

# Meeting Minutes

## Resident Bond Exploratory Steering Committee Regular Meeting

January 6, 2025 | 11:30 a.m.  
Chandler Fire Department  
151 E. Boston St., Chandler, AZ



### Call to Order

The meeting was called to order by Chair Tibshraeny at 11:43 a.m.

### Roll Call

#### Committee Attendance

Chair Jay Tibshraeny  
Garry Hays (attended virtually)  
Kari Zurn  
Nina Mullins  
Rick Heumann  
Trinity Donovan  
Craig Gilbert

#### Staff Attendance

Dawn Lang, Deputy City Manager / CFO  
Steven Turner, Sustainability & Performance Officer  
Matt Dunbar, Budget & Policy Director  
Tera Scherer, Executive Management Assistant  
Matt Burdick, CAPA Director  
Josh Wright, City Manager  
Tawn Koe, Assistant City Attorney  
Kim Moyers, Cultural Development Director  
John Sefton, Community Services Director  
Mickey Ohland, Community Services Planning Manager

### Action Agenda Item No. 1

1. December Resident Bond Exploratory Steering Committee Meeting Minutes

COMMITTEE MEMBER HEUMANN moved to approve the meeting minutes of the December 10, 2024, Resident Bond Exploratory Steering Committee Meeting

COMMITTEE MEMBER MULLINS seconded. Motion passed unanimously.

### Discussion

2. Presentation on the Dr. AJ Chandler Park Renovation Project

CHAIR TIBSHRAENY introduced the discussion item and called for a staff presentation.

DAWN LANG, Deputy City Manager | CFO, introduced Ms. Kim Moyers, Cultural Development Director, to proceed with the presentation.

KIM MOYERS presented the following presentation.

- Project Background
  - Timeline and History
  - Feedback from Stakeholders
- 2024 Master Plan Criteria/Needs
  - Revision of Phase 1
  - Review of Computer Renderings

CHAIR TIBSHRAENY asked if phase 1 \$10 million was authorized from a prior bond election.

MS. MOYERS responded that is correct.

COMMITTEE MEMBER HAYS asked for clarification on the \$10 million available.

MS. MOYERS responded that with inflation the cost to complete the original design increased by \$8 million, and council advised to minimize costs, but to still accomplish as much of phase 1 as possible. They do not want to spend \$10 million and not result in the iconic landmark envisioned.

Continued conversation was held regarding the costs involved with renovating AJ Chandler Park and phasing in improvements, maintaining existing infrastructure, and the economic drivers involved with having an appealing downtown area with amenities available.

COMMITTEE MEMBER HEUMANN asked if additional funding is being requested to finish the same project, or if there are new projects added to what was presented in the 2021 bond election.

MS. MOYERS responded that back in 2016 the entire park could have been completed for \$28 million, but over the years the costs associated have increased significantly. Implementing further projects within the park is what the upcoming bond funding would be used for.

MS. MOYERS continued the presentation, showcasing the conceptual design to the group.

COMMITTEE MEMBER HEUMANN asked the cost of the stage.

MS. MOYERS responded approximately \$500 thousand.

Further conversation was held surrounding the project. The group agreed it is important for the area to be attractive to guests and the potential for families to spend more time in the downtown area.

COMMITTEE MEMBER HEUMANN suggested the project be reviewed in terms of the bond capacity. He further asked for details of the city's results of Proposition 479 (formerly Proposition 400, related to the half-cent sales tax dedicated to transportation).

MR. STEVEN TURNER, Sustainability and Performance Officer, stated the results were just released by precinct and staff will be developing those maps and make them available to the group.

Conversation was held surrounding the failure of the school district's failed proposition.

CHAIR TIBSHRAENY asked what information staff could provide the committee members to allow for a more in-depth conversation to help decide whether we are going to have this project as part of the bond election.

MS. LANG agreed that this is a difficult conversation, but direction has already been given by Mayor and Council to move forward with the project and authorized the inclusion in the Capital Improvement Plan (CIP) with inflation being the driver for additional funding needed. Further, she expressed agreement with the need for language to be developed for how to talk about the project in layman's terms to better understand the amenities the bond dollars would provide the residents of Chandler.

COMMITTEE MEMBER HEUMANN asked what the capacity is we have to work with.

MS. LANG responded by stating we do have a financial presentation today that Matt Dunbar has prepared.

CHAIR TIBSHRAENY has asked how long our CIP funding is projected for.

MS. LANG responded it is over a 10-year period.

MS. LANG gave a brief explanation of the process Mr. Dunbar took to provide today's information and introduced our next presentation.

### 3. Financial Analysis Options for Obtaining Bond Authorization within Current Property Tax Rate

MATT DUNBAR, Budget and Policy Director, presented on the following:

- Analysis Performed
  - Updated Draft CIP with new year 10 project costs and updated project cost estimates
  - Updated GO Bond Authorization utilization
  - Evaluated project timing and costs with state required assumptions
  - Recommended adjustments to align project timing to stay within existing secondary property tax rate
  - Recommended Changes

MR. DUNBAR referenced the spreadsheet provided of each of the projects listed that were brought forward from the subcommittees and the projected costs.

COMMITTEE MEMBER HEUMANN asked if the cost of Public Works just includes the widening of the intersections, or the entire section of road.

MR. DUNBAR responded the numbers presented are for the whole section of the road and that once reviewed, may update figures for just the intersections.

MR. DUNBAR continued his presentation.

COMMITTEE MEMBER HEUMANN asked regarding the conservative 5.5% growth rate used in calculations, if information is gathered from economic evaluators from around the state.

MR. DUNBAR stated the percentage is not based on historical growth, but what the JLBC (Joint Legislative Budget Committee), and the University of Arizona projections.

COMMITTEE MEMBER HEUMANN asked to clarify the Fire Support Fleet Facility is not being removed, but rather, shifting the timing.

MR. DUNBAR responded that was correct, as it helps smooth out the capacity for project completion, with this project being one of the lowest costs.

MR. DUNBAR continued the presentation, leading the group in a discussion of the varying scope of work surrounding the road construction projects listed on spreadsheet for Public Works.

COMMITTEE MEMBER HEUMANN asked for clarification on the McQueen Road phases and whether the funding was to complete the intersections first.

MR. DUNBAR responded that the design is the portion of phase 1, the project that will fit within the parameters, stating the need to understand the need for more work to be completed to develop the full costing. Mr. Dunbar stated that from a bond funding perspective, we must make sure we have the ability to start the design process.

COMMITTEE MEMBER HEUMANN asked that if this goes out to the public, we would be stating we are doing a study for McQueen as part of this project.

MR. DUNBAR responded yes; that we are doing the design work for improvements on this corridor of Warner and McQueen to get ready for the improvements that may be required.

MR. DUNBAR continued the presentation, referencing the costing sheet once again.

COMMITTEE MEMBER HEUMANN asked for clarification on the calculations for the citywide fiber upgrade.

MR. DUNBAR explained that right now, citywide fiber upgrades are planned as general fund funded but recommends some bond capacity coverage that will free up general fund for other uses citywide. Through bonds, you're paying every year on your property tax for the life of that bond, from current and future residents enjoying that asset, versus general fund being today's dollars, which is the amount currently in our collected from existing residents.

MR. DUNBAR continued the presentation and further discussion was held among the group pertaining to recommendations on bond authorization.

COMMITTEE MEMBER HAYS, referencing slide 14, "Overall Capital Recommendation" asked for clarification on the subtitle, "Changes to keep question manageable," asking if that relates to bond capacity itself.

MR. DUNBAR responded that we would want to make sure what we are asking residents for is something that we are going to be able to afford, without being uncomfortable from a financial projection perspective. Further, Mr. Dunbar stated that it is less about the dollar value, but that what we ask for is manageable from a financial management perspective that will keep moving the city forward over the next eight years of its capital planning without increasing the property tax rate, as instructed by Mayor and Council.

MR. DUNBAR continued his recommendation of shifting some of the projects (*see purple highlighted cells on project listing spreadsheet*) forward in the existing CIP, decreasing the total requested bond authorization to approximately \$543 million, decreasing the ask by approximately \$55 million than initially projected, based on financial projections.

COMMITTEE MEMBER GILBERT verified that Mr. Dunbar's recommendation is to give the committee a starting point for recommendations to Mayor and Council.

MR. DUNBAR responded affirmatively and advised the committee to not recommend increasing the bond authorization request to over \$560 million (max capacity available).

COMMITTEE MEMBER GILBERT asked if the committee will provide different options to council.

MS. LANG responded that in the past, the steering committee has come to a consensus of how to move forward and make one recommendation.

Further conversation was held among the group regarding recommendation options for council's consideration.

COMMITTEE MEMBER HEUMANN asked if projections are too optimistic about growth in Chandler, given the struggles in the news recently about one of Chandler's largest employers.

MR. DUNBAR responded they are not being optimistic, as the figures presented are limited to five percent growth on existing property, and calculated on values today, with valuations for new growth being calculated at one-half of one percent, which is very reasonable.

Further conversation was held surrounding conservative projections and how the city handles projections, should something in the economy cause property values to plummet like what happened in the past.

COMMITTEE MEMBER HAYS asked if column H (referring to spreadsheet) is the recommended starting point and would like to try to get consensus of what the committee thinks makes the best sense and cautions committee members to set aside their own feelings towards projects.

COMMITTEE MEMBER HEUMANN asked what the total ask for the 2021 bond election.

MR. TURNER responded that it was \$272 million.

Further conversation was held surrounding the dollar amount to be asked for this bond election.

COMMITTEE MEMBER HEUMANN asked if there are any projects on the list today that we've looked at that were included in the 2021 bond election or are the projects all new requests.

MR. DUNBAR stated it is a combination of both.

Further conversation was held regarding language on the ballot and how to communicate to residents of what will be accomplished with the funding, with a focus on transparency and communicating the reasons for the carryover of projects from the last bond election due to inflation.

COMMITTEE MEMBER HAYS asked if we could get something that shows which bond funded projects are existing within the CIP.

MR. DUNBAR responded that he would update the existing sheet shared today to identify which projects are existing and need additional authorization because of increased costs, and which projects are new that the residents have not seen yet.

Further conversation was held surrounding information the committee would like to assist the public in understanding the ballot questions. It was decided that the conversation on ballot language would be held until the next meeting.

## Calendar

The next Resident Bond Exploratory Steering Committee meeting will be held on Thursday, January 16, 2025, at 11:30 in the training rooms on the second floor of Chandler City Hall, 175 S. Arizona Avenue, Chandler, Arizona.

## Adjourn

The meeting was adjourned at 1:26 p.m.



Vera Scherer, Meeting Clerk



Jay Tibshraeny, Chair