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MINUTES OF THE STUDY SESSION OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Monday, May 5, 2014.

THE MEETING WAS CALLED TO ORDER BY MAYOR TIBSHRAENY AT 7:01 p.m.

The following members answered roll call:

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

Councilmember Donovan participated by telephone.

Also in attendance:

Rich Dlugas	City Manager
Marsha Reed	Assistant City Manager
Nachie Marquez	Assistant City Manager
Kay Bigelow	City Attorney
Marla Paddock	City Clerk

SCHEDULED PUBLIC APPEARANCES: Mayor Tibshraeny asked Councilmember Sellers to join him for the following:

1. Recognition of Si Se Puede

Mayor Tibshraeny asked President and CEO Alberto Esparza and Vice President Gloria Garza-Wells to join him in celebrating the 20-year anniversary of the Si Se Puede Foundation. Mayor Tibshraeny read a proclamation honoring the foundation and its support of the youth and various organizations around the valley. Mr. Esparza thanked the Mayor and Council and stated Chandler is one of their favorite communities to work in. Councilmember Sellers presented Mr. Esparza with a key to the city.

2. Proclamation: Children's Mental Health Awareness Day

Mayor Tibshraeny asked Kim Foy from the Mayors Committee for People with Disabilities to join him, and thanked her for all her hard work and years of service to the Committee. He then read the proclamation and declared the day of May 8th as Children's Mental Health Awareness Day in Chandler. Ms. Foy stated they are trying to reduce the stigma around mental illness and raise awareness of children's mental health and had posters available for Staff and the public.

CONSENT:

Mayor Tibshraeny stated questions on items 5 and 6 from Council had been answered by Staff. Vice Mayor Heumann and Councilmember Weninger had questions regarding item 8. Discussion is noted under that item.

- 1a. **MINUTES** of the Chandler City Council Study Session of April 21, 2014.
- 1b. **MINUTES** of the Chandler City Council Regular Meeting of April 24, 2014.
- 1c. **MINUTES** of the Chandler City Council Special Meeting of April 24, 2014.

2. **FINAL ADOPTION OF ORDINANCE NO. 4528** to modify certain System Development Fees and amend certain aspects of the System Development Fee process.

3. **FINAL ADOPTION OF ORDINANCE NO. 4534, DVR13-0043 SIENA AT OCOTILLO**, rezoning from Planned Area Development (PAD) for commercial office/retail to PAD for attached single-family residential.

4. **FINAL ADOPTION OF ORDINANCE NO. 4535, DVR13-0047 MCCLINTOCK & CHANDLER LUXURY APARTMENTS**, rezoning from Planned Area Development (PAD) for commercial to PAD for multi-family residential.

5. **INTRODUCTION OF ORDINANCE NO. 4538, DVR13-0017 ARIZONA K-9 CENTER**, rezoning from Planned Area Development (PAD) for machine shop, tool and die to PAD (dog daycare, boarding, grooming, training, and related uses).
PRELIMINARY DEVELOPMENT PLAN (PDP) located at 1535 N. Dobson Road, east side of Dobson Road and south of Warner Road.

6. **INTRODUCTION OF ORDINANCE NO. 4539, DVR13-0051 PESCARA**, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential development.
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout.
PRELIMINARY PLAT (PPT), PPT13-0031 for 46 lots on 19 acres located east of the NEC of Gilbert and Riggs roads.

7. **INTRODUCTION OF ORDINANCE NO. 4540** authorizing an Agreement with TW Telecom of Arizona LLC for the Use of Facilities in the City's Rights-of-Way and Public Places to Establish a Class 4 and 5 Communication System.

8. **INTRODUCTION OF ORDINANCE NO. 4541, DVR13-0032 ALLRED PARK PLACE**, rezoning from Planned Area Development (PAD) for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to Planned Area Development (PAD) for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site design and building architecture on property totaling approximately 73 acres located at the NE and SW corners of Price and Willis roads.

Vice Mayor Heumann stated a clarification on page two of the staff report needs to be completed before Thursday night's meeting. His second concern was related to the

architecture of the building located in the Price Corridor (The Drury Inn) and asked Staff to read the stipulation reached with the applicant. Planning Manager Kevin Mayo read stipulation number 7 related to the project: "The applicant shall work with planning staff to provide additional architectural detailing's such as the additional use of glass and or facade elements upon the proposed hotel buildings upper portion".

Councilmember Weninger inquired what alternatives have been discussed if the conference center does not come to fruition. Staff indicated that if a conference center is not built all other plans for that site's development must come back to Staff and Council.

9. **RESOLUTION NO. 4742** authorizing the City Manager or his designee to execute and submit the Community Development Block Grant Fiscal Year 2014-2015 Annual Action Plan to the United States Department of Housing and Urban Development and execute all subrecipient contracts.
10. **RESOLUTION NO. 4743** authorizing the City Manager to execute and submit all related documents for an application for and use of Fiscal Year 2014-2015 HOME Program funds from the Cranston-Gonzalez National Affordable Housing Act in the amount of \$293,292.00 through the Maricopa County Consortium; authorizing the receipt and allocation of additional Fiscal Year 2013-2014 HOME program funds for tenant based rental assistance in the amount of \$184,251.00; and authorizing the allocation to the HOME program of trustee's sale proceeds in the amount of \$167,897.00; and authorizing the City Manager to sign all related documents.
11. **RESOLUTION NO. 4765**, amending Resolution No. 1917 pertaining to the issuance of Water and Sewer Revenue Bonds, changing the requirements for and the administration of the reserve fund created to serve the City's water and sewer revenue bonds and water and sewer revenue refunding bonds.
12. **RESOLUTION NO. 4750** authorizing the issuance and sale of not to exceed \$20,000,000.00 aggregate principal amount of City of Chandler, Arizona Water and Sewer Revenue Refunding Bonds, Series 2014; and authorizing the Management Services Director to determine whether it is in the City's best interest to sell the Series 2014 Bonds in a competitive bid or through a negotiated sale.
13. **RESOLUTION NO. 4758** authorizing Intergovernmental Agreement (IGA) for the Maricopa County HOME Consortium for the reallocation of \$184,251.00 in Fiscal Year 2013 HOME Investment Partnership funds from the Town of Gilbert to the City of Chandler; and authorizing the City Manager to sign the IGA.
14. **RESOLUTION NO. 4759**, authorizing the extinguishment of a temporary drainage easement at the SWC of McQueen Road and Brooks Farm Road.
15. **RESOLUTION NO. 4766** authorizing the execution of a Development Agreement with SunCap Phoenix, LLC and Rock-Queen Creek, LLC, authorizing Arterial Street Impact Fee Credits for Queen Creek Road be applied to Chandler Crossroads Phase I System Impact Fees of the building permits prior to the completion of Queen Creek Road.

16. **ZONING, DVR13-0050 RAY ROAD APARTMENT HOMES**, rezoning from Planned Industrial District with a Planned Area Development (PAD) overlay to PAD for multi-family residential. **PRELIMINARY DEVELOPMENT PLAN (PDP)** for a 192-unit multi-family residential development on approximately 7 acres and located east of the NEC of Arizona Avenue and Ray Road. **(APPLICANT REQUESTS CONTINUANCE TO THE JUNE 12, 2014, CITY COUNCIL MEETING.)**
17. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0002 CLEANFREAK CARWASH**, for the site layout and building architecture for a new carwash on approximately 1.15 acres located south of the SWC of Gilbert and Queen Creek roads, within the Carmel Village shopping center.
18. **BOARD AND COMMISSION APPOINTMENTS.**
19. **OFFSITE LUMP SUM AGREEMENT NO. OA13-003** with Alma School Apartments, LLC, deferring a variable speed booster pumping system in conformance with City of Chandler Standards as a condition of their development and accepting a lump sum payment of \$48,873.00.
20. **AGREEMENT NO. TD2-925-3046, AMENDMENT NO. 2**, with Madara Engineering, Inc., and Willdan Engineering, for Building Plan Review Services, in a combined amount not to exceed \$131,000.00, for a total contract amount not to exceed \$160,000.00 for a two-year period.
21. **AGREEMENT NO. MU4-745-3363**, for Right-of-Way Repairs to SDB, Inc., in an amount not to exceed \$120,000.00, per year, for two years, with the option to renew for up to three additional one-year periods.
22. **PROJECT AGREEMENT NO. WA1307-452**, with Dibble Engineering, Inc., pursuant to Annual Contract No. EN1307-101, for Water Main Tie-Over and Extension Construction Management (CM) Services, in an amount not to exceed \$105,500.00.
23. **PROJECT AGREEMENT NO. WA1410-101**, with Dibble Engineering, Inc., pursuant to Annual Contract No. EN1307-101, for Large Water Valve Assessment Services, in an amount not to exceed \$197,100.00.
24. **PROJECT AGREEMENT NO. WW1414-201**, with Aztec Engineering Group, Inc., pursuant to Annual Contract No. EN1312-101, for Chandler Reclaimed Water Infill Design Services, in an amount not to exceed \$172,999.00.
25. **PROJECT AGREEMENT NO. WW1416-101**, with Southwest Ground-water Consultants, pursuant to Annual Contract No. EN1203-101, for Chandler Water Reclamation Campus (CRWC) Recharge Permit Modifications, in an amount not to exceed \$136,160.00.
26. **AGREEMENT NO. AC3-946-3212**, Amendment No. 1, with Heinfeld, Meech & Co., P.C. for audit services in an amount not to exceed \$100,287.00.
27. **ANNUAL CONTRACT NO. EN1307-101**, Amendment No. 1, with Dibble Engineering, Inc., increasing the annual limit for Water and Wastewater Facilities Permitting, Studies, Design,

and Post-Design Services Contract, by \$250,000.00, for a revised annual limit not to exceed \$500,000.00.

28. **ENGINEERING SERVICES CONTRACT NO. WW1413-201**, with Wilson Engineers, LLC, for Ocotillo Water Reclamation Facility (OWRF) Process Improvements, in an amount not to exceed \$1,572,480.00.
29. **CONSTRUCTION CONTRACT NO. WA1307-402**, to Citywide Contracting, LLC, for Water Main Tie-Over and Extension, in an amount not to exceed \$915,481.00.
30. **CONSTRUCTION CONTRACT**, to DNG Construction LLC, for Tumbleweed Tennis Courts Replacement, Project No. PR1404-401, in an amount not to exceed \$983,791.15.
31. **PURCHASE** of Oracle software training development tool with support and maintenance from Mythics, utilizing GSA Contract #GS-25F-0153M, in an amount not to exceed \$81,012.00.
32. **PURCHASE** of network equipment from World Wide Technology, Inc. (WWT), utilizing State of Arizona Contract #ADSPO12-024658, in an amount not to exceed \$231,874.00.
33. **USE PERMIT, LUP14-0005 PIZZA ON 87**, Series 12 Restaurant License, to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant with a new outdoor patio located at 1368 North Arizona Avenue, Suite 101, south of the SWC of Knox Road and Arizona Avenue.
34. **SPECIAL EVENT LIQUOR LICENSE**, for Won Last Chance Inc., for the West USA Realty Revelation New Home Event on Thursday, May 22, 2014, at Fazio's Catering and Event Center, located at 700 W. Warner Road.
35. **LIQUOR LICENSE**, Series 12, for Jeannie Yuenling Ho, Agent, R&P Enterprises LLC, dba Phoenix Palace, located at 2075 N. Dobson Road.
36. **LIQUOR LICENSE**, Series 12 for Elizabeth Albuja, Agent, Byliel Inc., dba Ranchero Mexican Grill 2, located at 757 E. Chandler Boulevard. **(APPLICANT REQUESTS CONTINUANCE TO THE JUNE 12, 2014, CITY COUNCIL MEETING.)**
37. **CLASS B BINGO GAME LICENSE** for the Chandler Elks Lodge #2429, located at 1775 W. Chandler Boulevard, with Steven K. Like as Manager.

ACTION:

38. **RESOLUTION NO. 4761, APL14-0002 AIRPARK AREA PLAN AMENDMENT/DVR13-0042/PPT13-0026 ARIZONA AVENUE & QUEEN CREEK ROAD**, an Area Plan amendment to the Airpark Area Plan from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential.
INTRODUCTION OF ORDINANCE NO. 4536, DVR13-0042 ARIZONA AVENUE & QUEEN CREEK ROAD, Rezoning from Conceptual Planned Area Development (PAD) for Commercial/Office/Business Park to PAD (Low-Medium Density Residential).
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and housing products.

PRELIMINARY PLAT (PPT), PPT13-0026 ARIZONA AVENUE & QUEEN CREEK ROAD, on approximately 14 acres located at the NEC of Arizona Avenue and Queen Creek Road.

INFORMATIONAL:

1. Minutes of the April 16, 2014, Planning and Zoning Commission Meeting.

ADJOURN

Adjournment: The meeting was adjourned at approximately 7:18 p.m.

ATTEST: _____
City Clerk

Mayor

Approved: May 22, 2014.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the City Council of Chandler, Arizona, held on the 5th day of May 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