



# Fall 2025 Bond Election

## Exploratory Committee Recommendations



# Resident Bond Exploratory Steering Committee

Jay Tibshraeny, Chair

Garry Hays, At Large Member

Kari Zurn, At Large Member

Craig Gilbert, Facilities, Sustainability and Technology Subcommittee Chair

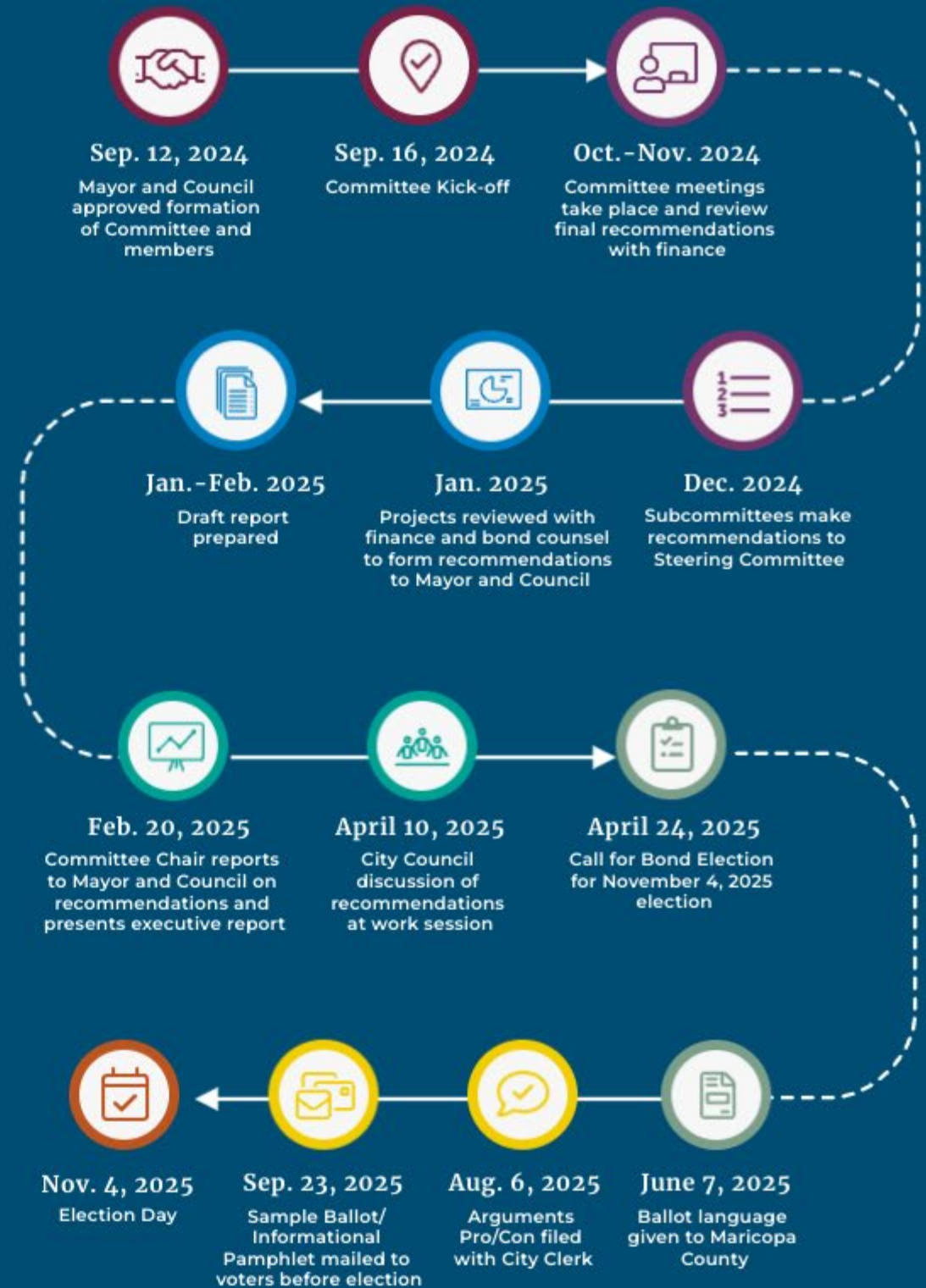
Nina Mullins, Parks & Recreation Subcommittee Chair

Rick Heumann, Public Works Subcommittee Chair

Trinity Donovan, Public Safety Subcommittee Chair



# 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
- Additional public information activities will occur as the City Council receives the recommendations from the Resident Bond Exploratory Committee and determines whether to proceed with a bond election

**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.



**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

# 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.**



# 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>                                            |

# 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           |                                                                |
| Total                                       | \$88,000,000           | \$2,945,000                                                    |

# 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>    |                                                                |

# 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-Various 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>                                           |

# Facility, Sustainability, & Technology Subcommittee

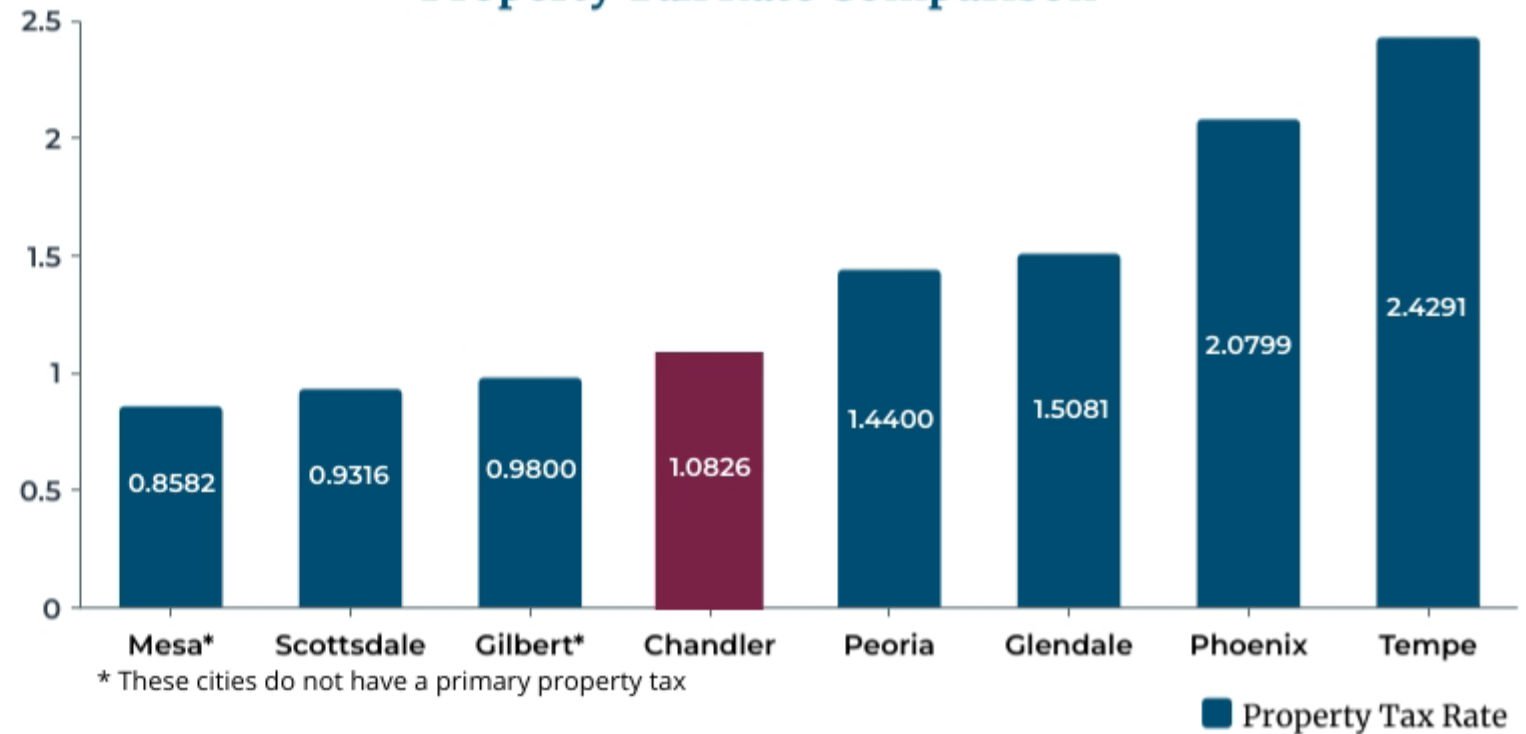
- Multiple projects reviewed overlapped with other subcommittees
  - Sports Field LED lighting, water conservation improvements, Fire Station #282 rebuild, and Police Main Station renovations
- Consensus was to shift these projects to their respective subcommittees for a more focused evaluation
- Steering committee recommended the citywide fiber upgrades and existing city building renovations & repairs be moved to be paid by General Fund

| Project Name                                 | Bond Projected Amounts | Other Funding Source or Future Bond Election Projected Amounts | Shifted to other subcommittee |
|----------------------------------------------|------------------------|----------------------------------------------------------------|-------------------------------|
| Citywide Fiber Upgrades                      |                        | \$10,785,000                                                   |                               |
| Existing City Building Renovations & Repairs |                        | \$9,955,000                                                    | \$5,000,000 (Parks)           |
| Sports Field LED Lighting Conversion         |                        |                                                                | \$8,000,000 (Parks)           |
| Irrigation System/Water Conservation Program |                        |                                                                | \$3,000,000 (Parks)           |
| Rebuild Fire Station #284                    |                        |                                                                | \$11,200,000 (Fire)           |
| Police Main Station Renovations              |                        |                                                                | \$26,810,000 (Police)         |
| <b>Total</b>                                 | <b>\$0</b>             | <b>\$20,740,000</b>                                            | <b>\$44,010,000</b>           |

# Financial Considerations

- City of Chandler maintains AAA bond rating
- Correlates to lower taxes and utility rates for residents
- As the city ages and gets closer to build-out, much of the infrastructure must be maintained or replaced to continue to provide a great quality of life for our residents
- Selling bonds is a common practice to fund capital/infrastructure needs in a community
- State law requires a city to obtain voter approval through bond authorization

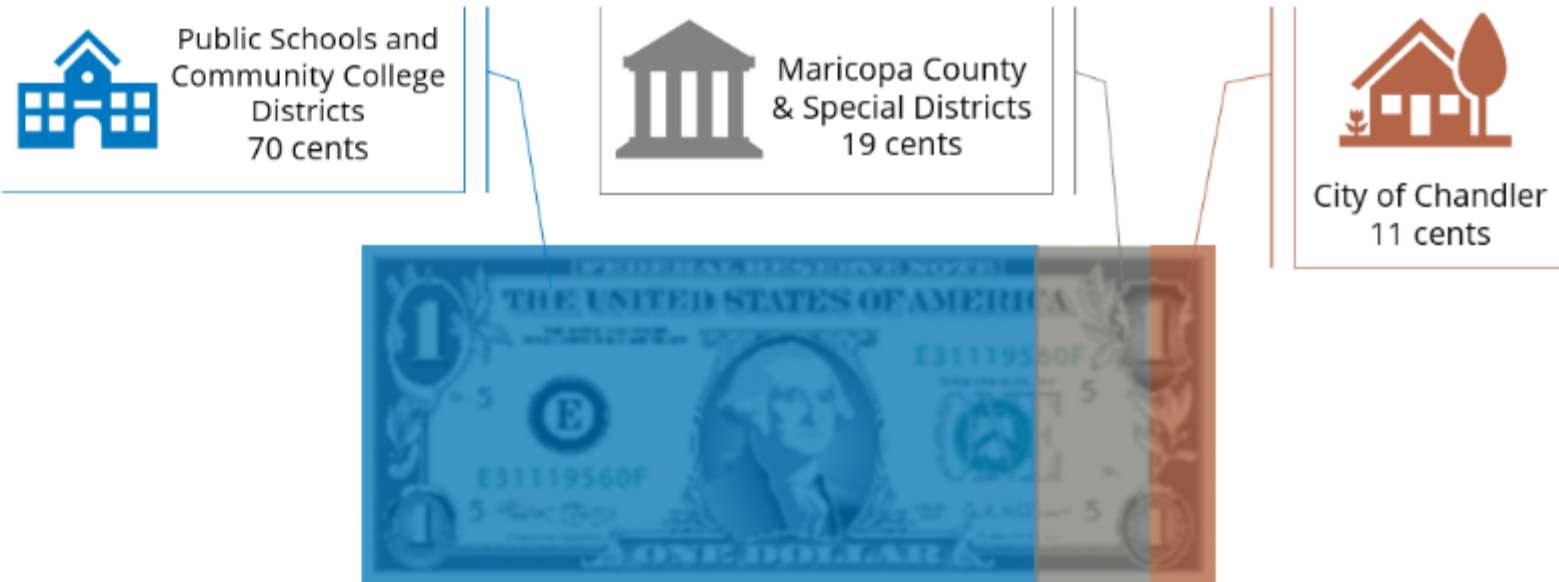
Property Tax Rate Comparison



# Financial Considerations

- The secondary tax levy funds GO bond debt, with additional capacity created by either increasing revenue or paying down debt
- 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 6.20% for five years, then 1.22% annually
  - Recommendation caps growth at 4.50%

## Where Each Cent from Every Property Tax Dollar Goes

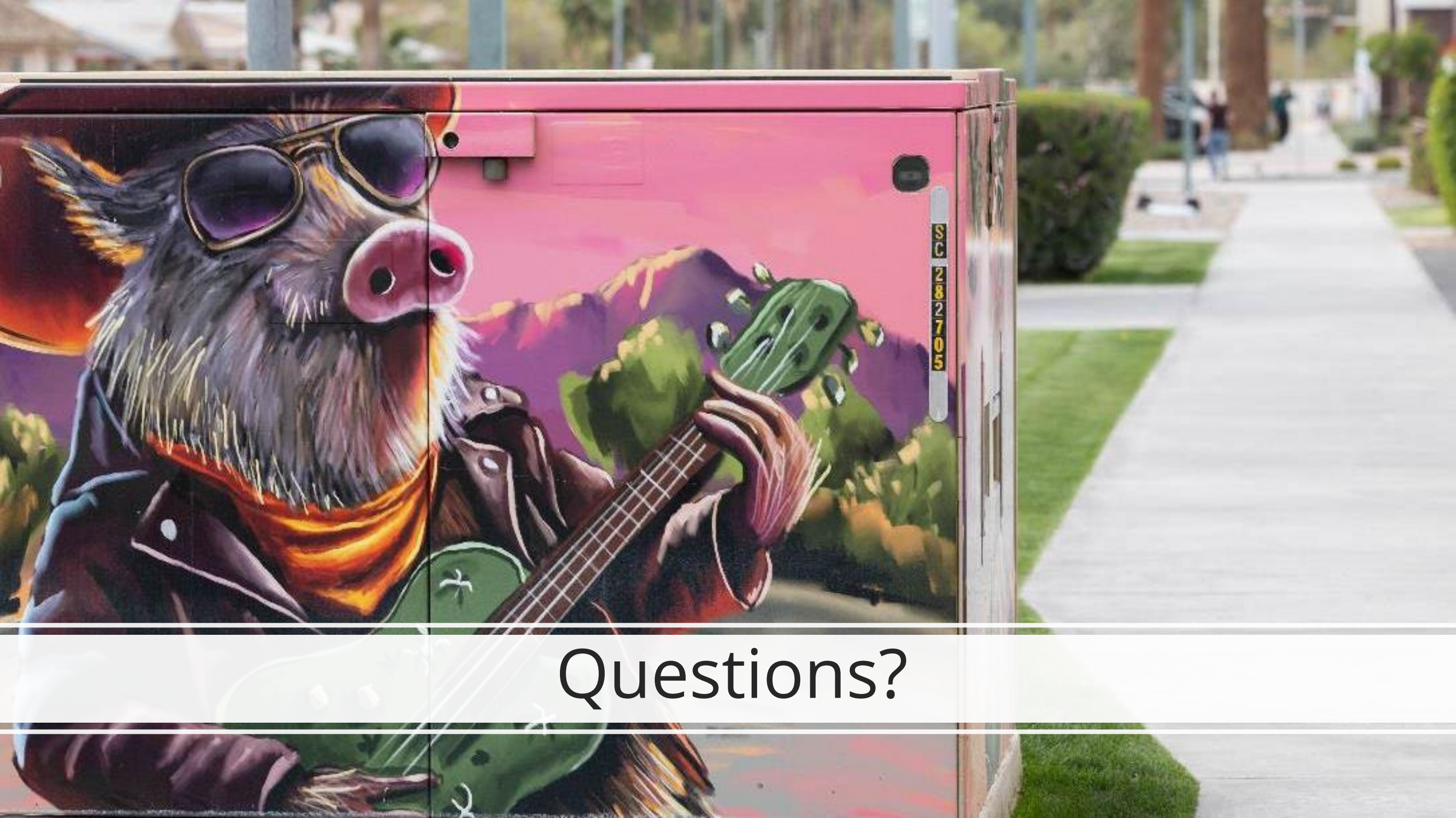


\*Based on 2024 Tax Bill information. Exact split will vary depending on the school district and any other special taxing districts on the bill.

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

# Next Steps

| Date                                                  | Description                                                                                                                    |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> February 20, 2025 | Bond Steering Committee recommendations report finalized. Briefing to City Council by Steering Committee Chair at Work Session |
| <input checked="" type="checkbox"/> April 10, 2025    | City Council discussion of recommendations at Work Session                                                                     |
| <input checked="" type="checkbox"/> April 24, 2025    | By resolution the City Council Calls for an Election and approves ballot language by deadline of May 8, 2025                   |
| June 7, 2025                                          | 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                                                                               |



Questions?