



CHANDLER
arizona
Community of Innovation



Bond Exploratory Committee Training

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Open Meeting Law

A.R.S. 38-431 et. seq.



- A.R.S. 38-431.09 - Public's business must be done in public
- Properly noticed meetings
- Posted agenda

- Quorum must be present for a meeting to be held
- 24 hours notice except for an actual emergency



Public Bodies

All Public Bodies must comply with the Open Meeting Law



"Public Body" includes:

- City Council
- Boards and commissions of the City
- All corporations and other instrumentalities whose boards of directors are appointed or elected by the City Council (i.e., Municipal Property Corp.)
- All quasi-judicial bodies of the City (i.e. Board of Adjustment
- Standing, special or advisory committees or subcommittees of the City (i.e. Council subcommittees)

Public Bodies do not include:

- Staff meetings
- Staff appointed committees that advise staff
- Single department head

What is a Meeting?

A meeting occurs ANY TIME a quorum of the public body discusses, proposes, or takes legal action.

Can be a traditional meeting or an electronic meeting.



How Do We Have a Legal Meeting?

Post an agenda in the official posting places and website at least 24 hours in advance.

Agenda **MUST** include:

- Date, time and place
- Description of matters to be discussed or decided (or where an agenda can be obtained)

Agenda **MAY** include:

- Unscheduled public appearances
- Report on current events from chair members and staff person in charge



When Can a Public Body Meet in Private?

Executive Sessions - A.R.S. 38-431.03



Employment, discipline or resignation of public officer, appointee or employee



Obtain legal advice



Contract negotiations or litigation



Discussion regarding security and critical infrastructure



Negotiations for purchase, sale or lease of real property



Discuss records exempt by law from public inspection



Employee organization negotiations

Can we discuss matters not on the agenda?



- No
- Seriously, No
- Not if we do not want trouble
- Maybe, if it is an Actual Emergency
- **All of the above**

Open Meeting Pitfalls



Serial meeting—a series of gatherings of less than a quorum

Attending other meetings

Forwarding or reply all to emails

Not providing sufficient detail on an agenda

Social Media and A.R.S. § 38-431.09

Discuss and/or take action on items not listed on agenda

Serial Meetings or Splintering the Quorum

It is not necessary for a public body to communicate simultaneously in order for a meeting to occur. A series of gatherings of less than a quorum MAY constitute a meeting if City business is discussed.

This means that if a councilmember talks to two other councilmembers about City business and then one of those councilmembers talks to another councilmember about the same thing, a meeting has taken place but no notice or agenda so OML violation.

Under A.R.S. § 38-431.09, you may express your opinion or discuss an issue with the public personally, through the media, or through technological means, IF...

1 The opinion or discussion is not principally directed at or directly given to another member of the public body

2 There is no concerted plan to engage in collective deliberation to take legal action

Emails

When you use e-mails to discuss City business, care must be taken not to violate the Open Meeting Law as e-mails can easily create a meeting inadvertently by:

- An e-mail to a quorum of the public body proposing legal action
- An e-mail exchange of facts and/or opinions if it is foreseeable that the topic may come before the public body for action
- Forwarding or responding to e-mails involving a majority of the council — be careful of chain e-mails
- **REMEMBER DO NOT REPLY ALL!**





Social Media and Social Events

Members of public bodies should not post or comment on each other's website or municipal websites where those comments could be interpreted as proposing legal action or discussion or deliberation/decisions on City issues. These types of postings would violate the Open Meeting Law because they would be "meetings".

It is NOT a violation of the Open Meeting Law when there is a gathering of a quorum of the public body, i.e., a wedding, but DO NOT talk about City business.

What Happens if We Violate the Open Meeting Law?

A.R.S. 38.431.07



- Actions taken are null and void
- The Attorney General may investigate
- A public official may be removed from office
- \$500/day civil penalty
- Costs for enforcement may be assessed
- Public monies can not be used for legal counsel



Public Comment

- Citizens may only address the public body on items on the agenda
- End of meeting for 15 minutes total time
- Individual speakers up to 3 minutes
- Not a dialog and staff may follow up on public questions and comments

Minutes

The official record of meetings.

Draft minutes must be available within 3 working days and must include:





Conflict of Interest

How Do You Know if You Have a Conflict of Interest?

Pecuniary Interest—will you gain or lose something of value from your decision?

If so, is your pecuniary interest remote or substantial?

If it is substantial, then you have a conflict!



How Do You Know if You Have a Conflict of Interest?

Common Remote Interests A.R.S. 38-502(10)

- The interest of a non-salaried officer of a non-profit corporation
- The interest of an attorney of a contracting party
- The ownership of less than three percent of the shares of a corporation for profit
- The interest of a public officer or employee in being reimbursed for his actual and necessary expenses incurred in the performance of official duty
- The interest of a recipient of public services generally provided by the City
- The interest of a member of a trade, business, occupation, profession or class of persons consisting of at least ten members which is no greater than the interest of the other members of the trade, business, occupation or profession or class of persons

What To Do if You Have a Conflict of Interest?



Fill out a disclosure form



No discussion or action



Make conflict known



Avoid any appearance of influence

Conflict of Interest Law Violations

A.R.S. 38-510

- Civil suit may be filed
- Court may award attorney's fees
- Class VI Felony—intentional or knowingly
- Class I Misdemeanor—reckless or negligent
- Forfeiture of office
- Cancellation of contract – A.R.S. §38-511





Public Records

What is a Record?

- Evidence of the organization and all of its decisions, procedures, functions, and operations
- Made or received by any governmental agency
- Informational or historical data
- Any medium or format

What is not a Record?

- Library or museum material solely for reference or exhibition
- Extra copies for convenience or reference
- Stocks of publications for sale or distribution

Who Has to Comply with Public Records Laws?

City Council

Boards and Commissions,
including Subcommittees

Employees of Public
Officers and Public Bodies



Boards and Commissions Records

Member Records

- Applications to Serve
- Oaths of Office
- Policy Acknowledgements

Meeting Records

- Agendas
- Supporting Documentation for Items
- Minutes
- Meeting Audio/Video Recordings
- Speaker and Comment Cards



Email is a Public Record

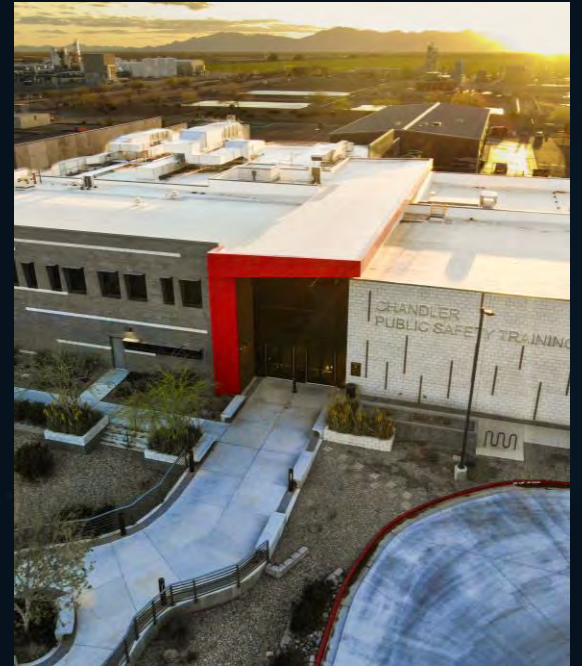
It is important to understand that electronic communications are public record and may be provided in response to a public records request or a subpoena.

Records are categorized by their content and not the format or medium in which they are created.



Questions?





Communications and Public Affairs

Resident Bond Exploratory Committee
Public Safety Subcommittee
Sept. 25, 2024

Bond Committee Communications



Webpage:
chandleraz.gov/BondElection



News Media



Social Media





Bond Election
Voter Education

Videos – What is a Bond?
Webpage and Social Media content
Publicity Pamphlet and Fact Sheets
Community Engagement



CHANDLER
a r i z o n a
Community of Innovation

Resident Bond Exploratory Committee

Finance Overview



Agenda

- 2025-2034 Capital Improvement Plan (CIP) Overview
- City Debt Overview
- Remaining Bond Authorization, Property Tax Rate & Next Steps





Fiscal Foundations

Current 10-Year CIP Council Guidelines

Minimize increase in property taxes

Re-imagine resident amenities scheduled for replacement

Prioritize Aging Infrastructure

Finish planned construction of streets, parks, fiber and utility systems

Prior to adding capital, ensure related ongoing O&M can be supported

Utilize master plans to guide long-term capital investment

Deliver on commitments made to residents through 2021 bond election

Balance inflation, workload, and timely completion of high-visibility and grant-funded projects

2025-2034 Capital Improvement Plan (CIP)

\$2,488,884,031

Total 10-year CIP is funded as follows

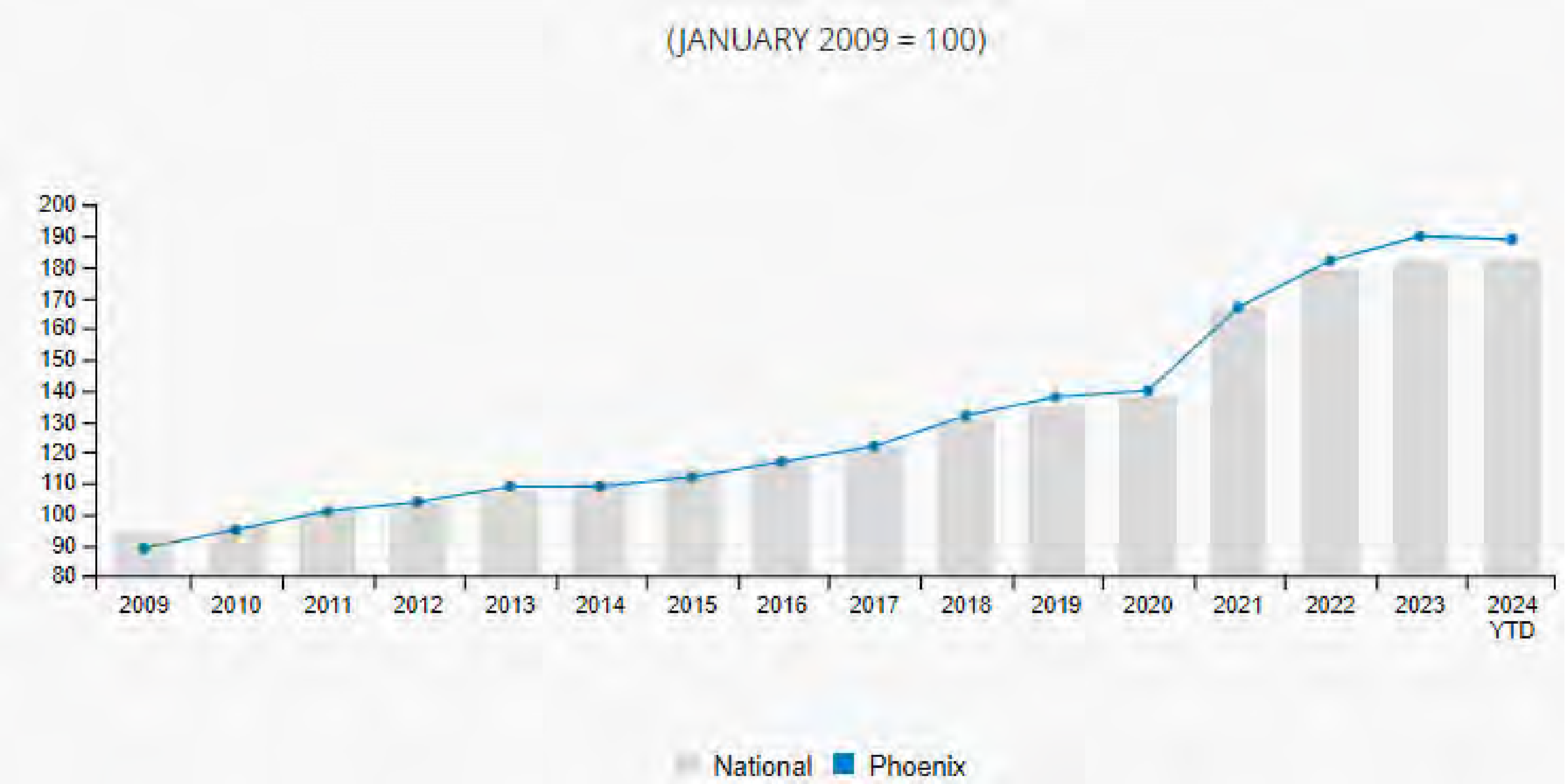
**68.4%
Bond
Funded**

**22%
Current
Revenues/
Fund Balance**

**7%
Grants**

**1.9%
System
Development
Fees**

Capital Plan Inflation Impacts



Construction Price Index's new normal

Construction Costs continue to go up, just not as fast

Data source: The Mortenson Construction Cost Index is calculated quarterly by pricing a representative non-residential construction project in geographies throughout the country.

Summary of City-Wide Core Infrastructure



226 Fire sworn personnel
23 Civilian personnel



338 Police sworn personnel
182 Civilian personnel



61 Municipal buildings



32 Operating wells
1,240 Miles of potable water lines



1,038 Miles of sanitary sewer



79,000 Landfill tonnage
17,000 Recycling tonnage



2,090 Lane miles of streets



28,515 Streetlights



229 Signalize intersections

Focus on improving overall quality in rising cost environment

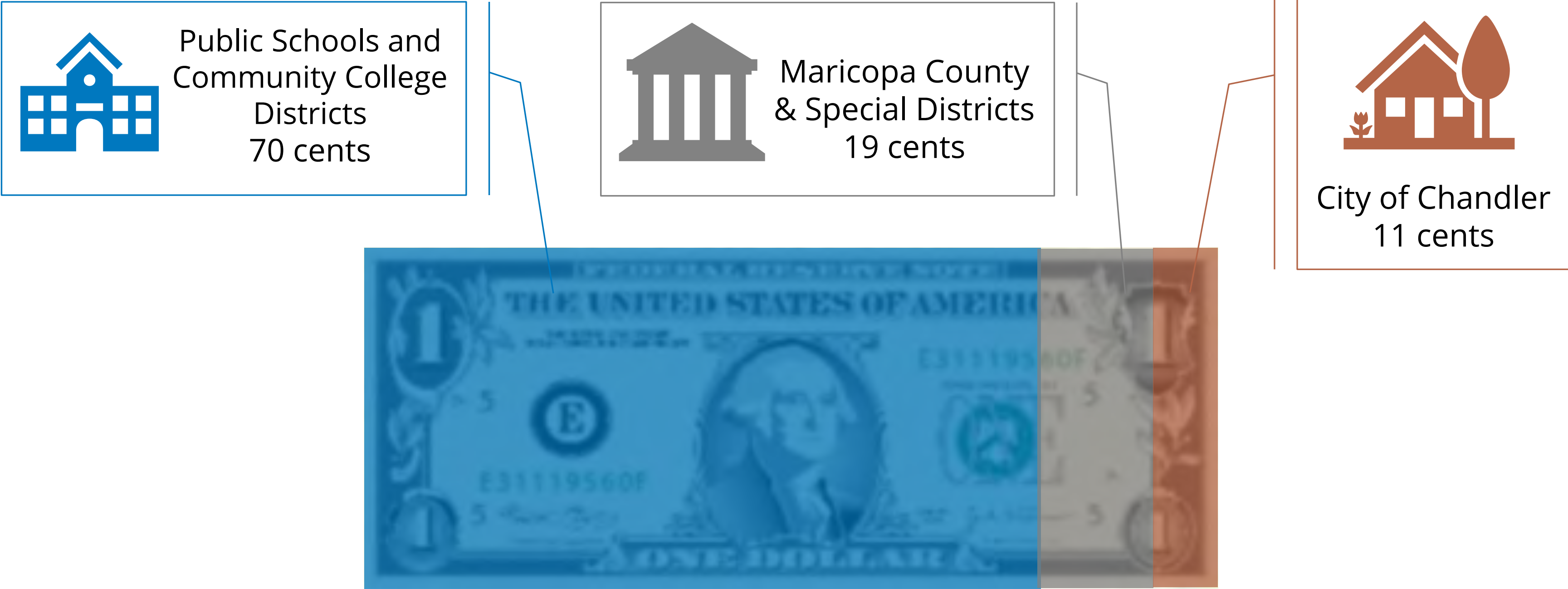


City Debt Overview



Pictured: Tumbleweed Multi-Gen Expansion

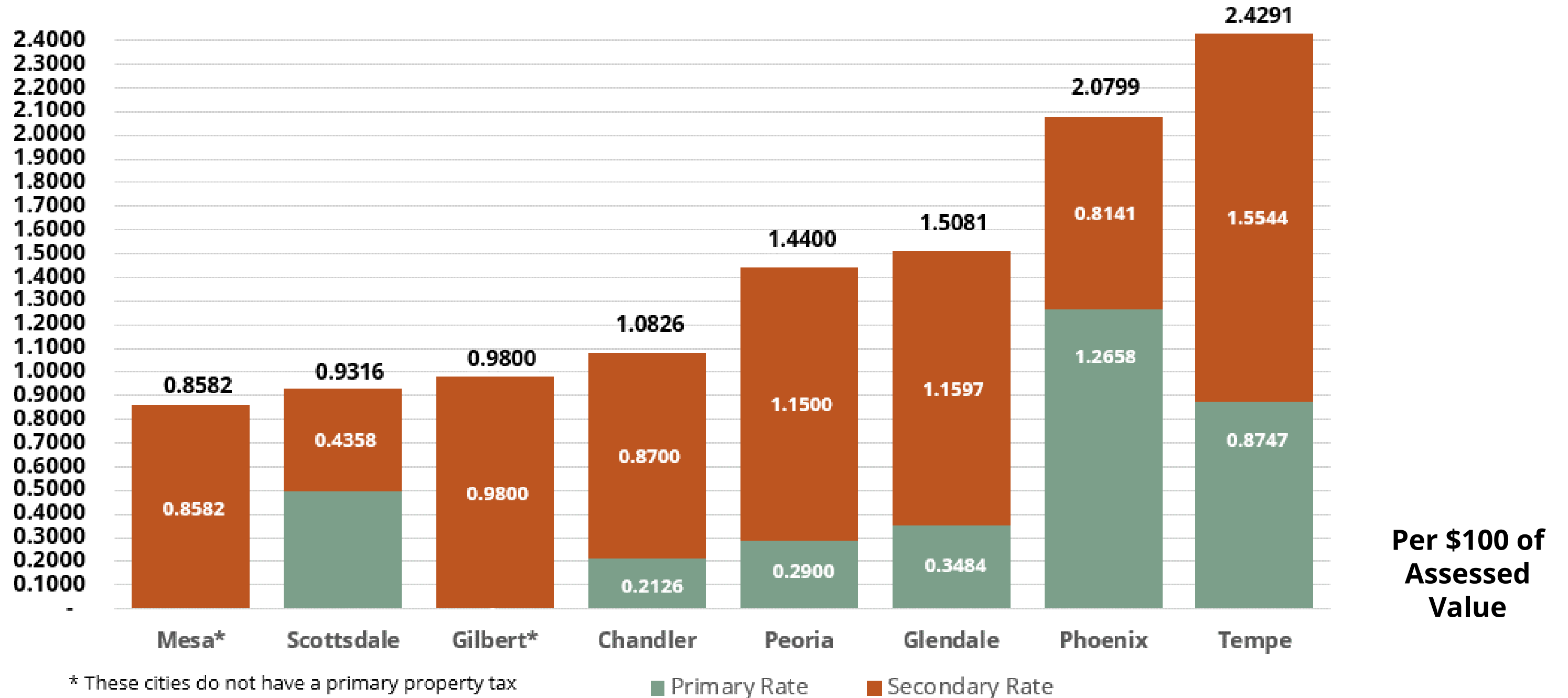
Breakdown of \$1 of Typical Chandler Property Tax Bill



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

Property Tax Rate Comparison

FY 2024-25 Property Tax Rate Comparisons



Statutory Debt Capacity and Total Outstanding Debt

General Obligation Bond Capacity Available

	20%	6%
2024 Net Assessed Full Cash Value	\$7,380,893,156	\$7,380,893,156
Legal Bond Limit	\$ 1,476,178,631	\$ 442,853,589
Outstanding Bonded Debt and Premium Issued	\$ (268,730,403)	\$ (8,092,243)
Bonding Capacity Available	\$1,207,448,228	\$ 434,761,346
Percent Capacity Available	82%	98%

The City manages Debt well, significant unused capacity

66% of City's GO Bonded debt will be paid off by 7/1/28



Type of Issue	Principle Bond Amount with Premium	% Total
General Obligation Bonds (Combined)		
6% Capacity	\$ 8,092,243	
20% Capacity	\$ 268,730,403	
Total General Obligation Bonds	\$ 276,822,646	53.46%
Excise Tax Revenue Obligations	\$ 240,995,000	46.54%
Total	\$ 517,817,646	100%

AAA Bond Ratings

- The City maintained AAA Bond Ratings from Moody's, Fitch, and S&P rating agencies
- One of a few communities across the nation with AAA bond ratings from all 3 rating agencies
- Results in low-cost of borrowing, thereby able to complete large projects through borrowing with less borrowing costs
- Correlates to lower taxes and utility rates (revenue streams paying debt service)



Pictured: Softball Complex at Tumbleweed



Remaining Bond Authorization, Property Tax Rate & Next Steps



Pictured: Existing neighborhood and community parks updates

GO Bond Authorization

GO Bonds cannot be issued without residents authorizing this first

- Bond Authorization generally cannot shift between categories
- Authorization is **not** new debt, nor does it raise the tax rate, it simply authorizes the City to sell bonds for projects in those categories

Type of Voter Approved Debt	Available Authorization After 2021 & 2023 Bond Sales	Fall 2025 Bond Sale	Remaining Authorization	Fall 2027 Bond Sale	Remaining Authorization
Parks/Recreation/Museum/Arts	\$ 52,130,000	\$ (40,930,000)	\$ 11,200,000	\$ (54,825,000)	\$ (43,625,000)
Streets	98,681,000	(72,725,000)	\$ 25,956,000	(75,625,000)	\$ (49,669,000)
Public Safety- Police	55,340,000	(55,340,000)	\$ -	(17,000,000)	\$ (17,000,000)
Public Safety- Fire	15,181,000	-	\$ 15,181,000	(3,300,000)	\$ 11,881,000
Airport	494,000	-	\$ 494,000	-	\$ 494,000
Public Buildings (Facilities)	31,050,000	(7,100,000)	\$ 23,950,000	(9,000,000)	\$ 14,950,000
Stormwater	624,000	-	\$ 624,000	(300,000)	\$ 324,000
Library	3,680,000	-	\$ 3,680,000	-	\$ 3,680,000
Subtotal	\$ 257,180,000	\$ (176,095,000)	\$ 81,085,000	\$ (160,050,000)	\$ (78,965,000)
Landfill	4,935,000	-	\$ 4,935,000	-	\$ 4,935,000
Public Buildings	9,960,000	(6,000,000)	\$ 3,960,000	-	\$ 3,960,000
Water/Wastewater	-	-	\$ -	-	\$ -
Total	\$ 272,075,000	\$ (182,095,000)	\$ 89,980,000	\$ (160,050,000)	\$ (70,070,000)



GO Bond Funded Project Needs in 10-Year CIP

Sheet 1: Full project listing (all Subcommittees)
Sheet 2: Your Subcommittee projects in current CIP with recommended adjustments

- Summarized by bond category (navy blue lines)
- Projects in gray will use existing bond authorization
- Projects highlighted in yellow will be areas of focus
- Projects support new and existing infrastructure
- Some projects may be discussed by more than one Subcommittee

Property Tax Impact

Additional bond authorization does not mean taxes will increase

Bond authorization is like a credit limit to pull from when needed

To achieve no tax increase, it requires a balance between

Assessed Value



Tax Rates

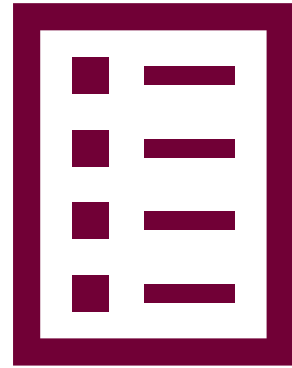
This formula generates the revenue (tax levy) required to pay the debt service on the GO Bonds

As debt is paid down, new debt can be added, which leaves the tax rate flat



Considerations & Next Steps

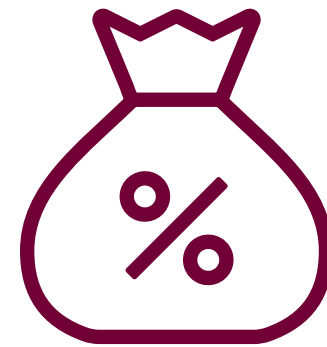
Prioritize



Forming Subcommittee Recommendation

- Refine project prioritization to guide financial analysis
- Recommend a project shifts to a different subcommittee

Tax Impact



Financial Analysis

- Prioritized Subcommittee lists combined for tax rate analysis and timing
- Will assume modest increase in Assessed Values looking out 8-10 years

Ballot Questions



Steering Committee

- Bond Counsel helps develop questions to meet the needs of all projects
- Taxpayers can then decide what they are willing to fund through property taxes



Questions?

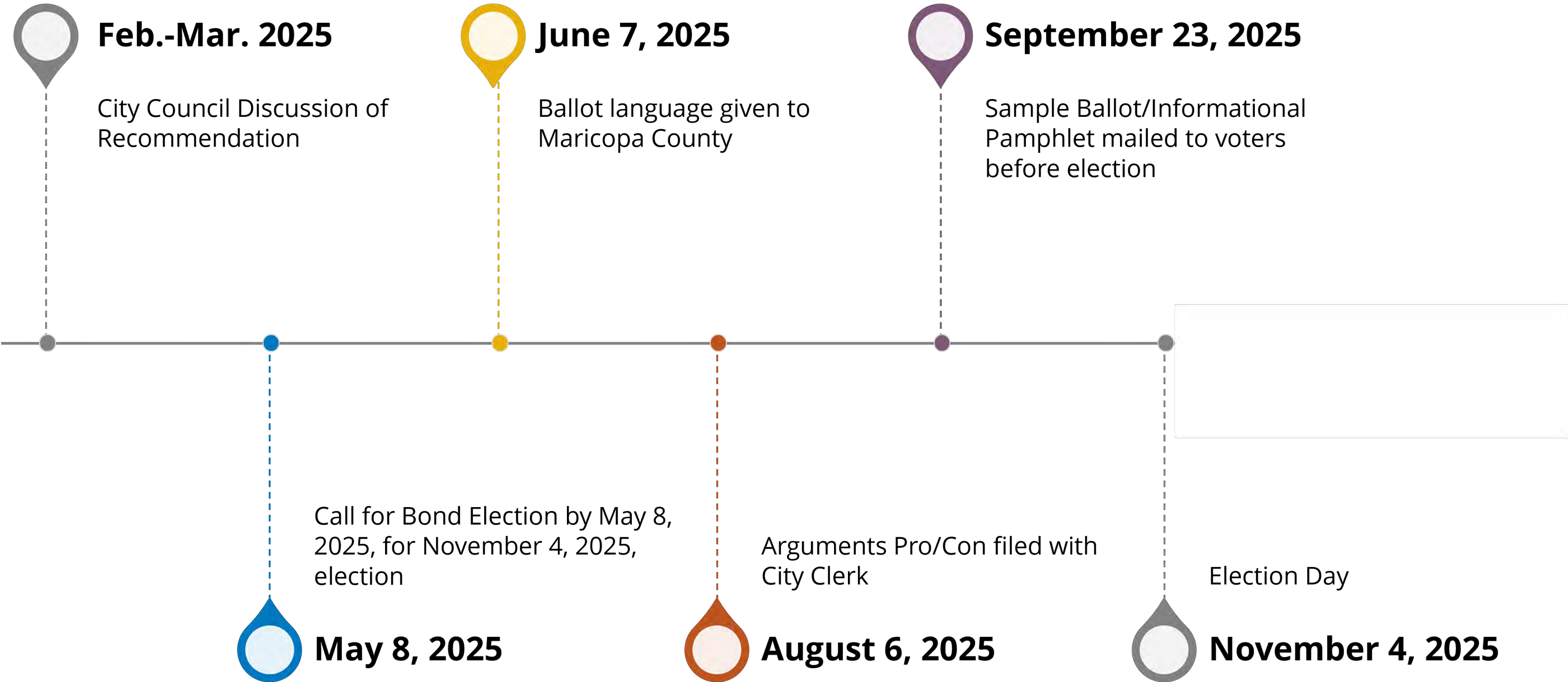


Pictured: Fire Station 2

Resident Bond Exploratory Committee Timeline



Election Timeline



PUBLIC SAFETY BOND SUBCOMMITTEE

Police Department Introduction

September 25, 2024



MISSION

To provide a safe community where people can live, work, and thrive.

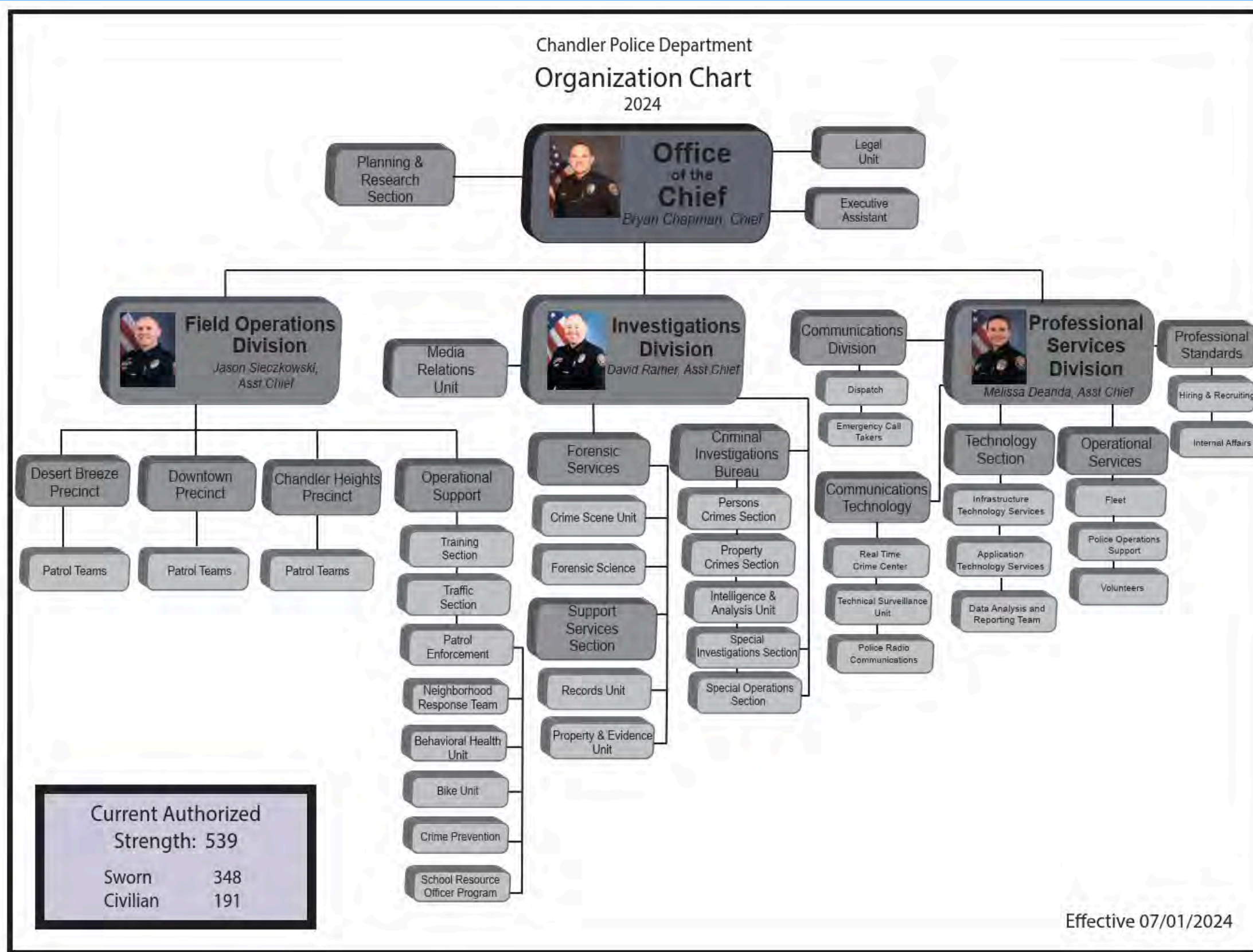
VISION

The Chandler Police Department is committed to being a world-class leader in law enforcement. We will pursue and engage the best trained, equipped, and committed professionals who demonstrate the highest standards of performance and best policing practices in partnership with the community.



CHANDLER POLICE ORGANIZATIONAL STRUCTURE

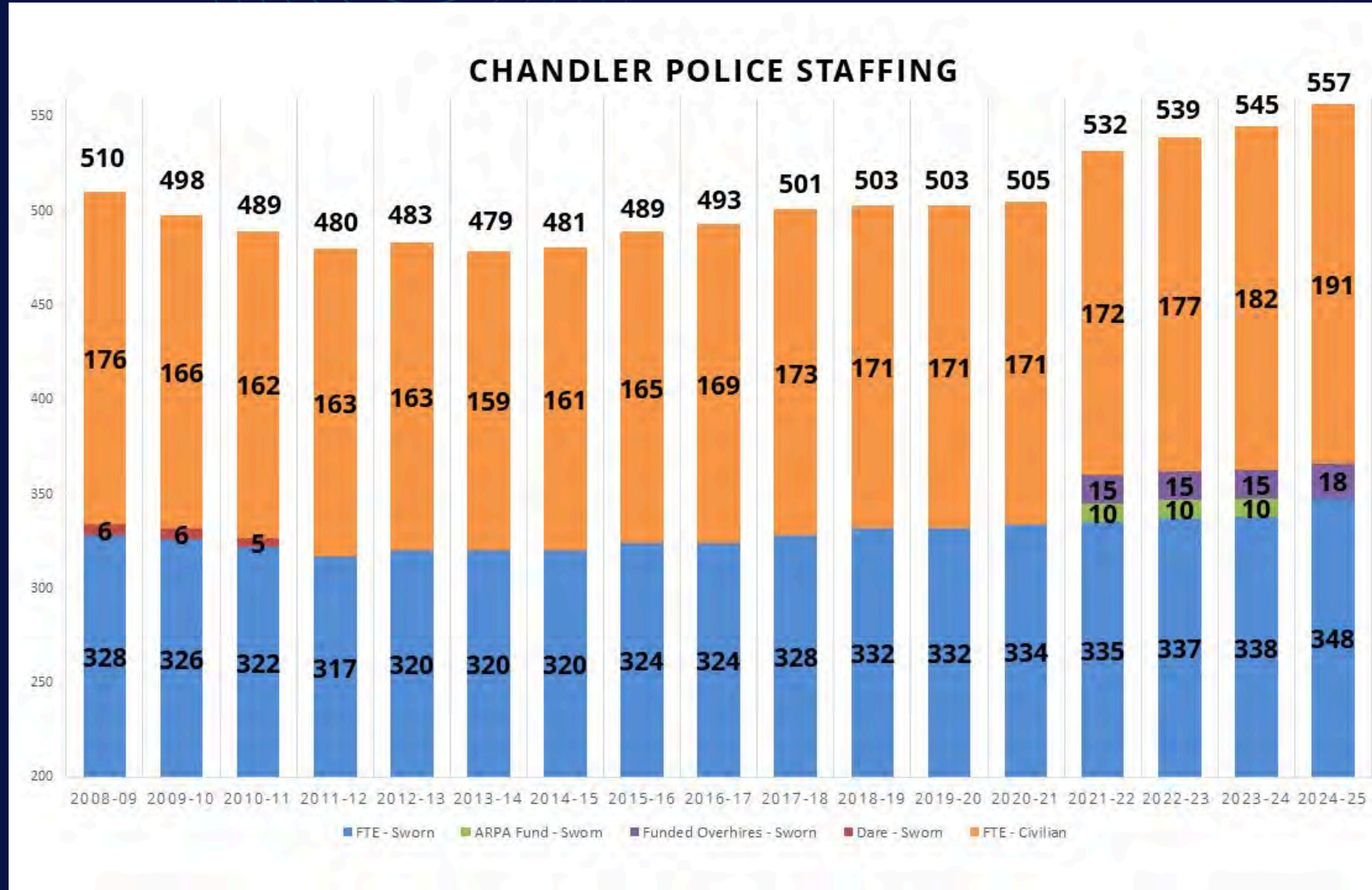
FY 2024-25



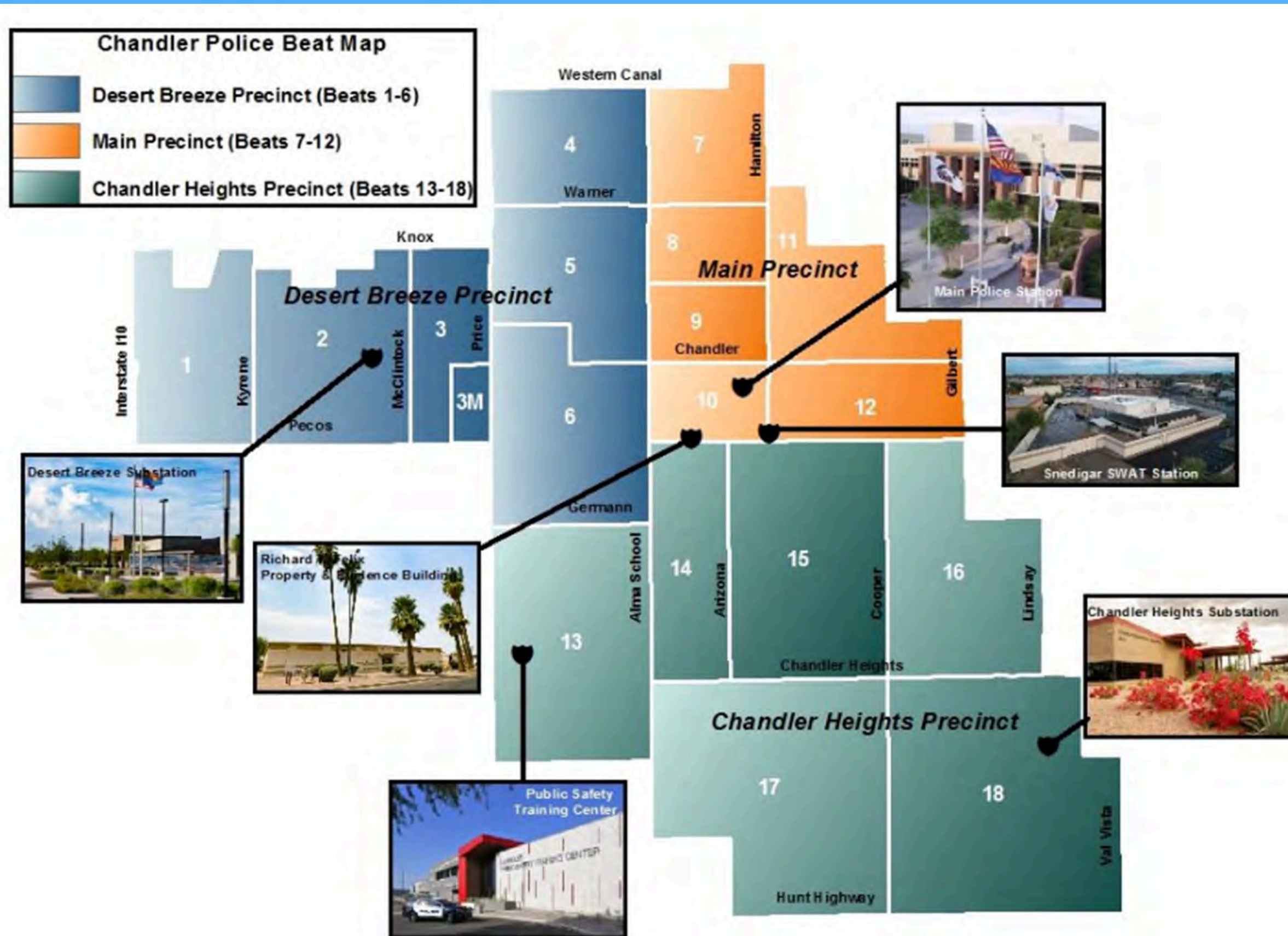
Chandler Police Authorized Full-Time Employees 2008-2024

FY2024-25 Authorized Positions: 565

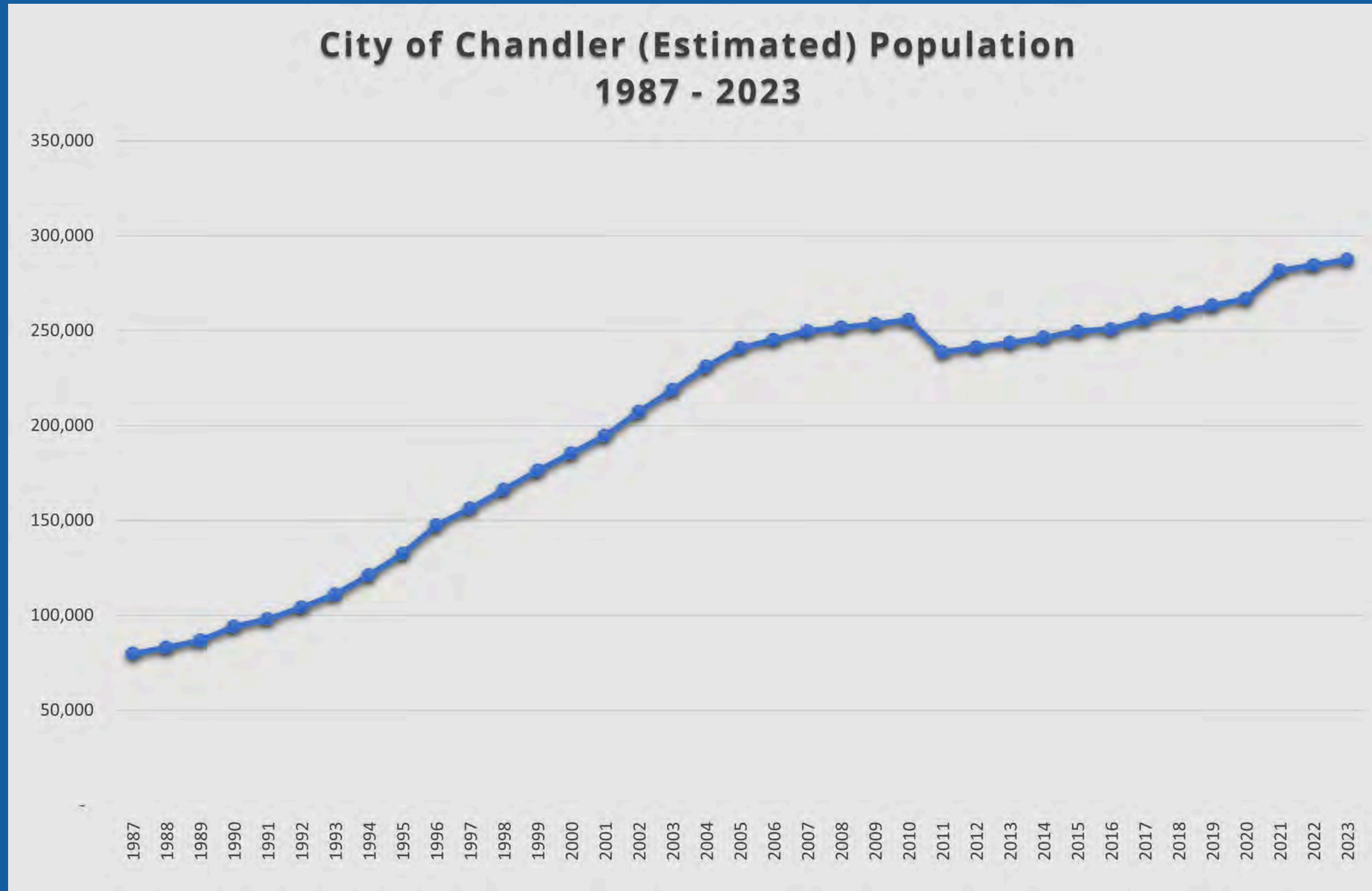
*includes 8 civilian overhire positions



CHANDLER POLICE BEAT MAP AND FACILITIES



CHANDLER POPULATION TRENDS



CHANDLER CRIME TRENDS

**Uniform Crime Report Part I Crime Rate
Per 1,000 Population
1987 - 2023**



**Uniform Crime Report Part I Crime Index
1987 - 2023**





STRATEGIC GOALS

Prevent Crime

Provide Effective Police Services

Develop & Strengthen Partnerships

Develop Personnel

Enhance Infrastructure

TOP ISSUES

**Continuous Improvement
Strategies**

Personnel Development

**Employee Wellness &
Resilience**

Community Safety

Technology Advancement

CHANDLER POLICE DEPARTMENT BOND PROJECTS



Forensic
Services
Facility



Downtown
Precinct
Renovation



Emergency
Vehicles

2021 BOND PUBLIC SAFETY SUBCOMMITTEE RECOMMENDATIONS

Project Name	Bond Projected Amounts	Other Funding Source or Future Bond Election
Forensic Services Facility	\$38,325,000	
CIB, Communications Renovations	\$6,361,000	
Police Emergency Vehicles	\$1,623,000	
Wellness Center	\$495,000	
Main Station Remaining Renovations	\$9,686,000	
Detention Facility		\$15,166,000
Total	\$56,490,000	\$15,166,000
Remaining Authorization	\$1,300,000	
2021 Bond Authorization Needed	\$55,190,000	

Questions?

