\$20,000,000	
Lantana Ranch Park Site	\$5,740,000	
Tumbleweed Ranch		\$13,240,000
Tumbleweed Multi-Gen Expansion - Phase 2 Gym Expansion		\$19,605,000
Mesquite Groves Park Site Phase 3		\$39,650,000
<b>Total</b>	<b>\$158,000,000</b>	<b>\$72,495,000</b>



# Proposed Ballot Question



## QUESTION 1

### ENHANCE CHANDLER'S PARKS AND RECREATION AMENITIES TO IMPROVE QUALITY OF LIFE IN THE COMMUNITY

Shall the City of Chandler, Arizona, be authorized to issue and sell general obligation bonds of the city in the principal amount not exceeding \$158,000,000 to provide funding for community, neighborhood and regional parks, aquatic centers, arts and cultural centers, recreational facilities, buildings and improvements? Projects may include, but are not limited to those intended to:

- Renovate and improve existing neighborhood and community parks, recreational facilities and buildings,
- Design and construct new city parks and recreational facilities, buildings and improvements,
- Construct or improve multi-use fields, playgrounds and other facilities at city parks, which may include Snedigar Sports Complex, Desert Breeze Park, Mesquite Groves Park, and Dr. A.J. Chandler Park, and
- Renovate and improve existing pools and aquatic centers, which may include Folley Pool.

Generated funds will be used to pay for all necessary design, acquisition, construction, reconstruction, improvement, repair, renovation, equipment and installation and associated costs including the acquisition of land or interests therein necessary for such.

These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on bonds, unless the governing body provides for payment from other sources.

# Public Safety – Fire Subcommittee

- Prioritized facilities to meet the changing needs of Chandler
- Rebuild Fire Station #284
- Construction of new Fire Station #2812
- Fire emergency vehicle replacements
- Remodel of Public Safety Training Building A was moved to be paid by General Fund

Fire – Project Name	Bond Projected Amounts	Other Funding Source or Future Bond Election Projected Amounts
Rebuild Fire Station #284	\$11,200,000	
Fire Station #2812 (SDF Loan Bond Issuance)	\$27,125,000	
Fire Emergency Vehicle Replacements	\$13,905,000	
Remodel of Public Safety Training Bldg. A		\$2,945,000
Fire Support Fleet Facility	\$35,770,000	
<b>Total</b>	<b>\$88,000,000</b>	<b>\$2,945,000</b>

# Proposed Ballot Question



## QUESTION 2

### ENHANCE CHANDLER FIRE DEPARTMENT SERVICES AND RESPONSE THROUGH IMPROVED FACILITIES AND EQUIPMENT

Shall the City of Chandler, Arizona, be authorized to issue and sell general obligation bonds of the city in the principal amount not exceeding \$88,000,000 to provide funding for public safety and fire facilities and improvements, related equipment, vehicles, technology and communication systems? Projects may include, but are not limited to, those intended to:

- Construct a new city fire station and related public safety facilities,
- Repair and renovate existing city fire stations and related public safety facilities, and
- Acquire emergency vehicles which may include fire engines and ladder trucks.

Generated funds will be used to pay for all necessary design, acquisition, construction, reconstruction, improvement, repair, renovation, equipment and installation and associated costs including the acquisition of land or interests therein necessary for such purposes.

These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on bonds, unless the governing body provides for payment from other sources.

# Public Safety – Police Subcommittee

- Prioritized facilities to meet the changing needs of Chandler
- Police Main Station renovations
- Radio communications equipment
- Police emergency vehicle replacements

Police – Project Name	Bond Projected Amounts	Other Funding Source or Future Bond Election Projected Amounts
Police Main Station Renovations	\$26,810,000	
Radio Communications Equipment	\$17,380,000	
Police Emergency Vehicle Replacements	\$1,810,000	
<b>Total</b>	<b>\$46,000,000</b>	

# Proposed Ballot Question



## QUESTION 3

### ENHANCE CHANDLER POLICE DEPARTMENT SERVICES AND RESPONSE THROUGH IMPROVED FACILITIES AND EQUIPMENT

Shall the City of Chandler, Arizona, be authorized to issue and sell general obligation bonds of the city in the principal amount not exceeding \$46,000,000 to provide funding for public safety and police facilities and improvements, related equipment, vehicles, technology and communication systems? Projects may include, but are not limited to, those intended to:

- Renovate and improve the city Police main station,
- Acquire technology and radio communication equipment to enhance police responsiveness, and
- Acquire emergency vehicles.

Generated funds will be used to pay for all necessary design, acquisition, construction, reconstruction, improvement, repair, renovation, equipment and installation and associated costs including the acquisition of land or interests therein necessary for such purposes.

These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on bonds, unless the governing body provides for payment from other sources.

# Public Works Subcommittee

- Maintain existing infrastructure through repaving and collector street improvements
- Placed higher priority on upcoming needed street and intersection improvements
- Kyrene Road, Arizona Avenue and Warner Road Intersection, McQueen Road
- Additional phases for McQueen Road and Warner Road moved to a future bond election
- Ocotillo Shared Use Path moved to future bond election
- Washington Street improvements moved to be paid by General Fund

Project Name	Bond Projected Amounts	Other Funding Source or Future Bond Election Projected Amounts
Street Repaving	\$83,610,000	
Street Construction-Variou Improvements	\$4,800,000	
Traffic Signal Improvements & Repairs	\$8,690,000	
Collector Street Improvements	\$1,575,000	
Kyrene Road (Chandler Blvd to San Tan 202) including intersection	\$27,020,000	
Arizona Ave./Warner Rd. Intersection	\$15,470,000	
McQueen Rd. (Warner Rd. to Ray Rd.) Phase 1	\$41,835,000	
McQueen Rd. (Ray Rd. to Chandler Blvd.) Phase 2		\$32,100,000
McQueen Rd. (Chandler Blvd. to Pecos Rd.) Phase 3		\$13,775,000
Warner Rd. (Price Rd. To Arizona Ave.)		\$63,540,000
Ray Rd./Kyrene Rd. Intersection		\$34,660,000
Ocotillo Shared Use Path		\$24,985,000
Washington St. Improvements		\$9,835,000
<b>Total</b>	<b>\$183,000,000</b>	<b>\$178,895,000</b>

# Proposed Ballot Question



## QUESTION 4

### KEEP CHANDLER STREETS SAFE AND IMPROVE TRAFFIC FOR CHANDLER RESIDENTS

Shall the City of Chandler, Arizona, be authorized to issue and sell general obligation bonds of the city in the principal amount not exceeding \$183,000,000 to provide funding for streets, avenues, alleys, highways, transportation and shared use path improvements, related equipment, technology and communication systems, and traffic signals, signal control systems and signage to keep streets safe and improve traffic flows for city residents? Projects may include, but are not limited to, those intended to:

- Repave and repair existing streets and intersections in the city,
- Improve and repair traffic signals and signal control systems,
- Improve city streets, which may include improvements to McQueen and Kyrene Roads,
- Improve city intersections, which may include the Arizona Ave./Warner Road intersection and Kyrene Road/Chandler Blvd. intersection, and
- Design and construct shared use paths.

Generated funds will be used to pay for all necessary design, acquisition, construction, reconstruction, improvement, repair, renovation, equipment and installation and associated costs including the acquisition of land or interests therein necessary for such purposes.

These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on bonds, unless the governing body provides for payment from other sources.

# Next Steps

Date	Description
April 10, 2025	City Council discussion of recommendations at Work Session
April 24, 2025	City Council calls for a Special Election
June 7, 2025	Deadline for ballot language submitted to Maricopa County
July 7, 2025 - August 6, 2025	Arguments Pro/Con filed with City Clerk
September 23, 2025	Sample Ballot/Informational Pamphlet mailed to voters before election
October 6, 2025	Last day for voters to register for election
October 8, 2025	First day to mail out ballot
November 4, 2025	Election Day
November 24, 2025	Deadline for City Council to canvas the election





# Charter Amendments Recommendation

**CHANDLER CITY HALL**

# Potential Amendments for Consideration



Section 2.13 Publication and adoption of leases

- Section 2.15 Publication and adoption of ordinances

- Section 9.03 Residency requirements for city manager and all department heads

# Section 2.15 Ordinances

Current Charter requirements for publication and adoption of ordinances (effective 1965)

- Introduction of ordinance at Council meeting
- After tentative approval, distribution and publication\* of the notice of consideration consisting of the ordinance by title only along with notice of time and date of final consideration
- Final adoption by Council
- Publication\* in full at least two times with minimum of 6 days between publications



\*Publication occurs in a newspaper of general circulation

# Requirements of Other Valley Charter Cities



- Ordinance is posted or read in full 24 hours before meeting
- One publication in full within 15 days after adoption

**Scottsdale**



- Notice of consideration published at least 7 days before action
- One publication in full as soon as practicable after adoption

**Tempe**



- Notice of consideration published at least 6 days before action
- One publication in full within 2 weeks after adoption

**Mesa**



- Ordinance is posted or read in full 72 hours before meeting
- One publication in full

**Glendale**

# Proposed Amendment

- Consideration and action at one Council meeting for zoning and leasing ordinances

## **AND**

- Publication one time after adoption
- Ordinances amending City Code would continue current practice of two readings (e.g. new laws)



# Section 2.13 Action Requiring an Ordinance

In addition to other acts required by law or by specific provisions of this Charter to be done by ordinance, those acts of the city council shall be by ordinance which:

- (a) Adopt or amend a city code or establish, alter or abolish any city department, office or agency.
- (b) Provide for a fine or penalty or establish a rule or regulation for violation of which a fine or other penalty is imposed.
- (c) Create taxes.
- (d) Grant, renew or extend a franchise.
- (e) Regulate the rates and fees charged for its services by a public utility.
- (f) Authorize the borrowing of money.
- ~~(g) Lease city lands and property for a period of three (3) years or more, or to convey same or to authorize leases for a period of three (3) years or more, or the conveyance of any lands or property of the city.~~
- ~~(h) Reserved.~~
- ~~(i)~~(g) Amend or repeal any ordinance previously adopted, except as otherwise provided in Article VIII of this Charter, with respect to repeal of ordinances reconsidered under the referendum power.
- ~~(j)~~(h) Provide for the levy of assessments, the collection thereof, or enforcement of liens on real property within the city.
- ~~(k)~~(j) Provide for the appropriation or expenditure of any public money in excess of the sum of one-tenth of one per cent of the then annual budget, unless the amount has been appropriated in the adopted budget.
- ~~(l)~~(k) Provide for establishing or changing fire limits.

# Section 2.15 Ordinances in General

(b) Procedure. ALL PROPOSED ORDINANCES SHALL EITHER BE READ IN FULL OR POSTED IN A PUBLIC PLACE AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THEIR ADOPTION, PROVIDED THAT IF ANY AMENDMENTS ARE PROPOSED TO A POSTED ORDINANCE SUCH AMENDMENTS SHALL BE PRESENTED AND DISCUSSED DURING THE PUBLIC MEETING PRIOR TO THEIR ADOPTION. ~~An ordinance may be introduced by any member at any regular or special meeting of the Council.~~

~~(1) Upon introduction of any proposed ordinance, the city clerk shall distribute a copy to each Council member and to the manager. After tentative approval by the City Council, the city clerk shall file a reasonable number of copies in his office and such other public places as the Council may designate and shall publish it at least one time, by ordinance title only, together with a notice setting out the time and place for its consideration by the Council.~~

~~(2) Consideration by the Council shall follow the publication within thirty (30) days. It may be held separately or in connection with a regular or special Council meeting and may be adjourned from time to time. All persons interested shall have an opportunity to be heard.~~

~~(3) After consideration the Council may adopt, alter, or reject the ordinance. If it is altered, the Council may not adopt it until the ordinance or its amended sections have been subjected to all the procedures hereinbefore required in the case of a newly introduced ordinance.~~

~~(4) As soon as practicable after adoption of any ordinance, the city clerk shall have it published in full at least two times, with the second publication to follow the first by at least six days.~~

(d) Publication of ordinances and resolutions. All ordinances and resolutions having the effect of law shall be published, as required by state law or ordinance, once within fifteen (15) days of their passage.

(d) (e) "Publish" Defined. As used in this charter, the term "publish" means to print, at least one time, in one or more newspapers of general circulation in the city. The posting of an ordinance in one or more public places shall never be required in order to make it effective.

# Considerations

- Expedites approval time for zoning cases and other real property matters to move at the “speed of business”
  - Examples:
    - Ord. 5024 (2023): New business required minor rezoning to allow Use Permit to serve alcohol (2 weeks additional time)
    - Ord. 5077 (2024): Airport business tenant changed ownership and needed City approval for SBA loan (2 weeks additional time)
    - Ord. 5110 (2024): Redevelopment of aging commercial to 420 multifamily housing units in Uptown Chandler (3 weeks additional time)
- Reduces publication costs
- Maintains transparency (all items will still be voted on by City Council)





# Section 9.03 Residency Requirements

Current Charter (effective 1965) requires :

- The city manager and all department heads to become residents within 6 months of employment
- All city employees must reside within a reasonable radius of the city



# Challenges

- Reduces candidate pool
  - Competition with other employers
  - Frequent challenge for recruiters hiring executive-level positions
- Succession planning
- Housing market and interest rates
  - Median Chandler home sales price (Feb. 2025): \$530,000 (Redfin)
  - Avg. 30-year fixed-rate mortgage (Feb. 2025): 6.97% (Bankrate)
- Family considerations:
  - Kids in school
  - Two working parents



# Requirements of Other Valley Charter Cities



- Officers of the City: City Manager, City Treasurer, City Clerk, City Attorney and City Auditor shall become residents of the city within 6 months

**Scottsdale**



- City Manager shall become a resident of the city within 6 months

**Tempe**



- City Manager shall become a resident of the city within 60 days

**Mesa**



- City Manager shall reside within the city during his/her tenure

**Glendale**

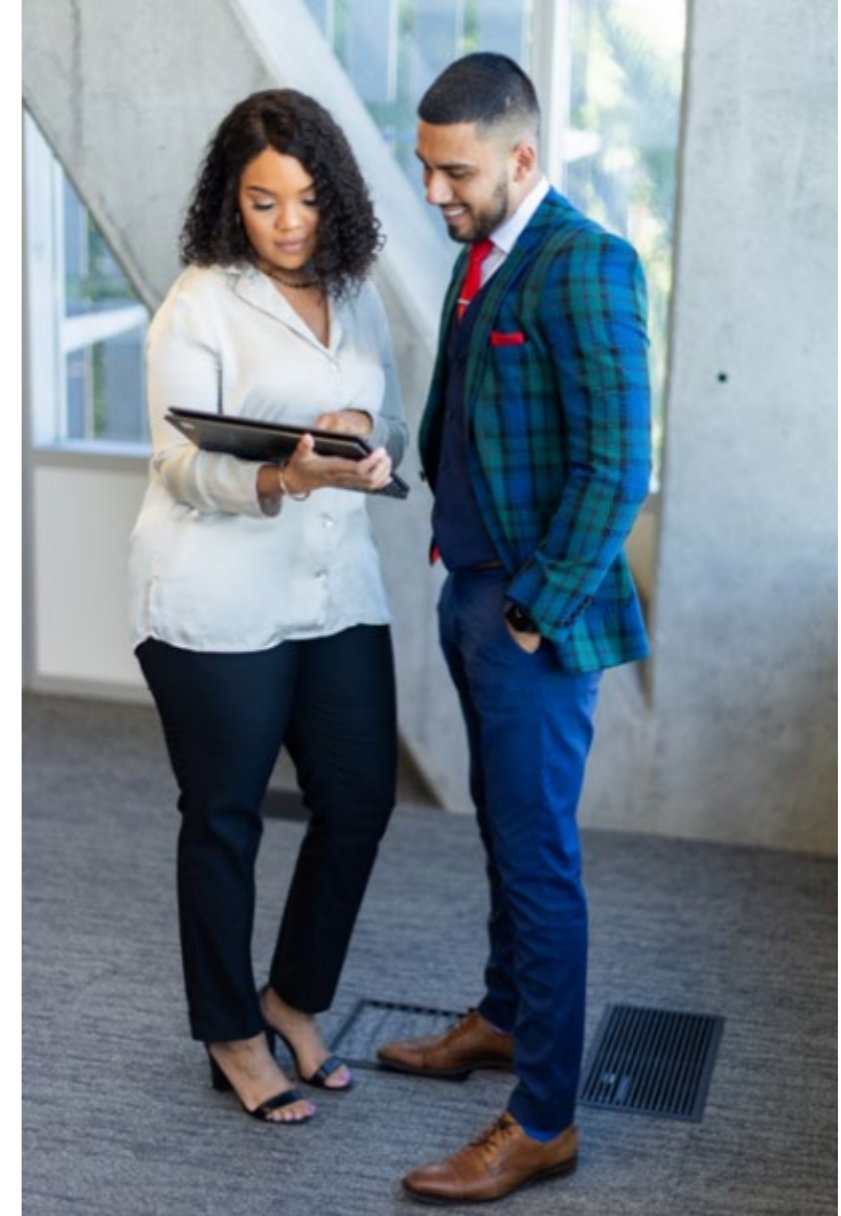
# Proposed Amendment

- Remove requirement for department directors to reside in the city.
- Maintain requirement that offices appointed by the council are to become residents of the city within 6 months.



# Considerations

- Technology has dramatically changed the way employees work since 1965
  - Chandler was largely rural and isolated. Proximity was needed for communication and emergency response.
- Improves ability to recruit department directors and succession plan
- Competitive for talent with other valley cities
- City Charter already requires all employees to live within a “reasonable distance” that can be administratively determined based on the requirements of each position



An aerial photograph of a city at sunset, with a purple and orange color overlay. The city features a large multi-story building in the foreground, a highway with a curved interchange, and various residential and commercial buildings. The sky is a mix of purple and orange, suggesting the time is either dawn or dusk. The word "Questions?" is written in white, bold, sans-serif font across the center of the image.

Questions?