

# *unofficial*

MINUTES OF 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, February 9, 2015.

THE MEETING WAS CALLED TO ORDER BY MAYOR TIBSHRAENY AT 7:00 p.m.

The following members were present:

Jay Tibshraeny	Mayor
Kevin Hartke	Vice-Mayor
Nora Ellen	Councilmember
*Rick Heumann	Councilmember
Rene Lopez	Councilmember
Jack Sellers	Councilmember
Terry Roe	Councilmember

\*Councilmember Heumann participated by phone.

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 Lopez to join him for the following presentations:

Recognition: Creative Expression Annual Competition Winners

Mayor Tibshraeny stated the Creative Expression Competition is to recognize and honor Chandler's diversity. In conjunction with the Chandler Friends of the Library, Human Relations Commission, Celebration of Unity Committee, and Sister Cities, the City is recognizing those K-12 Chandler students who submitted and won in their chosen category. The 2015 Creative Expression Competition theme was "Connecting Communities for Peace and Prosperity".

Chairman Greg Rodriguez, and Cynthia Hardy of the Human Relations Commission and Niki Tapia, with the City of Chandler Diversity Office, announced the names of the Competition winners.

2015 Creative Expression Competition Winners					
1st Place Winners					
NAME	GRADE	SCHOOL	TEACHER	PRINCIPAL	TITLE
<b>Performance</b>					
K to 4 Grade					
Alessandra & Liliana Isaacson	2 & 4	Knox Gifted Academy	Alexandra Hausman	<u>Lynn Weed</u>	We are the Future
5 to 8 Grade					
Madi Gentry & Jillian Avery	7	Willis Jr. High	Ms. Susan Yonker	<u>Jeff Delp</u>	Peace by Oar
9 to 12 Grade					
Brian Kabala	10	Hamilton High School	Phyllis Carr	<u>Fred Deprez</u>	Music Around the World
<b>Visual</b>					
K to 4th					
Liliana Issacson	2	Knox Gifted Academy	Carrie Griffith	Lynn Weed	
5 to 8 Grade					
Nathan Jurek	7	Willis Jr. High	Ms. Susan Yonker	Jeff Delp	Peace on Earth
9 to 12 Grade					
Jenna Glew	10	Hamilton High School	Phyllis Carr	Fred Deprez	Unity Across Languages
<b>Writing</b>					
K to 4th Grade					
ZiQing Kuang	4	CTA Independence	Ms. Audrey Askins	Florence Swanson	The Door to Peace and Prosperity
5 to 8 Grade					
Nick Behrens	8	Payne Junior High	Mr. Giaramita	Paul Bollard	Connecting Communities for Peace and Prosperity
9 to 12 Grade					
Samantha Kamath	9	Hamilton High School	Marsha Coburn	Fred Deprez	A Bridge Between Cultures

2. Commission on Accreditation for Law Enforcement Agencies (CALEA) Reaccreditation

Police Chief Duggan stated that in 1996 the Chandler Police Department applied for and received national accreditation to demonstrate its commitment to the highest performance standards. Chandler has been reaccredited five times since then, this year marks the 6<sup>th</sup>. During this evaluation, auditors interviewed the public, City Staff, and other law enforcement partners in the valley. They reviewed over 480 proofs of

compliance, which cover the policies and procedures. This year there is a new standard, the Gold standard. He noted Chandler received the Gold Standard with Excellence.

### Presentation: Chandler Chamber of Commerce, How We Stand

Chamber President and CEO Terri Kimble and Board member and Co-Chair of the Public Policy Committee, Stephanie Salazar explained how the "How We Stand" document is compiled. Ms. Kimble stated the process takes a 12-14 weeks in which during that time they meet with various individual businesses throughout Chandler and gather information on transportation, community assets, economic development, to see if what the City has is still relevant to the community's needs, and what might be missing that would be very important to businesses. Then the Public Policy Committee reviews it several times, before it is presented to the Board of Directors, and the final presentation is then made to the Chamber's full Board of Directors.

Ms. Kimble then asked Ms. Salazar to highlight a few items within the report, and the goals related to those items. The following topics were highlighted.

- Economic Development
- Implementation of an Entertainment District in Downtown Chandler
- Alternative methods for Urban Planning
- Construction of Multi-housing
- Construction of housing above store fronts
- Support Chandler's Education Coalition to increase community participation in the education process
- Support efforts and funding for a balanced education plan that enhances STEM in all grade levels
- Minimize the impact construction activities have on local businesses
- Work with the City's Economic Development department to utilize the Chamber as a business liaison during construction projects
- Work with the State legislature and encourage them to provide a complete picture of spending activities so the budgeting process is transparent
- Eliminate the abuse of various accounting practices such as sweeping HURF funds to create a balanced State budget
- Encourage the Legislature to implement a plan to restore money already diverted by these ill practices
- Support ongoing efforts to increase municipal term limits
- Support continued efforts to maintain the highest financial standards to protect the City's Bond Rating
- Support efforts to review Council salaries in order to ensure Chandler is remaining competitive with surrounding area
- Utilize the Parks and Recreation services as an economic development tool
- Ensure the Chandler Chamber participates in the General Plan update
- Support the City's adaptive reuse efforts to meet neighborhood needs and recreational amenities

Other areas highlighted by the Chamber dealt with transportation: assist with light rail efforts on Arizona Avenue, regional freeway system funding, legislative effort to study revenue sources for all transportation infrastructures, enhance bus service to major employment corridors, ways to improve walkability in downtown Chandler as the area grows.

VICE MAYOR thanked the Chamber representatives for the willingness to be a partner in many of these items.

MAYOR TIBSHRANEY noted there will be a Chamber member on the General Plan Committee. He said he was glad to see the Chamber's support of the adaptive reuse.

COUNCILMEMBER HEUMANN noted the legal protest filed related to Item 7, First Electronics, and requested it be moved to the Action Agenda for Thursday's meeting.

Upon request from the Mayor, MR. DE LA TORRE reviewed three items on Thursday night's Council agenda regarding the General Plan update. One of them will adopt a public participation plan. State law requires the city to adopt written procedures to provide effective, early and continuous public participation during the General Plan update. Mr. De la Torre highlighted a few of the events in the plan, addressing functions throughout the City, Social Media efforts, and the Citizen's Advisory Committee.

**CONSENT:**

1. **MINUTES** of the Chandler City Council Regular Meeting of January 22, 2015.
2. **FINAL ADOPTION OF ORDINANCE NO. 4599, DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION**, rezoning from Planned Area Development (PAD) to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height on approximately 3.7 acres located at the SWC of Chandler Boulevard and Arrowhead Drive.
3. **FINAL ADOPTION OF ORDINANCE NO. 4601, DVR14-0039 CORNERSTONE CHRISTIAN FELLOWSHIP**, rezoning from Agricultural (AG-1) to Planned Area Development for church uses on a remnant 0.22-acre site located east of the NEC of Alma School Road and Maplewood Street, along the Maplewood Street frontage.
4. **INTRODUCTION OF ORDINANCE NO. 4592** granting a no-cost power distribution easement to Salt River Project for the Hatch Hangar project located at the Chandler Municipal Airport on the east side of Airport Boulevard between Germann Road and Queen Creek Road.
5. **INTRODUCTION OF ORDINANCE NO. 4602**, amending Chapter 10, Section 10-12, of the Chandler City Code relating to property and firearms obtained by the Police Department.
6. **INTRODUCTION OF ORDINANCE NO. 4603**, forming a Citizen's Advisory Committee to guide Planning Staff and consultants in updating the Chandler General Plan.
7. **INTRODUCTION OF ORDINANCE NO. 4604, DVR14-0023 FIRST ELECTRONICS**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office/industrial. **PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building design for an electronics manufacturer on approximately 3.5 acres located north of the NWC of Price and Willis roads.
8. **INTRODUCTION OF ORDINANCE NO. 4605, ANNEXATION** of three parcels totaling approximately 9.53 acres located south of the SEC of Chandler Heights and Cooper roads.
9. **INTRODUCTION OF ORDINANCE NO. 4606, ANNEXATION** of approximately 5 acres located at the NWC of Gilbert and Brooks Farm roads.
10. **INTRODUCTION OF ORDINANCE NO. 4607, ANNEXATION** of approximately 4.18 acres located south of the SWC of McQueen and Ocotillo roads.
11. **INTRODUCTION OF ORDINANCE NO. 4609** authorizing a ground lease at the Chandler Municipal Airport with WingSpan Business Investments LLC; and authorizing the Mayor to sign the lease and City Manager to sign all related documents.
12. **RESOLUTION NO. 4810** authorizing the execution of a Development Agreement with SWVP Ocotillo Land LLC for Continuum Phase 2 for property located at the NWC of Queen Creek and Dobson roads.

13. **RESOLUTION NO. 4833** authorizing an Infill Incentive Program Agreement with NexMetro Development, LLC, for a portion of East Valley Mall located west of the NWC of Arizona Avenue and Warner Road (Former Food for Less/SwapSmart and current Spot Free Carwash), in an amount not to exceed \$182,242.00.
14. **RESOLUTION NO. 4834** certifying compliance with the Consolidated Plan and administrative commitment in support of an application for federal HOME funds by Newtown Community Development Corporation, an Arizona Non-Profit Corporation, to the Maricopa HOME Consortium.
15. **RESOLUTION NO. 4837** establishing written procedures for public participation in the Chandler General Plan update process.
16. **RESOLUTION NO. 4838** authorizing a Memorandum of Agreement with The U.S. Census Bureau to participate in the 2015 Special Census.  
**CONTINGENCY TRANSFER** in the amount of \$4,068,800.00 from General Fund Non-Departmental Contingency to the General Fund Non-Departmental Operating Budget for expenses relating to the 2015 Special Census.
17. **APPOINTMENT** of General Plan Citizen's Advisory Committee.
18. **PAYMENT** of operations and maintenance costs, system upgrade agreement, and narrow banding for FY 14/15 to the City of Phoenix for participation in the Regional Wireless Cooperative in the amount of \$997,751.73.
19. **MATCHING GRANT** to Haciendas Improvement Homeowners Association for tree maintenance and removal in an amount not to exceed \$3,225.00.
20. **PROJECT AGREEMENT NO. AI1401-201** with Dibble Engineering for the design of Airport Drainage Improvements, pursuant to Annual Engineering Services Contract No. EN1005-101, in an amount not to exceed \$249,511.00.
21. No item.
22. **AGREEMENT NO. ST5-745-3477**, with Cholla Pavement Maintenance Inc., for Tire Rubber Modified Surface Seal, in an amount not to exceed \$268,840.00, for one year, with the option of four additional one-year extensions.
23. **AGREEMENT NO. ST5-745-3478**, with M.R. Tanner Development & Construction, Inc., for street replacement asphalt mill and inlay services, in an amount not to exceed \$5,278,000.00 for one year, with the option of four additional one-year extensions.
24. **AGREEMENT NO. ST4-745-3339**, Amendment No. 1 with Cutler Repaving, Inc., for hot-in-place asphalt recycling, in an amount not to exceed \$620,000.00.
25. **AGREEMENT NO. MU4-885-3350**, Amendment No. 1, with Univar USA, Inc., for water/wastewater treatment and pool chemicals, in a total amount not to exceed \$237,325.75.
26. **AGREEMENT NO. MU4-885-3350**, Amendment No. 1 with Polydyne, Inc., for water/wastewater treatment and pool chemicals, in a total amount not to exceed \$209,428.00.

27. **AGREEMENT NO. MU3-962-3169**, Amendment No. 1 with TestAmerica Laboratories, Inc., Trans West Analytical Services, LLC dba Xenco Laboratories, Legend Technical Services of Arizona, Inc., and Eurofins Eaton Analytical, Inc., for laboratory testing services, for a one-year term, in a total amount not to exceed \$379,000.00.
28. **AGREEMENT NO. MU5-830-3493** with Diamond Services for repair and recoating of hypochlorite tanks, in an amount not to exceed \$67,087.00.
29. **SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** for the property located at San Tan Tech Center, 145 S. 79th Street, Chandler, Arizona.
30. **PERFORMANCE GUARANTEE AGREEMENT AMENDMENT AND SOLAR SERVICES AGREEMENT AMENDMENT** for the City Hall parking garage.
31. **PERFORMANCE GUARANTEE AGREEMENT AMENDMENT AND SOLAR SERVICES AGREEMENT AMENDMENT** for the Downtown Chandler Library.
32. **PERFORMANCE GUARANTEE AGREEMENT AMENDMENT AND SOLAR SERVICES AGREEMENT AMENDMENT** for the Police Property and Evidence building.
33. **CONSTRUCTION CONTRACT NO. PR1408.401** to DNG Construction, LLC, for Folley Park Improvements, in an amount not to exceed \$857,463.42.
34. **PURCHASE** of laser and inkjet printer cartridges, OEM and remanufactured, utilizing State of Arizona Contract No. ADSPO14-0003441, with Vision Business Products and Wist Office Products, in a total amount not to exceed \$70,000.00.
35. **USE PERMIT, LUP14-0020 AMERICA'S TACO SHOP**, Series 12 Restaurant License, to continue to sell and serve liquor as permitted for on-premise consumption indoors and within the patio, and continue occasional live music indoors and within the patio at an existing restaurant located at 3235 W. Ray Road, Suite 1, SWC of Ray Road and the Loop 101.
36. **USE PERMIT, ZUP14-0020 VERIZON WIRELESS – ALMA SCHOOL AND GERMANN**, to install a 60-foot monopalm wireless communication facility at 964 W. Germann Rd., east of the NEC of Alma School and Germann roads.
37. **SPECIAL EVENT LIQUOR LICENSE**, for American Service Animal Society, for the 12<sup>th</sup> Annual Chandler Classic Car & Hot Rod Show on Saturday, February 28, 2015, located at Dr. A.J. Chandler Park, 3 S. Arizona Avenue.

Adjournment: The meeting was adjourned at approximately 7:26 p.m.

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

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Mayor

Approved: February 26, 2015.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 9<sup>th</sup> day of February 2015. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_ day of February 2015.

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