

Meeting Minutes

Resident Bond Exploratory Steering Committee Regular Meeting

January 29, 2025 | 11:30 a.m.

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



Call to Order

The meeting was called to order by Chair Tibshraeny at 11:41 a.m.

Roll Call

Committee Attendance Present

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

Staff Attendance

Dawn Lang, Deputy City Manager | CFO
Matt Dunbar, Budget & Policy Director
Tera Scherer, Executive Management Assistant
Matt Burdick, CAPA Director
Tawn Koe, Assistant City Attorney
Josh Wright, City Manager
John Sefton, Community Services Director
Steven Turner, Sustainability and Performance Officer
Dana DeLong, City Clerk
Jennifer Ekblad, Deputy City Clerk

Invited Guest

Zach Sakas, City Bond Counsel, Greenberg Traurig

Action Agenda

1. Approval of Minutes of January 24, 2025, Resident Bond Exploratory Steering Committee Meeting

COMMITTEE MEMBER MULLINS moved to approve the meeting minutes of the January 24, 2025, Resident Bond Exploratory Steering Committee Meeting.

COMMITTEE MEMBER HEUMANN seconded. Motion passed 6-0.

CHAIR TIBSHRAENY welcomed the group and began a discussion of the next steps for the committee.

DAWN LANG, Deputy City Manager | CFO, stated that the committee members are invited to the February 20, 2025, council meeting, when Chairman Tibshraeny will be presenting the committee's final recommendations.

2. Bond Counsel Recommended Bond Ballot Question Language - Discussion and Potential Action

CHAIR JAY TIBSHRAENY introduced this item and turned the presentation over to Ms. Lang.

MS. LANG welcomed back Zack Sakas, City Bond Counsel, Greenberg Traurig, who led a discussion of what must be included in the body of the ballot questions: its purpose, the dollar amount, and the tag line at the bottom.

A brief discussion was held about the tag line and whether it shows on the ballot.

DANA DELONG, City Clerk, verified that when she submits the ballot language to the county it must have the tag line, but depending on the amount of question on the ballot, the full text without the tag line or just the tag line may be used. Since this election is off season, it is anticipated that the full text will be used.

Conversation continued, surrounding the required language of, *"...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."*

COMMITTEE MEMBER HEUMANN asked how long ago the property tax reference was added as a requirement.

MR. SAKAS believes it has been a requirement for 10-15 years.

Further conversation was held regarding the Public Works section of the bond ballot, with the committee making edits and coming to a consensus of the wording.

COMMITTEE MEMBER HEUMANN moved to accept the edited ballot language for the public works question. (*Refer to attached.*)

COMMITTEE MEMBER DONOVAN seconded the motion. The motion carried.

MR. SAKAS continued to guide the committee through the draft ballot language, with the community safety – fire draft ballot question.

Discussion was held surrounding the draft language with the committee agreeing that they would like to reference the fire department and shorten the title.

COMMITTEE MEMBER DONOVAN – moved to approve the edited ballot language for the community safety – fire question. (*Refer to attached.*)

COMMITTEE MEMBER HEUMANN seconded the motion. The motion carried unanimously.

MR. SAKAS continued his presentation of the draft ballot language, with the community safety – police section of the ballot.

Discussion was held among the group about making the fire and police questions similar, although the projects are different. Agreement among the group was to keep the heading of the police question the same for fire. Additional edits were agreed upon.

COMMITTEE MEMBER ZURN moved to accept the edited ballot language for the community safety – police ballot question.

COMMITTEE MEMBER DONOVAN seconded the motion. The motion carried unanimously.

Moving onto the last ballot language example, the committee members discussed options, and the validity of word choices used that would appeal to the community in regard to parks and recreation options. The consensus of the group was to make edits to the heading as well as bullet points on the ballot. (*See attachment.*)

COMMITTEE MEMBER MULLINS moved to accept edits to ballot language for the parks and recreation ballot question.

COMMITTEE MEMBER ZURN seconded the motion. The motion carried unanimously.

The committee members further discussed changing the ballot language for each of the questions (referring to the last sentence of the first paragraph) from, “Projects may include, but are not limited to projects intended to:” to, “Projects may include, but are not limited to those intended to:”

The consensus of the group was to make that change to each of the ballot questions.

COMMITTEE MEMBER HAYS moved to edit the language on each of the ballot questions, Streets, Fire, Police, and Parks and Recreation to reflect that change.

COMMITTEE MEMBER DONOVAN seconded. Motion carried unanimously.

MS. DELONG advised the committee that the ballot language will go to the county after council reviews the recommendations and approves.


MS. LANG. advised the committee that there is one last item on the agenda regarding minutes.

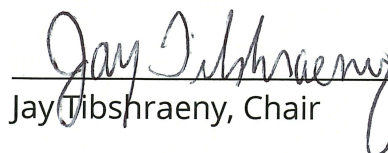
COMMITTEE MEMBER MULLINS moved to authorize the committee chair to approve the final meetings minutes of the January 29, 2025, Resident Bond Exploratory Steering Committee.

COMMITTEE MEMBER ZURN seconded the motion. The motion carried.

Adjourn

The meeting was adjourned at 12:34p.m.


Tera Scherer, Meeting Clerk


Jay Tibshraeny, Chair

FORM OF OFFICIAL BALLOT

FOR SPECIAL BOND ELECTION IN AND FOR THE CITY OF CHANDLER, ARIZONA ON NOVEMBER 4, 2025.

General Provisions for the Bond Questions

The following are general provisions that apply to the bond questions. Specific information for the authorized purposes is set out in the bond questions.

- The bonds may be issued in one or more series, as tax-exempt or taxable bonds.
- The bonds may be issued in the denomination of \$5,000 each or multiples thereof.
- Interest rates may be fixed or variable but shall not exceed eight percent (8.0%) per annum.
- Interest may be evidenced by separate certificates and will be paid on July 1 and January 1 or more frequently.
- The bonds, and any bonds issued to refund the city's bonds, may be sold at prices that include premiums not greater than permitted by law. The bonds may be refunded by the issuance of refunding bonds with a weighted average maturity less than 75% of the weighted average maturity of the bonds being refunded.
- Each series of bonds will mature over a period not to exceed twenty-five (25) years from their date of issuance.
- Bonds will mature on the days of each year determined by the City Council.
- The city may contract for, and may apply bond proceeds to the payment of, letters of credit, surety bonds, lines of credit or other credit or liquidity support in connection with any one or more series of bonds.
- Bond proceeds may be used to pay for all legal, accounting, financial, consulting, architectural, design, engineering and construction management costs, if applicable, and all other costs incurred in connection with the issuance of the bonds and the purposes set forth in the questions.

QUESTION NO. __

**KEEP CHANDLER STREETS SAFE
AND IMPROVE TRAFFIC FLOWS 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, ~~projects~~ 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, ~~potentially which may include~~ing improvements to McQueen and Kyrene Roads,
- Improve city intersections, ~~potentially which may include~~ing 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.

BOND APPROVAL, YES	<input type="checkbox"/>
BOND APPROVAL, NO	<input type="checkbox"/>

A “yes” vote shall authorize the City of Chandler governing body to issue and sell \$183,000,000 of general obligation bonds of the City of Chandler to be repaid with secondary property taxes.

A “no” vote shall not authorize the City of Chandler governing body to issue and sell such bonds of the City of Chandler.

“Tag Line” language:

Shall Chandler be authorized to issue and sell \$183,000,000 of general obligation bonds 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?

QUESTION NO. __

~~ENHANCE COMMUNITY SAFETY THROUGH PUBLIC SAFETY AND FIRE RELATED FACILITIES, IMPROVEMENTS AND EQUIPMENT~~
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, ~~apparatuses,~~ vehicles, technology and communication systems? Projects may include, but are not limited to, ~~projects~~ 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 ~~potentially~~ which may include ~~ing~~ 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.

BOND APPROVAL, YES	<input type="checkbox"/>
BOND APPROVAL, NO	<input type="checkbox"/>

A “yes” vote shall authorize the City of Chandler governing body to issue and sell \$88,000,000 of general obligation bonds of the City of Chandler to be repaid with secondary property taxes.

A “no” vote shall not authorize the City of Chandler governing body to issue and sell such bonds of the City of Chandler.

“Tag Line” language:

Shall Chandler be authorized to issue and sell \$88,000,000 of general obligation bonds to provide funding for public safety and fire facilities and improvements, related equipment, ~~apparatuses,~~ vehicles, technology and communication systems?

QUESTION NO. __

~~ENHANCE COMMUNITY SAFETY THROUGH PUBLIC SAFETY AND POLICE RELATED FACILITIES, IMPROVEMENTS AND EQUIPMENT~~

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, ~~apparatuses,~~ vehicles, technology and communication systems? Projects may include, but are not limited to, ~~those projects~~ intended to:

- Renovate and improve the city Police main station, ~~and related public safety facilities,~~
- 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.

BOND APPROVAL, YES	<input type="checkbox"/>
BOND APPROVAL, NO	<input type="checkbox"/>

A “yes” vote shall authorize the City of Chandler governing body to issue and sell \$46,000,000 of general obligation bonds of the City of Chandler to be repaid with secondary property taxes.

A “no” vote shall not authorize the City of Chandler governing body to issue and sell such bonds of the City of Chandler.

“Tag Line” language:

Shall Chandler be authorized to issue and sell \$46,000,000 of general obligation bonds to provide funding for public safety and police facilities and improvements, related equipment, ~~apparatuses,~~ vehicles, technology and communication systems?

QUESTION NO. __

ENHANCE CHANDLER'S PARKS AND RECREATIONAL AMENITIES AND IMPROVE TO IMPROVE QUALITY OF LIFE IN THE COMMUNITY IN CHANDLER NEIGHBORHOODS

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 projects 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, potentially including 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, potentially including 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.

BOND APPROVAL, YES	<input type="checkbox"/>
BOND APPROVAL, NO	<input type="checkbox"/>

A “yes” vote shall authorize the City of Chandler governing body to issue and sell \$158,000,000 of general obligation bonds of the City of Chandler to be repaid with secondary property taxes.

A “no” vote shall not authorize the City of Chandler governing body to issue and sell such bonds of the City of Chandler.

“Tag Line” language:

Shall Chandler be authorized to issue and sell \$158,000,000 of general obligation bonds to provide funding for community, neighborhood and regional parks, aquatic centers, arts and cultural centers, recreational facilities, buildings and improvements?