



City Council Work Session

Thursday, December 11, 2025
4:00 p.m.

Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Work Session



Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a WORK SESSION open to the public on Thursday, December 11, 2025, at 4:00 p.m., in the City Council Chambers Conference Room, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

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

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Agenda

Call to Order

Discussion

1. **Proposed Citywide Fee Adjustments**
 - a. Overview
 - b. Department Fee Adjustments
 - c. Timeline for Implementation
2. **New Parking Lot Program Update**
3. **Streets Pavement Maintenance Program Update**

Public Comment

Public comments will be heard only for the item(s) on that published meeting agenda. Up to 15 minutes will be allotted for public comments on the agenda item(s) at the end of the agenda and each speaker will be allocated up to three minutes at the discretion of the Presiding Officer or designated parliamentarian.

Adjourn



City Council Memorandum City Manager's Office Memo No.

Date: December 11, 2025
To: Mayor and Council
From: Dawn Lang, Deputy City Manager - Chief Financial Officer
Subject: Proposed Citywide Fee Adjustments

Attachments

Proposed Citywide Fee Adjustments Presentation



Annual Fee Adjustment Council Work Session

December 11, 2025 | 4 p.m.



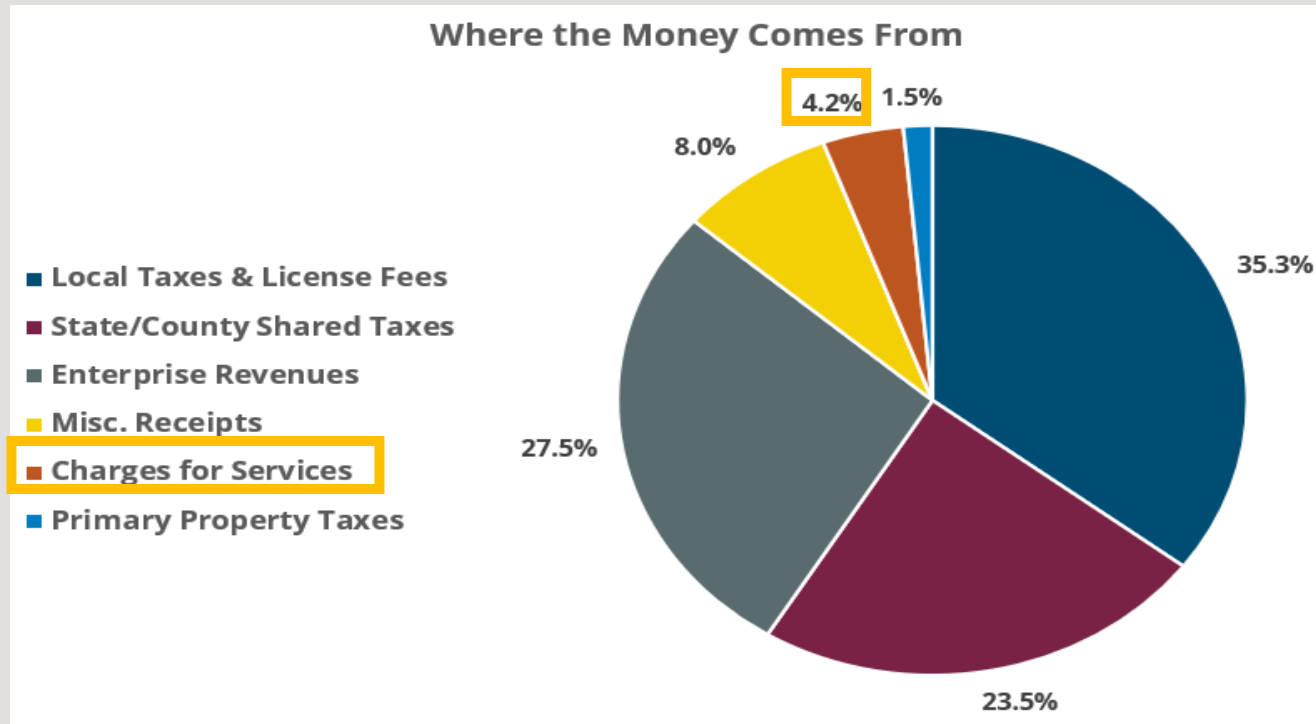
Citywide Fee Study and Purpose

- Will add clarity of methodology for setting category/type or rate for consistency year to year.
- Scope will include a review of our fees to surrounding cities to understand where Chandler is in the market and a methodology recommendation for each category/type (i.e., cost recovery, % of market, lower fixed fee for societal/safety benefit).
- Will coordinate with studies in process (i.e. Park and Recreation master plan, Airport Strategic Plan)
- Outcome will provide a document that clarifies the purpose of fees to our city, a recommendation on methodology and policies for setting fees by category/type, a recommended cadence of fee adjustments and a calculation methodology for fee updates.

Fees vs. Taxes

Parameter	Tax	Fee
Primary Purpose	To raise general revenue to fund public services and governmental operations (e.g., police, fire, streets, parks).	To recoup the costs incurred in providing a specific service or privilege to individuals (e.g., rent facility) or regulating an activity (e.g., massage)
Mandatory Nature	Mandatory for individuals or businesses within the taxing jurisdiction—no direct opt-out.	Typically voluntary in the sense that the charge applies only if an individual chooses to use a service or engages in an activity that triggers the fee.
Benefit Received	Benefit is broad and shared by the general public; not tied to a specific individual receiving a direct benefit.	Benefit is specific and individualized—the payer directly receives a service, permit, or regulatory review.
Use of Funds	Deposited into general fund to support wide-ranging public programs and infrastructure.	Restricted to covering the cost of providing the service, including personnel, materials, systems development, and a proportionate share of overhead. Cannot exceed reasonable cost of service. (e.g., Breaktime programming)
Impact on Equity	Broad-based taxation spreads costs across entire population; used for services benefiting everyone.	Fees place cost burden on those who directly benefit, aligning with the benefit principle (“users pay”).

Overview – Fees as a Component of Total Revenue



Revenue graph excludes those revenues designated for specified uses:

- Secondary Property Tax
- System Development Fees
- Bond Proceeds
- Grants
- Fund Balance

Overview – Fee Characteristics

- Fees assessed for use of facilities or services benefiting **specific** groups
 - Ensures fees are charged to those removing public space from availability to the public for private use
- Fees provide full or partial recovery of cost of certain services, which offsets the subsidization from the General Fund
- Authority to charge a fee must exist in City Code (fee amounts/specifics are set by resolution for the Citywide Fee Schedule)



Overview – Annual Review

- Departments review fees annually for
 - Administrative changes for clarity or to clean up old fees or language,
 - Review cost recovery options to include exclusive use of facilities
 - Make resident-recommended changes, or
 - Encourage compliance





Departments Proposing Fee Updates

Community Services
Cultural Development
Police
Public Works & Utilities



Community Services

Community Services: Overview

- Fees not being adjusted: camps, facility entrance fees, swimming fees, library use, and non-exclusive use of facilities.



Community Services: Recreation

(Cost Recovery)

- Would change the Education Exploration costs as follows:
 - Up to 30 students: Resident fee from \$65 to \$78, Non-resident from \$88 to \$106
 - Up to 31-60 students : Resident fee from \$169 to \$203, Non-resident from \$229 to \$275
 - Up to 61-90 students : Resident fee from \$283 to \$340, Non-resident from \$383 to \$460



Community Services: Recreation

(Cost Recovery)

- Would change the Birthday Party Packages (1 to 10 children) costs:
 - Birthday Party Package: Resident fee from \$80 to \$96, Non-resident from \$108 to \$130
 - Nature Options Birthday Party Package: Resident fee from \$100 to \$120, Non-resident from \$130 to \$156
 - Sportacular Fun Options Birthday Party Package: Resident fee from \$130 to \$156, Non-resident from \$176 to \$211
 - Creative Delight, Outdoor Bounce, Main Event and Theme Option Birthday Party Package: Resident fee from \$155 to \$186, Non-resident from \$210 to \$252
- Would remove the Birthday Party Add-Ons Fee (i.e. cake, pizza, drinks, etc.
Cost of Goods + 50% markup = Retail Price



Community Services: Recreation

(Cost Recovery)

Community Recreation Program and Specialized Fitness Classes Formula Modification –the formula establishes the fee to participate in classes such as; arts/crafts, pom & cheer, dance, Spanish, photography, martial arts, ceramics, Zumba, racquetball, yoga, spin, tai chi, etc.

- Community Programming: $(\text{Class Length} + \text{Prep Time}) \times \# \text{ of days} \times 3.75 \text{ (was 2.75)}$ Factor Rate (includes wages) + \$Program Supply Cost pp + \$5 Admin (was \$3) = participant cost
- Specialized Fitness: $(\text{Class Length} + \text{Prep Time}) \times \# \text{ of days} \times 5.5 \text{ (was 4.5)}$ Factor Rate (includes wages) + \$5 Admin (was \$3) = participant cost



Community Services: Sport Facilities

(Exclusive Use)

- New Archery Range Tournament Fee (Semi-Private)

Resident: \$20/hr. min. 4 hrs.

Non-resident: \$27/hr. min. 4 hrs.

Commercial: \$30/hr. min. 4 hrs.

- New Pickleball Tournament Fee (Semi-Private)

Resident: \$10/hr. per court

Non-resident: \$14/hr. per court

Commercial: \$15/hr. per court



Community Services: Library

(Cost Recovery)

- Would change black and white copy fee from \$0.10 per page to \$0.15
- Would change color copy fee from \$0.25 per page to \$0.50





Cultural Development

Cultural Development: Special Events

(Cost Recovery/Encourage Compliance)

- Would add Temporary Sales & Promotional Events (TSPE)
Application Expedited Fees:
 - Maintains zero cost for applications filed 60 days or more in advance
 - \$50 for applications submitted 46-59 days before proposed event day
 - \$100 for applications submitted 31-45 days before proposed event day
 - \$200 for applications submitted 20-30 days before proposed event day





Police

Police

(Cost Recovery)

- Would change Video Recording Copies - per report from \$25 to \$46 for up to 1st hour and \$46 prorated per hour per copy
- Would change Audio Recording Copies - per report from \$10 to \$15
- Would change Digital Photographs - per report from \$5 to \$10
- Would change Report Copies - first 35 pages from \$5 to \$10
- Would add Public Records Requests (other) of \$25
- Would add Letters of Clearance fee of \$10





Public Works & Utilities

Public Works & Utilities: Solid Waste Enterprise

(Cost Recovery)

- Would increase the monthly solid waste disposal fee from \$20 to \$21.05 and the additional monthly disposal fee for alley solid waste customers from \$1.61 to \$1.71, to reflect the 6% increase discussed as part of the utility increases
- Would change the cost of Solid Waste Containers from \$148 to \$150
- Would change the Special Collection Fee:
 - One-time special curbside refuse container pick-up from \$18.50 to \$23.50
 - One-time special alley refuse container pick-up from \$35 to \$41.50
 - Bulk material pick-up from \$35 to \$43



Public Works & Utilities: Solid Waste Enterprise

(Cost Recovery)

- Would change the Residential use of the Recycling Solid Waste Collection Center Fee from \$50 to \$70 per ton prorated in 20 lb. increments
- Would change City Services per ton fee from \$50 to \$70
- Would change the Recycling Solid Waste Collection per-visit fee for the first 400lbs of material from \$10 to \$14 (after all free visits used)



Timeline

Process follows City Code 2-17; The Establishment and Modification of Fees and Rates	Date of Action
Proposed fees were analyzed, summarized & discussed with City Manager	Sep. - Nov.
Work session to discuss proposed fee changes	Dec. 11, 2025
Proposed new/modified fee summary will be posted online for at least 60 days	Dec. 12, 2025
Publish Notice of Intent to Amend the Citywide Fee Schedule in newspaper as well as social media posting	Feb. 8, 2026
Action Item at least 60 days after posting proposed fees	Feb. 23, 2026
Effective Date	Mar. 1, 2026



Questions?



CHANDLER
arizona
Community of Innovation



City Council Memorandum Public Works & Utilities Memo No.

Date: December 11, 2025
To: Mayor and Council
From: Jeremy Abbott, Public Works & Utilities Acting Director
Subject: New Parking Lot Program Update

Attachments

New Parking Lot Program Update Presentation



Parking Lot Program Update

Life-Cycle Asset Management



December 11, 2025

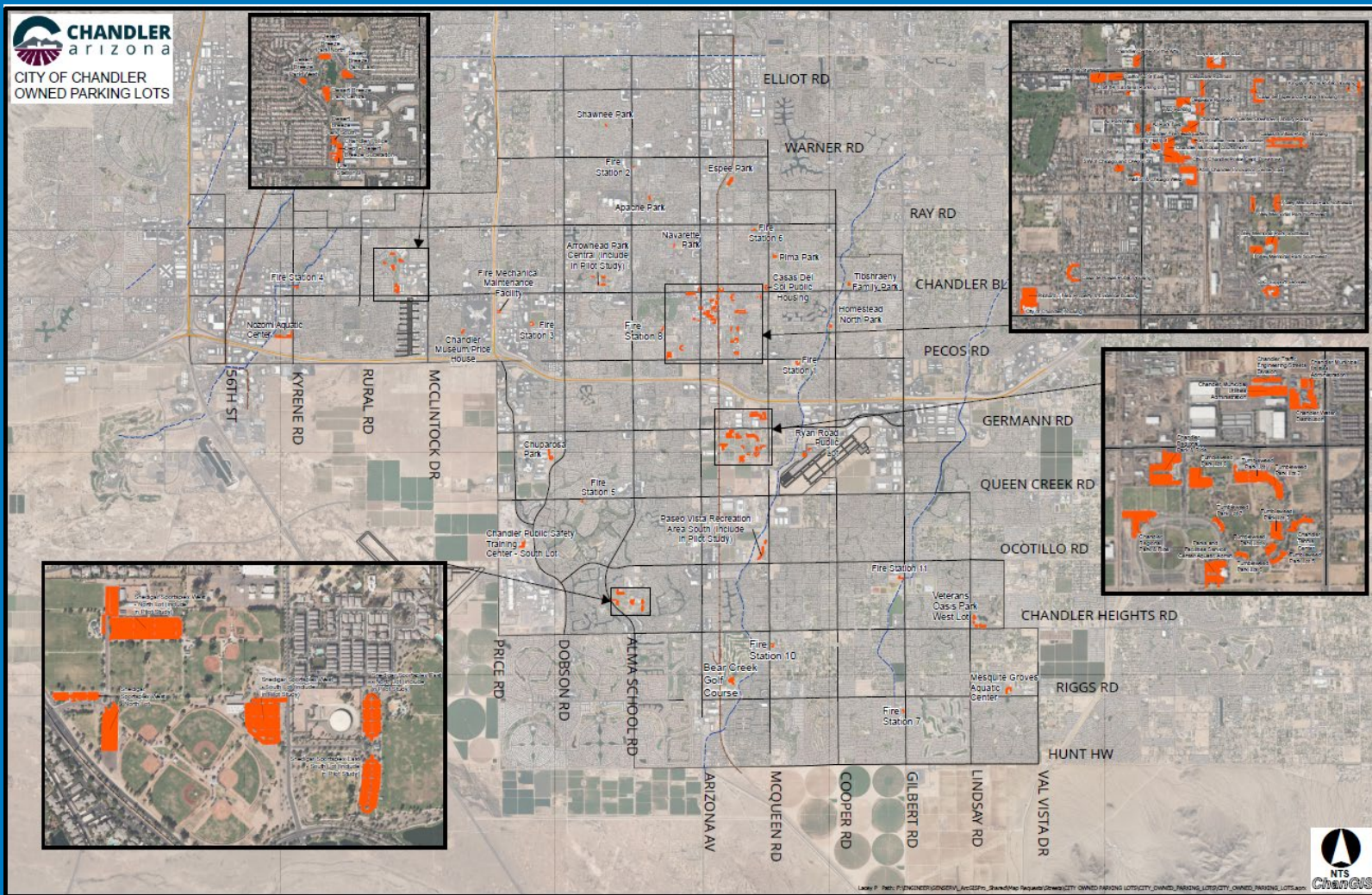
Parking Lot Program Life-Cycle Asset Management

New Program beginning 1 year ago for our 107 parking lots

Purpose:
Ensure that city-owned facilities have parking lots in a condition that best serves the needs of our community

To accomplish this, a life-cycle asset management approach is being implemented to provide cost-beneficial solutions to maximize the effectiveness of parking lot assets.





Parking Lot Program

Life-Cycle Asset Management

Stantec Evaluation and Database

- The city contracted with Stantec Engineering to complete a thorough parking lot inventory assessment and evaluation.
- As part of the evaluation, Stantec estimated a Pavement Condition Index (PCI) for each parking lot.
- PCI differs from the Pavement Quality Index (PQI) used on Chandler streets by only looking at surface conditions without consideration for ride comfort or structural adequacy.
- The city is using the Stantec Roadmatrix database management software to assess and manage these parking lot assets.



Parking Lot Program Costs

- An untreated life expectancy of a newly constructed parking lot asphalt is approximately 20 years.
- Strategic seal coating efforts are performed on new pavements to extend their life expectancy.
- The goal is to apply an initial seal coat to new pavement after three years and then five years between each additional seal coat application.
- With this level of maintenance, it is anticipated that the life of a parking lot wearing course can be extended to 25 years or more.
- This level of maintenance will also keep parking lots looking fresh and professionally presentable.

Total first year annual cost is expected to be \$2,490,000
Focused on customer facing lots first

Asphalt Parking Lot Maintenance Applications

Crack Seal/Mastic Seal



Seal Coat Applications



Mill and Inlay



Parking Lot Maintenance Program – Year 1, Update

Seal Coat Applications Completed

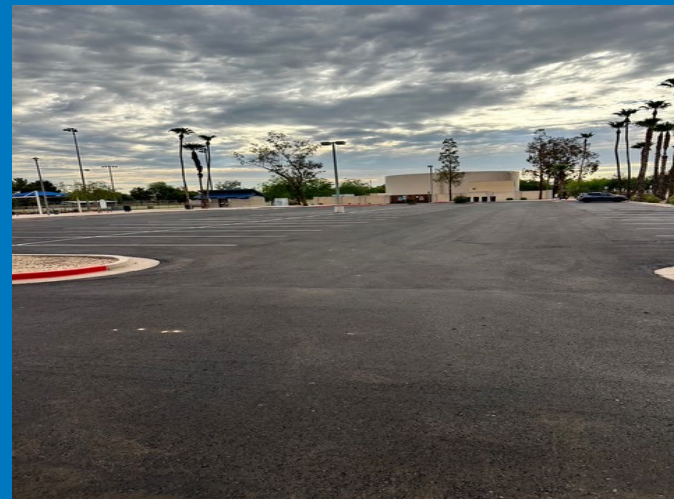
- Fire Station 1 and 11
- Craft 64 (La Stalla) parking lot
- Tumbleweed Park (Lots 4, 5, 6 and Anvil Drive)
- Police (evidence lot entrance)
- Chandler Senior Center/Downtown Library
- Chandler Regional Park and Ride
- Chandler Municipal Courts (south lot)
- Chandler Utilities Admin and Water Distribution Lots
- Airport - Ryan Road public lot
- Snedigar Complex (west entrance and lot)
- Folley Memorial Park (northeast lot)



Parking Lot Maintenance Program – Year 1, Update

Mill and Inlay (M&I) Completed

- Airport Terminal Building Lot
- Apache Park (Parking Lot)
- Apache Park (entrance road)
- Snedigar Sports Complex (southwest lot)
- Desert Breeze Park (central lot and entrance)
- Shawnee Park
- Pima Park



Parking Lot Maintenance Program – Year 1, Update

Seal Coat Applications In Process

- Tumbleweed Park (Anvil Drive)
- Police (downtown)



Mill and Inlay In Process

- Desert Breeze Park (north lot and maintenance road)
- Snedigar Park (east lot)



ADA Improvements with Mill and Inlay

Airport Terminal ADA Ramp Replacement and Restriping



Pima Park ADA Improvements



Shawnee Park ADA Ramp Replacement



Concrete Parking Lot Maintenance

Sealing Joints/Cracks



Minor Repairs and
Small Area Replacement



Replacement through
Capital Improvement



Folley Memorial Park (Northeast Lot)

Seal Coat – PCI = 66.2



Apache Park M&I – PCI = 28.2



Snedigar Sports Complex (Southwest Lot)

M&I – PCI = 25.4



Parking Lot Maintenance Program – Year 2, FY 2025-26

Seal Coat Application

- Chuparosa Park
- Boys and Girls Club
- Fire Station 9
- Chandler Police (Desert Breeze)
- Tibshraeny Family Park
- Chandler Public Safety Training Center (south lots and entrance)
- Chandler Municipal Courts (north lot)
- Tumbleweed Park (west lot, Pioneer Way, Celebration Drive, Lot 7)
- Arrowhead Park (west, south, central lots)
- Chandler Museum / Price House
- Homestead North Park



Parking Lot Maintenance Program – Year 2, FY 2025-26

Mill and Inlay (M&I)

- Veterans Oasis Park (east, center and west lots)
- Chandler Police (Chandler Heights entrance and lot)
- Chandler Fire Headquarters
- Tumbleweed Park (lot 3)
- Tumbleweed Tennis Center
- Snedigar Sportsplex (east lots)





Thank You



Parking Lot Program Life-Cycle Asset Management



City Council Memorandum Public Works & Utilities Memo No.

Date: December 11, 2025
To: Mayor and Council
From: Jeremy Abbott, Public Works & Utilities Acting Director
Subject: Streets Pavement Maintenance Program Update

Attachments

Streets Pavement Maintenance Program Update Presentation



Streets Pavement Maintenance Program



The Big Picture

- Chandler maintains $\approx 2,090$ lane miles (LM) of streets
- Current overall Pavement Quality Index (PQI) = 65.8 (out of 100)
- Aspirational goal = 70 Baseline = 65
- Higher funding is needed to hold the line and/or improve



How We Measure Pavement Condition

Rating system is Pavement Quality Index (PQI)

PQI Scale 1–100 (100 = best)

PQI calculation criteria:

Surface Distress Index (SDI) → PCI* equivalent

Ride Comfort Index (RCI)

Structural Adequacy Index (SAI)

Measured every 4-5 years by consultant

Most recent survey completed Nov. 2023 for FY 2024-25



*PQI is stricter than the common Pavement Condition Index (PCI) scale used by most cities

Where Chandler Stands Today (2025)

Chandler: PQI analyzes the quality and performance of roadway sections
Another Measurement: PCI concentrates heavily on the surface condition

Category	PQI Range	Lane Miles	%
Excellent/Good	76–100	620	30%
Fair	41–75	1,355	65%
Poor/Very Poor	≤40	120	5%
Chandler’s overall average PQI today = 65.8 Chandler’s SDI (PCI equivalent) overall average = 74.7			

*PQI is stricter than the common Pavement Condition Index (PCI) scale used by most cities

Chandler vs. Neighboring Cities

City	Rating Type	Score	Lane Miles
Chandler	PQI	65.8	2,090
Tempe	PQI	65	1,321
Scottsdale	PQI	62	2,902
Mesa	PCI	81.7	3,735
Gilbert	PCI	72.7	900 – CLM

*Pavement Condition Index (PCI) scores look better because the scale is less strict

Typical Lifecycle of Chandler Roadway Sections

The untreated life expectancy of a roadway is 20-25 years

Can be impacted by construction quality, traffic loads, weather, oxidation & sun

Year 0 → New construction or full repave (+ ADA upgrades)

Year 1–3 → Rejuvenator coat

Year 3–7 → 1st Seal coat

Year 8–14 → Slurry seals (every 5–7 years)

Year 15–25+ → Continued preservation or major repave again

Goal  Intervene early and often to avoid expensive reconstruction

Treatment Toolbox & Triggers

PQI Range	Recommended Treatment	Typical Cost/LM
76–100	Rejuvenator or Surface Seal	\$15k – \$40k
41–75	Slurry Seal or Asphalt Patch	\$30k – \$60k
≤40	Asphalt Repave (Mill & Overlay) + ADA	\$150k – \$250k+



Asphalt Repave + ADA



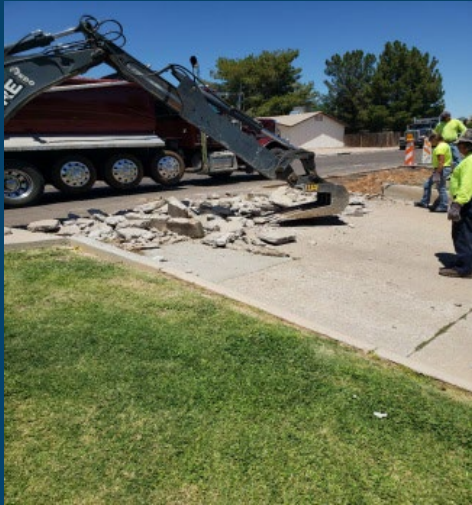
Slurry Seal and/or Asphalt Patch



Rejuvenator or Surface Seal

What Drives the Highest Costs?

- ADA - Mandated curb ramp & sidewalk upgrades are required on every Mill & Overlay project
- ADA now consumes ~ 1/3 of the repaving budget
- Typical split (FY 2023-24 actuals):



ADA Improvements
Annual Cost \$10M



Mill and Overlay
Annual Cost \$21M
(Varies based on RoadMatrix data scenario)



Annual Preservation Treatments

FY 2024-25 Averages – These low-cost treatments keep good roads good



Slurry Seal

\$1.0M (approx. 32 LM)

Crack Seal

\$0.66M (approx. 900K linear ft)

Emulsion Surface Seal

\$1.0M (approx. 29 LM)



Rejuvenator Seal

\$0.4M (approx. 24 LM)

The Inflation Challenge

Lane miles treated per year with budget

Fiscal Year	Lane Miles Treated	Budget
2021-22	139	\$8.3 M
2022-23	125	\$9.1 M
2023-24	152	\$21.0 M
2024-25	121	\$17.0 M
2025-26	TBD	\$15.0 M

Costs have roughly doubled since 2021
Same dollars buy far fewer lane miles





Recent Progress

PQI Trend (3-year rolling average)

2016 → 59 (low point)

2019 → 69.5 (peak)

2023 → 61.0

2024 → 64.5

2025 → 65.8 ↑

\$30M in one-time General Fund additions
(FY 2023–2026) has moved the needle



Path Forward

To maintain or enhance current PQI (65.8):
→ Need approximately \$5M/year
General Fund support on top of existing
Bonds and HURF in CIP

To reach and hold aspirational PQI 70:
→ Requires sustained higher investment
(HURF + Bonds + General Fund)

2025 Voter Approved Street Bond program =
\$12.1 M per/year — a strong start

In Summary

- Chandler's roads are fair (PQI 65.8) but will decline without more funding
- Early preservation is 5–10× cheaper than reconstruction
- ADA requirements and inflation have significantly raised costs
- Recent funding increases are helping — continued investment is critical



Thank you!



Questions?