

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Thursday, February 13, 2014.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY at 7:08 P.M.

The following members answered roll call:

Jay Tibshraeny	Mayor
Rick Heumann	Vice-Mayor
Trinity Donovan	Councilmember
Nora Ellen	Councilmember
Jack Sellers	Councilmember*
Jeff Weninger	Councilmember

\*Councilmember Sellers participated telephonically.  
Councilmember Hartke was absent and excused due to a death in his family.

Also in attendance:

Rich Dlugas	City Manager
Pat McDermott	Assistant City Manager
Marsha Reed	Assistant City Manager
Kay Bigelow	City Attorney
Marla Paddock	City Clerk

INVOCATION: Pastor Keith Shephard, Alma School Church of Christ

PLEDGE OF ALLEGIANCE: Councilmember Ellen led the Pledge of Allegiance.

CONSENT:

MR. MIKE JOHNSON, 423 N. Valencia, Chandler addressed Item 2 (Ord. 4483). He asked the Council to delay Ordinance No. 4483. He stated that as a business consultant with over 30 years of experience, he had the opportunity to work with an individual that had massage establishment infractions and saw how the process worked. He expressed concerns with obtaining a fair hearing to correct code violations. He cited issues with the city's definition of employee versus an independent contractor and the changes to Section 17-13.3 regarding the absence of a second level appeal.

MS. DAWN LANG, MANAGEMENT SERVICES DIRECTOR reported that typically by the time a revocation of a license comes forward there have been numerous violations. She said throughout the last hearing, they identified flaws in the ordinance and some areas that needed further clarification. Employees or independent contractors of establishments must be registered if they are performing massages and must apply a tax license. In addition, logs and client logs are required. If a few names are missing, that is not necessarily a gross violation. Typically they will find logs are not maintained. The recommendation to remove the second appeal was included in the proposed ordinance. This is consistent with other city processes that only have one appeal. She reported what would happen is an appeal would be prolonged and the establishment would still continue operating during the second appeal process. She stated the changes make the process more efficient and certainly gross violations are determined before revocations of licenses occur.

MOVED BY VICE MAYOR HEUAMNN TO APPROVE THE CONSENT AGENDA WITH THE ADDITIONAL STIPULATION ON ITEM NO. 6. THE MOTION WAS SECONDED BY COUNCILMEMBER DONOVAN.

VICE MAYOR STATED HIS NAY VOTE ON ITEM 15. He thanked staff on Item 5 for working with the neighbor to resolve a traffic issue.

MOTION CARRIED UNANIMOUSLY (6-0) WITH THE EXCEPTIONS NOTED.

1. MINUTES:

APPROVED the following City Council Meeting Minutes:

- 1a. Special Meeting of January 23, 2014.
- 1b. Regular Meeting of January 23, 2014.

2. CITY CODE AMENDMENT: Chapter 17 Ord. #4483

ADOPTED Ordinance No. 4483 amending Chandler City Code, Chapter 17, Sections 17-1 through 17-9, 17-12 through 17-14, and 17-16 relating to Massage Establishments

3. REZONING: Maplewood Court II Ord. #4516

ADOPTED Ordinance No. 4516, DVR13-0004 Maplewood Court II, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential for housing product and subdivision layout of a 14-lot single-family residential subdivision located at the SWC of Willis Road and Vine Street.

4. REZONING: Belmont Estates – North 17' Strip Ord. #4521

ADOPTED Ordinance No. 4521, DVR13-0046 Belmont Estates – North 17' Strip, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential as part of the Belmont Estates single-family residential subdivision located north of the NWC of Gilbert Road and Sunrise Place.

5. REZONING: Ocotillo Landing Ord. #4522

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4522, DVR13-0028 Ocotillo Landing, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential housing product and subdivision layout for a 62-lot single-family residential subdivision on approximately 19 acres located south of the SWC of McQueen and Ocotillo roads at the Brooks Farm Road alignment.

6. REZONING / PRELIMINARY DEVELOPMENT PLAN: Centre Point Business Park Ord. #4524

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4524, rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office, and self-storage mini-

warehousing to PAD for retail/restaurant, light industrial, general/medical/dental office, and self-storage mini-warehousing. (Applicant: Withey Morris PLC, Mike Withey.)

APPROVED a Preliminary Development Plan (PDP) as amended by adding Condition No. 6 for site layout and building design located east of Arizona Avenue on the north side of Ocotillo Road at the NWC of Ocotillo Road and the Consolidated Paseo Canal.

### BACKGROUND

This property is located within the Airpark Area Plan's southwestern boundary along Ocotillo Road and east of Arizona Avenue. East of the site is the Consolidated Paseo Canal and the Paseo Vista Recreation Area park. Properties north and west are zoned for industrial uses. The property immediately west is zoned for a mini-storage and recreational vehicle storage facility. South, across Ocotillo Road, is a parcel zoned for multi-family residential and another zoned for business park uses.

The request is for rezoning from Planned Area Development (PAD) for light industrial, general/medical/dental office and self-storage mini-warehousing to PAD for retail/restaurant, light industrial (I-1 uses), general/medical/dental office and self-storage mini-warehousing with Preliminary Development Plan (PDP) for a business park. The rezoning adds retail/restaurant uses as permitted by right in C-2 to the previously zoned uses. The retail/restaurant uses would occur in Building A only. All parcels are permitted I-1 light industrial uses and office uses are permitted in Buildings B through H.

The PDP includes site and building design components that delineate the various land uses by allocation, size, building arrangement, building elevations and architectural style and details. This is a phased development and the PDP requests conceptual approval for layout and design of buildings. The applicant requests the ability to meet the general intent of the project design but due to market demands and individual users when development occurs, Planning Staff would review each parcel administratively for substantial conformance with the PAD/PDP. The development of each parcel will be required to comply with Zoning Code site development standards.

The proposed use of a business park is consistent with the Airpark Area Plan which identifies the property as being within the Light Industrial designation and further allows the consideration of the Commercial/Office/Business Park land use designation within areas designated as Light Industrial. The Airpark Area Plan allows these two land use designations to be considered as interchangeable on a case-by-case basis.

The original zoning for this development occurred in 2005. Off-site improvements were later constructed including Centre Pointe Parkway, two cul-de-sac streets, sidewalks and paving. The prior development plan included 11 lots, which was modified and platted as 9 lots. Recently, the City acquired land within the subject site adjacent to the canal. The City needed property for the installation and operation of a force main pipeline, which is a pressurized sewer line that connects the Ocotillo Water Reclamation Plant to the Airport Water Reclamation Plant. The new line runs in Ocotillo Road and goes north along the west side of the Consolidated Paseo Canal abutting the planned business park. The City has a 26-foot wide strip along the canal.

Upon entering the business park, the first parcel provides retail and restaurant uses in an approximate 22,860 square foot in-line shops building, Building A. The rest of the development transitions from light industrial and/or office use to only light industrial use buildings, and then self-storage mini-warehouse use. The Centre Pointe Parkway entrance includes a center identification/entry feature sign with low walls, Date Palm trees and planting design that creates a

sense of arrival. The landscape theme throughout the business park is a desert plant palette. While effluent irrigation is available to allow turf, the development does not include turf.

Building architecture is a Southwest color palette mixed with a modern, geometric style. Each building is designed to meet the Commercial Design Standards such as varied rooflines, breaking up wall planes with vertical and horizontal elements, varied materials and colors, and varied building footprints. Building façades are designed with single score, standard CMU block and split face block. Decorative coloring with a combination of steel rooftop canopies, shade awnings, and screen elements accentuate building undulations. All buildings will relate to each other through the common use of materials and colors. Screen walls and parking screen walls are designed to match the materials, colors and patterns of the buildings. Exterior service yards can be incorporated at the rear of buildings and require screening by solid masonry walls. Outdoor storage is permitted only within screened yard areas. Covered parking canopies will be designed to match paint colors and building forms creating a unique canopy design. The development provides required parking totaling 731 parking spaces.

The entry feature sign is a 6-foot high triangular shaped wall with I-beams angled across the top and flanked by a curved low wall with landscape plantings. The center identification lettering is mounted on dimensional aluminum. The logo and lettering are flat cut out aluminum, reverse pan channel with ground mounted lighting. The development includes directional signs with individual tenant names at 6-feet high. While not conveyed and exhibited in the Development Booklet, a parcel may have an individual monument sign for a company name and logo. The lettering and logos will be reverse pan channel. Building mounted signage for tenants will be illuminated reverse pan channel lettering as well. The individual monument signs and building signage shall be in accordance with Sign Code.

#### DISCUSSION

The business park is designed to accommodate individual users and multi-tenant industrial and office space with support retail and restaurant uses. The layout of the development was pre-established in a prior zoning case. The layout lends itself to individual owned parcels and private yards for certain buildings. Landscaping and architecture bring forth a unified design element for this development. The development enhances this section of the Airpark Area Plan and Ocotillo Road corridor. In regards to the self-storage mini-warehouse component, a zoning condition is maintained from prior zoning approval. A zoning time limit condition is not necessary as the prior zoning vested due to off-site improvements.

#### PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on October 1, 2013. One property owner to the west attended and met with the applicant and architect. The attendee inquired about the project design uses. Planning Staff has received no correspondence in opposition.

#### PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 7 – 0.

#### RECOMMENDED ACTIONS

##### **Rezoning**

Upon finding consistency with the General Plan and Airpark Area Plan, the Planning Commission and Planning Staff recommend approval subject to the conditions listed in the ordinance.

#### **Preliminary Development Plan**

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CENTRE POINT BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR13-0025, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestal, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Within the mini-storage development area, the following shall occur:
  - a. All outdoor storage and vehicles shall be fully screened and shall not be visible above the walls enclosing the outdoor storage areas.
  - b. All hazardous materials shall be prohibited within the self-storage units and on the site.
  - c. All repair work or activities not related to self-storage or vehicle parking shall be prohibited.
6. The applicant shall work with Planning Staff to enhance the architectural design of Building A along Ocotillo Road.
7. REZONING/PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT: Layton Lakes Parcel 17 Ord. #4525

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4525, DVR13-0031 Layton Lakes Parcel 17, rezoning from Planned Area Development (PAD) for commercial uses to PAD Single-Family Residential. (Applicant: Tim Starkey; Coe & Van Loo Consultants, Inc.)

APPROVED a Preliminary Development Plan (PDP) for the subdivision layout and housing product.

APPROVED PRELIMINARY PLAT PPT13-0021 for Parcel 17 of the Layton Lakes Master Plan located at the SWC of Lindsay and Queen Creek roads.

#### BACKGROUND

The approximate 832-acre Layton Lakes Master Planned development received PAD zoning in March 2001. Of the 832 acres, approximately 373 acres are within the City of Chandler with the majority of Phase 1 occurring in the Town of Gilbert. In December 2003, a PDP was approved for the 21.6-acre Community Recreation Center as part of Phase 1 within the City of Chandler. In February 2004, Council approved a Preliminary Development Plan (PDP) and Preliminary Plat involving the subdivision layout and landscape plans for Phases 2, 3 and 4 of the master planned community. Each of the 7 residential subdivisions, as well as the two commercial parcels within the Chandler portion of Layton Lakes, would be required to process future PDP's for building architecture. In March 2007, Parcel 16 was rezoned to include a 5-acre church parcel, and in April 2011, the housing product and amended lot layout was approved for Parcel 16. Most recently, the Athlos Traditional Academy Charter School purchased 10 acres of the former Parcel 26 for the construction of a charter school. The school was completed in 2011. The subject Parcel 17, one of two parcels within Chandler's jurisdiction planned for commercial C-2 uses, never received PDP approval.

The subject Parcel 17 is bordered to the north by Queen Creek Road, with a future Commercial Town Center within the Town of Gilbert located north of the arterial road. Adjacent to the west is Layton Lakes Boulevard with the Layton Lakes Community Center located west of the collector roadway. To the south is the vacant Parcel 18 planned for medium-density residential as well as the northern end of the residential Parcel 16. Lindsay Road abuts the site's east side with additional Layton Lakes residential parcels east of Lindsay Road within the Town of Gilbert.

The request is for approval of an amendment to the PAD zoning, rezoning the 15.6-acre Parcel 17 designated for Commercial C-2 uses to Single-family Residential, as well as PDP and Preliminary Plat (PPT) approval for the subdivision layout and standard lot size. Parcel 17 is one of three commercial parcels within the 832-acre Layton Lakes Master Plan, two of which are within the City of Chandler. The third commercial parcel is approximately 1 acre in size and located directly north of the subject site within the Town of Gilbert limits. All three commercial parcels remain undeveloped.

The request includes 61 lots for a net density of 3.98 dwelling units per acre. The proposed subdivision provides two points for vehicular access, one along Lindsay Road and the other along Layton Lakes Boulevard, with open space providing a visual terminus at each landscaped median entry. The landscaping is simply a continuation of the established palette and design for the Layton Lakes Master Plan. On average, the lots provide an approximate 50-foot landscape setback from Queen Creek Road with approximately 150 feet along Lindsay Road. Finally, all active landscaped open spaces include pedestrian connectivity within themselves as well as providing access to the extensive lake/open space system within Layton Lakes. The request proposes a standard lot size of 52'x115' (5,980 square feet). The lot setbacks are front yard minimum of 20 feet (10 feet to livable/side loaded garage), side yard minimum of 5 feet and 7 feet, rear yard minimum of 10 feet for a single-story home and 20 feet for a two-story home. Overall, the subdivision layout complies with 7 of the 8 required elements and 10 optional elements as found within the Residential Development Standards.

Additionally, the request includes PDP approval for the housing product. The housing product includes one true single-story plan, a hybrid single-story with loft plan, and three traditional two-story plans. The home's square footages range from 2,105 square-feet to 3,166 square-feet.

Staff considers the hybrid plan to represent a single-story home in terms desired plan diversity, as well as in regards to setbacks. In essence, the request includes two single-story homes and three two-story homes. The housing product is in conformance with the Architectural Diversity Element of the Residential Development Standards (RDS). Covered entries are provided on all plans with stone accent material provided on at least one elevation for each plan. Various two-story plans include extended-width covered entry ways and certain single-story plans include front walled-in courtyards that extend past the face of the garage, as well as stone accent material on certain plan elevations. The housing product provides varied roof ridgelines, decorative windows and wrought iron accents, as well as decorative garage and front doors that provide a high level of quality and distinguish the various elevations from one another. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof ridgelines. The exhibits within the Development Booklet contain an error as homes with window treatments; mullion and/or muntin patterns found on the front elevations, are not carried around the other sides. Staff has added a condition requiring window treatments, mullion and muntin patterns shall remain consistent on all sides of the homes. This is to ensure the requirement of four-sided architecture found within the RDS is met. Finally, the elevations for the single-story and hybrid plans remain virtually identical. Planning

Staff has added a condition requiring the applicant to work with Planning Staff to provide elevation diversity between the two plans.

#### DISCUSSION

Staff supports the request to rezone the approximately 15.6-acre site from commercial to single-family. As the area is studied in terms of existing commercial, planned commercial and long-term economic viability, this site is not one that Planning Staff finds maintains a strong long-term viability status. Not only is there a substantial existing commercial (regional and neighborhood) base within close proximity to the subject site, the existing and future anticipated traffic volumes through the Queen Creek and Lindsay roads intersection are marginal at best. Planning Staff, working with Economic Development, finds the inclusion of additional commercial retail uses could simply cannibalize patrons from nearby existing centers.

Planning Staff supports the proposed subdivision layout and housing product finding the request to represent a quality yet diverse addition to the Layton Lakes Master Plan. The proposed lot size remains consistent with various parcels such as Parcel 16. The subdivision layout integrates well with the master plan and is designed to appear as though it was always an intended component. Finally, the housing product simply continues the high level of quality established within the Layton Lakes Master Plan.

#### PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code with a neighborhood meeting being held on October 24, 2013. There were no neighbors in attendance. Planning Staff has received no correspondence in opposition.

#### PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 7 – 0.

#### RECOMMENDED ACTIONS

##### **Rezoning**

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to conditions as listed in the ordinance.

##### **Preliminary Development Plan**

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 17" and kept on file in the City of Chandler Planning Division in File No. DVR13-0031, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. Window treatments, mullion and/or muntin patterns shall remain consistent on all sides of the homes.
6. For lots backing onto an arterial street, two-story homes are limited to every third lot.
7. The applicant shall work with Planning Staff to provide elevation diversity between Plan 4001 and Plan 4004.



The subject site received zoning approval in 2001 to PAD for Light Industrial uses, including storage warehouses, as part of the approximately 30-acre Germann Commerce Center. The 2001 approval included Preliminary Development Plan (PDP) approval for Phase One of the self-storage facility. Phase One was constructed on approximately 6 acres. The existing facility includes a decorative masonry wall along the site perimeter, an office with a caretaker unit, customer parking, two storage buildings on the north side of the property and outdoor vehicular storage. Current access is provided from one driveway via Germann Road to a gated entrance/exit.

The request is for PDP approval of Phase 2 of the self-storage facility and encompasses modifications to the existing site layout and improvements to the vacant 3.55 acres of the 9.69 acre site. The site layout is modified by relocating the outdoor vehicle storage to the southwest portion of the site and replacing this area with two self-storage buildings. The proposed improvements discussed below complete the build-out of the self-storage facility.

A new gated driveway at the west end of the site will provide controlled access into the new vehicle storage area from Germann Road. The new vehicle storage area will be screened by an 11'4" high decorative masonry wall to match the existing perimeter walls. The screen wall, facing the Germann Road frontage, will use wall planters at its base and wall plane changes to break up the horizontal length. The wall materials are a combination of smooth and split-faced concrete masonry units stained to match the existing walls.

Two new self-storage buildings totaling 34,250 sq. ft. in area, will be constructed in the area currently used for outdoor vehicle storage. Existing building floor area is 89,873 sq. ft. and will total 124,123 sq. ft. with the additional buildings. The new self-storage buildings will add 214 storage units to the existing 561 storage units in the facility for a total of 775 units. The new buildings will have a combination of air-conditioned and non-conditioned storage units. The building materials, design and color palette are identical to the existing storage buildings utilizing ribbed and smooth metal siding, metal doors and earth tone paint colors.

The existing south building will be modified by removing approximately 33 ft. of the west end of the building to accommodate a new vehicular access from the new vehicle storage area to the self-storage buildings. This new drive will be gated with controlled access.

Landscape will be added along the west and south property lines. Dead, dying or missing landscape will be replaced. The proposed landscape palette includes Sweet Acacia, Sissoo and Date Palms, with shrubs and accents such as Agave, Bottle Brush and Ruellia.

The hours of operation for the office are 8:30 a.m. until 5:30 p.m. Monday through Saturday and 10 a.m. to 4 p.m. on Sunday. The gates are operational seven days a week from 7 a.m. until 7 p.m.

Several waivers are requested and include the following items: The first request is to reduce the 50 ft. front yard setback to 30 ft. along Germann Road. Although no new buildings are proposed along the Germann Road frontage, a new wall for screening the new vehicle storage area will be built within the setback area. The new wall will be 11 ft. 4 ins. in height, depending on grade. The wall is less in mass and height than constructing a new building which is permitted to be 30 ft. in height at the building setback line.

The taller wall screens the recreational vehicles and trailers to be located in the outdoor vehicle storage area. The reduction to 30 ft. wide provides an additional 10 ft. to the landscape area

along Germann Road, as landscape and parking screen walls are permitted within the 20 ft. landscape area.

The second request is to maintain the existing number of parking spaces as seven spaces for customers and employees. Customers come to the office initially to rent a unit or store vehicles, but once rented, these customers do not use the customer parking. The number of employees will remain as two employees.

The third request is for opaque gates as an alternative to solid gates at each drive. The existing eastern vehicular gate was changed to an open gate to allow for air to pass through. However, the gates are required to be solid for screening. The proposed new gate will be opaque to provide screening yet allow air to pass through and the existing gate will be replaced to match the new gate. The new gate design has perforated metal with ½-inch and 1-inch diameter holes and metal tubes as depicted in the Development Booklet.

#### DISCUSSION

Planning Staff supports the request to modify the site layout and add two buildings to the self-storage facility. The building design, landscape and site improvements complement the existing facility. The waivers for a reduced setback along Germann Road, no additional parking, and opaque gates are appropriate modifications for the self-storage facility. The 30-ft. deep landscape tract along Germann Road provides a significant visual buffer mitigating any concerns generated by the wall height and the outdoor vehicular storage area.

#### PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code with a neighborhood notification letter being mailed on November 25, 2013. Planning Staff has received no correspondence in opposition.

#### RECOMMENDED ACTION

Upon finding consistency with the Chandler Airpark Area Plan and Planned Area Development (PAD) zoning, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinance No. 3229 in case DVR00-0028, GERMANN COMMERCE CENTER, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Facility Expansion for Germann Storage Solutions", and kept on file in the City of Chandler Planning Division, in File No. PDP13-0012, except as modified by condition herein.
3. The existing east driveway gate shall be replaced to match the new gate.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Dead, dying or missing landscape shall be replaced.
5. The site shall be maintained in a clean and orderly manner.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standards details and design manuals.

8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

10. NOTICE OF INTENTION: System Development Fee Modification

ADOPTED Notice of Intention to modify certain System Development Fees and set the date for a public hearing on March 24, 2014.

BACKGROUND

In order to continue to collect System Development Fees after August 1, 2014, the City must comply with Arizona Revised Statute §9-463.05. Several steps have already been completed to ensure City compliance with the Statute including an administrative action to reduce most system development fees effective January 1, 2012; completely revising the City's ordinance regarding collection and use of system development fees; hiring a consultant to prepare a report detailing Land Use Assumptions and an Infrastructure Improvement Plan and developing proposed changes to system development fees; and Council adoption of the Land Use Assumptions and Infrastructure Improvement Plan on the February 13, 2014 agenda. The next step is for Council to consider the proposed fee changes and to conduct a public hearing no sooner than 30 days after publication of a Notice of Intention. The hearing is planned for Monday, March 24, 2014, as a Special Meeting following the Study Session.

PUBLIC NOTIFICATION

Once approved by Council, the Notice of Intention to Modify Certain System Development Fees will be posted on the City's web site and published in the Arizona Republic. In addition, social media and other electronic media will be used to notify the public of the public hearing.

FINANCIAL IMPLICATIONS

The City currently has ten System Development Fee categories (which includes those identified as System Development Fees and those identified as Impact Fees). Each of the categories has been evaluated in the consultant's report based on updated land use assumptions and the Infrastructure Improvements Plans. In the final analysis, some fees are proposed to decrease, some are proposed to increase and one (Water Resources) would be eliminated and merged with the Water System Development Fee.

11. RELEASE OF DEED OF TRUST: 298-382 N. McQueen Road

AUTHORIZED the Neighborhood Resources Director to release a Deed of Trust on property at 298-382 N. McQueen Road, Chandler, Arizona, in consideration for the receipt of the sum of \$20,000.00.

BACKGROUND/DISCUSSION

Normally, the release of a Deed of Trust is a routine matter handled through the Neighborhood Resources Director when a housing rehabilitation loan is repaid or otherwise satisfied.

However, this matter involved the release of a Deed of Trust that secured a note given by Human Action for Chandler (HAC), now Community Services of Arizona (CSA), in consideration for an award of \$500,482.00 in federal HOME Investment Partnership Program (HOME) funds in 1998 for the development of affordable housing. No portion of the note has been repaid, but the period

of the note has passed the federally required 10-year affordability period, even though it has not yet met the additional 10 years comprising the full term of the 20-year note.

In 2004, the City's lien was subordinated to a bank loan and Deed of Trust, which is now in the first lien position and which, until recently, has been subject to foreclosure proceedings that would completely eliminate the City's interest in the subject property securing the City note. The bank lien was assigned to an investment group that only recently cancelled the pending trustee's sale to foreclose on the property. Meanwhile, a closely associated entity, AZ APT 3113, LC, has acquired title to the property from CSA and assumed CSA's repayment obligation under the bank note. AZ APT 3113, LLC has offered to pay the City \$20,000.00 in consideration for the City's recording a release of its lien interest in the property.

The release of the City's lien will allow AZ APT 3113, LLC to obtain new financing or to find a new buyer for the property. The new owner's offer benefits the City because it allows the City to recoup a portion of its original loan for future community development use. Otherwise, the City's lien will either be eliminated through foreclosure of the first lien or will automatically expire in a few years. It is recommended that the City accept the offer and, upon receipt of the funds, release its interest in the property.

12. AGREEMENT: Ryley Carlock & Applewhite

APPROVED a 2-year agreement with Ryley Carlock & Applewhite for legal services in an amount not to exceed \$175,000.00.

13. AGREEMENT: Winter & Company

APPROVED Agreement No. CM4-918-3298 with Winter & Company as an Adaptive Building Reuse Program Consultant in an amount not to exceed \$65,280.00.

This professional services agreement is to review current City policies, ordinances, and codes related to the reuse of existing buildings that may not meet current City Code requirements. The adaptive reuse of older buildings can contribute to the preservation of local community character, optimize local infrastructure investment by promoting development in areas where infrastructure is already established, and increase property values by restoring properties to productive uses.

This analysis of existing tools and any additions or modifications that may be needed to create a comprehensive Adaptive Building Reuse Program will be identified by the consultant and recommendations will be presented at a future Council meeting. The area under review shall be bounded by Ray Road on the north; McQueen Road on the east; Pecos Road on the south; and Alma School Road on the west.

Adaptive Reuse Program Deliverables include:

1. Define Adaptive Reuse Climate:
  - Summarize existing policies in key documents such as General Plan, Area Plans, Residential Conversion Policy, etc.
  - Analyze existing regulations.
  - Evaluate plan review and permit process for unique projects.
  - Recommend programs to consider for implementation relating to reuse projects.
  - Initiatives and tools to educate property owners.

- Review of Best Practices in peer communities across the nation and in the region.
  - Focus group meetings with various stakeholders.
2. Develop Adaptive Reuse Strategy:
    - Preparation of a strategy paper that outlines and recommends the range of actions the City can take to facilitate Adaptive Reuse.
  3. Implementation of Adaptive Reuse Strategy:
    - Final Adaptive Reuse Report and presentation to stakeholders, Planning and Zoning Commission, and City Council
    - Development of administrative improvement tools, including potential Code revisions, incentive programs, revisions to permit process and staff process.
    - Development of formal policy recommendations for Council approval.
    - Conduct training sessions with staff members and area developers.
    - Development of a brochure to promote the program.

This program was identified by the Mayor and Council during the FY 13-14 Budget process as a priority for the City.

14. PROJECT AGREEMENT: Carollo Engineers, Inc.

APPROVED Project Agreement No. WA1412-201 with Carollo Engineers, Inc., for water and wastewater plant control system upgrades, pursuant to Annual Permitting, Studies, Design and Post-Design Services Contract No. EN1309-101, in an amount not to exceed \$183,580.00.

15. CONTRACT: AJP Electric, Inc.

COUNCILMEMBER HEUMANN VOTED NAY.

APPROVED (5-1) Contract No. AI1303-401 with AJP Electric, Inc., for construction of the Airport Taxiway "A" lighting circuit, in an amount not to exceed \$89,810.00 and authorize the City Manager or his designee to sign the contract documents.

16. AGREEMENT AMENDMENT: Mechanical Products BAS, Inc.

APPROVED Agreement No. CM3-220-3155, Amendment No. 1, with Mechanical Products BAS, Inc., for Energy Management System – Phase II, in an amount not to exceed \$75,000.00 for a one-year period.

17. AGREEMENT AMENDMENT: Continental Flooring Company

APPROVED Agreement No. BF3-360-3216, Amendment No. 1, with Continental Flooring Company in an amount not to exceed \$100,000.00 for a two-year period.

18. PROJECT AGREEMENT: Gavan & Barker, Inc.

APPROVED Project Agreement No. PR1408-201 with Gavan & Barker, Inc., for Folley Park Improvements, pursuant to Annual Contract No. EN1305-101, in an amount not to exceed \$65,739.00.

19. CONTRACT EXTENSION: Ritoch-Powell & Associates

APPROVED Contract No. EN1002-101 extension with Ritoch-Powell & Associates, for civil design and platting services, in an amount not to exceed \$200,000.00 for one year.

Staff anticipates needing civil design and platting services in support of the Fiscal Year 2014-2015 Capital Improvement Program. Dependent upon the project design needs, work will rotate between two firms based on availability and expertise. This action will save on the cost of the selection process and time to bring individual projects forward. Any project agreement exceeding \$30,000.00 will require City Council approval.

20. CONTRACT EXTENSION: Sunrise Engineering

APPROVED Contract No. EN1004-101 extension with Sunrise Engineering for civil design and platting services in an amount not to exceed \$100,000.00 for one year.

Staff anticipates needing civil design and platting services in support of the Fiscal Year 2014-2015 Capital Improvement Program. Dependent upon the project design needs, work will rotate between two firms based on availability and expertise. This action will save on the cost of the selection process and time to bring individual projects forward. Any project agreement exceeding \$30,000.00 will require City Council approval.

21. CONTRACT: Roadway Electric, LLC

APPROVED Contract No. ST1201-401 with Roadway Electric, LLC, for construction for Intelligent Transportation Systems (ITS) Fiber Communication in an amount not to exceed \$718,222.00.

22. CONTRACT: Salt River Project

APPROVED Contract No. ST0809 with Salt River Project (SRP) for design and construction for Gilbert Road Improvements, for street lights from Wood Drive to Hunt Highway, in an amount not to exceed \$306,410.00.

23. CONTRACT: Salt River Project

APPROVED Contract No. ST0810-304 with Salt River Project (SRP) for design and construction for McQueen Road Improvements for underground conversion, overhead removal and street lights from Ocotillo Road to Candler Heights Road in an amount not to exceed \$286,079.73.

24. PURCHASE: Vision Business Products and Wist Office Products

APPROVED the purchase of laser and inkjet printer cartridges, OEM/Remanufactured, from Vision Business Products and Wist Office Products, utilizing the State of Arizona contracts, in a total amount not to exceed \$65,000.00.

25. LICENSE AGREEMENT: Chandler Chamber of Commerce

APPROVED a license agreement with the Chandler Chamber of Commerce for the use of Tumbleweed Park in conjunction with the Ostrich Festival from March 7, 2014, to March 9, 2014, and from March 13, 2015, to March 15, 2015.

The Chandler Chamber of Commerce (CCC) organizes, sponsors and conducts the Ostrich Festival using Tumbleweed Park as its event venue. Past license agreements have been for a

one-year term. This agreement is for the 2014 and 2015 event years. Both the CCC and City Staff believe that a two-year license agreement will streamline planning and improve event implementation.

The 2014 event is proposed to take place from March 7 – 9, 2014, with set up commencing on March 2<sup>nd</sup> and cleanup to be completed by March 11. The 2015 event is proposed to take place March 13 – 15, 2015, with set up commencing on March 8<sup>th</sup> and cleanup to be completed by March 17. As the event has grown in size, scope, duration and attendance, it becomes prudent to enter into a license agreement that clearly delineates the role of each entity and the City's expectations regarding planning, layout, operations and clean up.

To that end, the license agreement was prepared with input from Police, Fire, Community Services, Risk Management and the CCC. Key elements in the agreement include:

1. Designation of specific deadlines for the submittal of site plans, emergency plans, vendor requirements and necessary permits.
2. Identification of allowable activities and events.
3. Identification of contact personnel representing each entity involved in oversight of the event.
4. Clarification of the authority of City personnel, specifically Public Safety Staff, in event oversight.
5. Identification of event set up and clean up responsibilities.
6. Specification of insurance requirements, limits and naming of the City as an additional insured.
7. Specification of timelines for identifying and notifying the CCC of damage to the site as a result of the festival and establishment of a remediation plan.

26. USE PERMIT: Winco Foods Store

APPROVED Use Permit LUP13-0020, Winco Food Store, Series 9 Liquor Store License, to sell liquor as permitted within a grocery store located at the NWC of Arizona Avenue and Willis Road, west end of the San Tan Plaza commercial center. (Applicant: Withey Morris PLC, Adam Baugh.)

BACKGROUND

This new grocery store will be located in the San Tan Plaza commercial center currently occupied by Kohl's retail store. The grocery store is approximately 85,000 square feet. Beer and wine are generally displayed in grocery aisles while the spirituous liquor products are displayed and stored behind the customer service counter.

PUBLIC/NEIGHBORHOOD NOTIFICATION

The request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on January 8, 2014. There were no neighbors in attendance. The Police Department has been informed of the application and responded with no concerns. Planning Staff received a call from one resident in the adjacent subdivision that had concerns about liquor sales and possible misconduct relate to it. Staff advised the resident that the City's Police Department and store manager would work together if problems arise.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 7 – 0.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Expansion, modification or relocation beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Liquor Use Permit reapplication and approval.
2. The Liquor Use Permit is granted for a Series 9 Liquor Store License only and any change of licenses shall require reapplication and new liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

27. USE PERMIT: Talebu LLC

APPROVED Use Permit LUP13-0021 Talebu, LLC, Series 12 Restaurant License, to sell liquor as permitted for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant located at 2095 N. Alma School Road, Ste. 2A, north of the NEC of Alma School and Warner roads. (Applicant: Todd Macalady; Owner.)

BACKGROUND

The subject site is located north of the northeast corner of Alma School and Warner roads and is the end suite in an inline shops building. A self-defense studio, Subway, and nutritionist are located in the suites south of the subject site. West is a parking lot with Alma School Road beyond; north is a parking lot with El Monte Place beyond. North of El Monte Place are small garden office buildings. The subject suite is part of the Sun Village Fair Mall Shopping Center that is anchored by a Fry's grocery store and a Walmart Supercenter.

The request is for Liquor Use Permit approval for a Series 12 Restaurant License to allow for the operation of a wine bar. The subject suite currently houses a coffee shop that is seeking to add a wine bar to their operations. The suite is approximately 3,000 square feet and provides area for 32 individual seats and two couches. The wine bar will be located along the northern wall and is approximately 160 square feet and will provide seating for 12 patrons. An existing 500 square foot outdoor patio is provided west of the site and provides seating for 20 patrons.

In addition to the wine bar, the request seeks to allow the continued ability for local musicians to provide live music. Live music is performed Thursday evenings and every other Friday or Saturday evening. Musicians are generally one or two persons and usually acoustic. All performances are held indoors with no music being piped outdoors.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on January 10, 2014. There were 12 neighbors in attendance in support of the request. Planning Staff has received one phone call from a resident that lives northwest of the site. She had concerns with live music outside, but once it was explained that the live music would only be held indoors, she had no concerns.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5-0 with Commissioners Pridemore and Ryan absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. The Use Permit granted is for a Series 12 license only and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
4. The site and outdoor patio shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents.

28. LIQUOR LICENSE: Talebu Coffee and Wine Bar

APPROVED a Series 12 Restaurant Liquor License (Chandler #144870 L12) for Todd Macalady, Agent, Talebu LLC, dba Talebu Coffee and Wine Bar, 2095 N. Alma School Road, Suite 2. A recommendation for approval of State Liquor License #12079695 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

29. SPECIAL EVENT LIQUOR LICENSE: ICAN

APPROVED a Special Event Liquor License for ICAN for the Best Food Truck of Arizona, February 22 and 23, 2014, at Tumbleweed Park, 745 E. Germann Road. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this application is a non-profit organization, no sales tax license is required.

30. SPECIAL EVENT LIQUOR LICENSE: The Boot Campaign

APPROVED a Special Event Liquor License for The Boot Campaign for the Great American BBQ & Beer Fest, March 22, 2014, at Dr. A.J. Chandler Park, 3 S. Arizona Avenue. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this application is a non-profit organization, no sales tax license is required.

31. LIQUOR LICENSE: Fresh & Easy #1017

APPROVED a Series 10 Beer and Wine Store Liquor License (Chandler #151296 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC, dba Fresh & Easy #1017, 3000 N. Alma School Road. A recommendation for approval of State Liquor License #10076461 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code. Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as Fresh & Easy Neighborhood Market.

32. SAMPLING PRIVILEGES LIQUOR LICENSE: Fresh & Easy #1017

APPROVED the addition of sampling privileges to the existing Series 10 Beer and Wine Store Liquor License (Chandler #151296 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC, dba Fresh and Easy #1017, 3000 N. Alma School Road. A recommendation for approval of adding sampling privileges to State Liquor Licenses #10076461s will be forwarded to the State Department of Liquor Licenses and Control.

Fresh & Easy #1017 received a new Series 10 Beer and Wine Store Liquor License earlier in this meeting. The applicant has submitted an application to add sampling privileges to their license. The Arizona State Legislature amended A.R.S. § 4-206.01(J), effective July 29, 2010, allowing an applicant or licensee of a liquor store license or a beer and wine store license to apply for sampling privileges. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

33. LIQUOR LICENSE: Fresh & Easy #1059

APPROVED a Series 10 Beer and Wine Store Liquor License (Chandler #151226 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC dba Fresh & Easy #1059, 5805 W. Ray Road. A recommendation for approval of State Liquor License #10076462 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code. Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as Fresh and Easy Neighborhood Market.

34. SAMPLING PRIVILEGES LIQUOR LICENSE: Fresh & Easy #1059

APPROVED the addition of sampling privileges to the existing Series 10 Beer and Wine Store Liquor License (Chandler #151226 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC, dba Fresh and Easy #1059, 5805 W. Ray Road. A recommendation for approval of adding sampling privileges to State Liquor Licenses #10076462s will be forwarded to the State Department of Liquor Licenses and Control.

Fresh & Easy #1059 received a new Series 10 Beer and Wine Store Liquor License earlier in this meeting. The applicant has submitted an application to add sampling privileges to their license. The Arizona State Legislature amended A.R.S. § 4-206.01(J), effective July 29, 2010, allowing an applicant or licensee of a liquor store license or a beer and wine store license to apply for sampling privileges. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

35. LIQUOR LICENSE: Fresh & Easy #1078

APPROVED a Series 10 Beer and Wine Store Liquor License (Chandler #151211 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC dba Fresh & Easy #1078, 3050 S. Dobson Road. A recommendation for approval of State Liquor License #10076463 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code. Transportation and Development advises a new Use Permit is not required since this will be a continuation of the location's previous use as Fresh and Easy Neighborhood Market.

36. SAMPLING PRIVILEGES LIQUOR LICENSE: Fresh & Easy #1078

APPROVED the addition of sampling privileges to the existing Series 10 Beer and Wine Store Liquor License (Chandler #151211 L10) for Andrea Dahlman Lewkowitz, Agent, Y-OPCO LLC, dba Fresh and Easy #1078, 3050 S. Dobson Road. A recommendation for approval of adding sampling privileges to State Liquor Licenses #10076463s will be forwarded to the State Department of Liquor Licenses and Control.

Fresh & Easy #1078 received a new Series 10 Beer and Wine Store Liquor License earlier in this meeting. The applicant has submitted an application to add sampling privileges to their license. The Arizona State Legislature amended A.R.S. § 4-206.01(J), effective July 29, 2010, allowing an applicant or licensee of a liquor store license or a beer and wine store license to apply for sampling privileges. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

37. PRELIMINARY PLAT: Kyrene 202 Business Park

APPROVED Preliminary Plat PPT13-0018 Kyrene 202 Business Park, for a business park located at the SWC of Kyrene Road and Gila Springs Place. (Applicant: Jeff Erickson; Erickson & Meeks Eng., LLC.)

BACKGROUND

This Preliminary Plat is for a business park approved by Council in early 2013. The plat creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed unanimously 7-0.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Planned Area Development zoning, the Planning Commission and Planning Staff recommend approval subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

38. PRELIMINARY PLAT: Truwest Credit Union

APPROVED Preliminary Plat PP13-0011 Truwest Credit Union, for a future commercial development located at the NEC of Dobson and Elliot roads. (Applicant: Ken Zell; Zell Company, LLC.)

BACKGROUND

The subject site is zoned Community Commercial (C-2). The plat creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to approve passed unanimously 7-0.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and C-2 zoning, the Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.

39. FINAL PAT: Santa Maria village

APPROVED Final Plat FPT13-0019 Santa Maria Village, for a 79-lot single-family residential subdivision located at the NEC of Chandler Boulevard and McQueen Road. (Applicant: Jose Montoya; M2 Group, Inc.)

BACKGROUND

The subdivision was approved by Council in late 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

40. FINAL PLAT: Maplewood Court II

APPROVED Final Plat FPT13-0024 Maplewood Court II, for a 14-lot single-family residential subdivision located at the SWC of Willis Road and Vine Street. (Applicant: Troy Peterson; Bowman Consulting Group.)

BACKGROUND

This subdivision was approved by Council in January of this year. The plat creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

SCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

A. Mayor's Announcements

Mayor Tibshraeny expressed his condolences to councilmember Hartke and his family on the passing of his mother in law.

Mayor gave a reminder about the upcoming Budget Connect meeting on February 27<sup>th</sup> at 6:00 p.m.

Mayor stated the recent State of the City video is available on the City's website.

The Classic Car and Hot Rod show will be in Downtown Chandler on February 22.

He congratulated Councilmember Sellers for his appointment to the State Transportation Board.

B. Councilmembers' Announcements

Vice Mayor Heumann announced the Sci-Tech Festival beginning February 20.

Councilmember Donovan thanked the support in holding the Volunteer Recognition Event and the many volunteers in the community.

Councilmember Ellen congratulated Councilmember Sellers on his appointment to the State Transportation Committee.

Each Councilmember shared condolences with the Hartke family.

C. City Manager's Announcements

City Manager Dlugas expressed condolences on behalf of the city staff to the Hartke family.

Adjournment: The meeting was adjourned at approximately 7:34 p.m.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Approved: February 27, 2014

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Chandler, Arizona, held on the 13<sup>th</sup> day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk