

*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, April 13, 2015.

THE MEETING WAS CALLED TO ORDER BY MAYOR TIBSHRAENY AT 7:04 p.m.

The following members were present:

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

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 Nora Ellen to join him for the recognition ceremony.

**Recognition: 2015 MSA Rodeo "Best of the Best" trophy winners**

The City's Streets and Traffic Engineering divisions brought home the top prize in this year's Maintenance Superintendents Association Rodeo. This event showcases the operational skills of those who use heavy equipment in our state's municipalities.

Mayor Tibshraeny asked Transportation and Development Director, R.J. Zeder, to call up the team and make the presentation.

Mr. Zeder announced that this is the third year out of the last five, the staff of the Streets and Traffic Engineering division have brought home the Best of the Best trophy for the Arizona Maintenance Superintendent Association Equipment Rodeo. He asked Rex Hartman, Street Superintendent, and staff from streets and traffic: David Berrelleza, Sr. Streets Specialist; David Saenz, Traffic Operations Tech II; John Cones, Streets Crew Leader; Marcos Restrepo; Streets Crew Leader; Nick Nielsen, Sr. Streets Specialist.

The Maintenance Superintendent Rodeo is an annual equipment and skills competition with participants from local government agencies, cities and counties across Arizona. This year the City of Chandler staff placed in 9 of the 14 events held. Several staff members who placed first and second were not able to be present tonight.

Proclamation: Arbor Day

Mayor Tibshraeny asked Parks Maintenance Supervisor Claud Cluff, and Recreation Coordinator Daniella Rodriguez, to come forward and receive the proclamation.

Ms. Rodriguez invited everyone to attend the annual Earth Day/Arbor Day event at the Environmental Education Center, Saturday, April 25<sup>th</sup> from 9 a.m. to Noon. There will be several crafts, activities and events for everyone to participate in and learn about the various organizations that help the environment.

The Mayor asked if Council had any questions of staff. He noted the 3 public hearings that will occur on Thursday.

**CONSENT:**

COUNCILMEMBER HEUMANN asked Ms. Novak, Senior Planner to provide more details regarding the screening stipulation the Planning and Zoning Commission recommended related to agenda item 17, Chandler Express Car Wash.

MS. NOVAK explained that when exiting the car wash, the screen wall be slightly redesigned to be gradually increased in height in the area to screen the mechanics a bit more but then the wall would taper back down as to not block view when exiting. Councilmember Heumann asked if the use of plant material could be used for screening and to see enhanced design/landscape elements for this area as it relates to the screening of the car wash exit.

THE MAYOR asked Mickey Ohland, Park Development & Operations Manager to provide a brief overview of agenda item 22 - construction contract no. PR1501.401 to Sellers & Sons, Inc., for the Snedigar Sportsplex Lighting Fields 9 and 10.

Mr. Ohland said Snedigar Park is one of the busiest parks in the city with 4 softball fields, 2 full size baseball fields, and 4 little league fields, as well as several soccer fields. Currently 8 of the 10 softball fields have lights. This past year, Council approved funding to install lights to the remaining fields. This project will begin sometime in June after Little League season ends with a completion date sometime in August or September. The upcoming budget does contain funds for the additional operations and maintenance of these fields due to their extended availability for use.

In response to Councilmember Heumann's inquiry as to shade structures for these fields, Mr. Ohland stated the funding approved last year relates to the 6 fields in the fenced area to the south of these. The Little League provided funding to shade their 4 fields.

Mayor Tibshraeny asked Mr. Ohland to briefly address agenda item 25 - CONSTRUCTION CONTRACT NO. PR1410.401 to Nickel Contracting, LLC, for Citrus Vista Park.

Mr. Ohland stated Citrus Vista Park is a 10 acre neighborhood park located in the area bordered by Ocotillo, Chandler Heights, Lindsay and Gilbert roads. The City of Chandler has a goal to provide at least one 10-acre neighborhood park per square mile of residential development. In the original CIP, this park was not

scheduled to be built until 2016, but during last year's budget review the Council concluded the build could be moved up to this year. This will be the 56<sup>th</sup> park and the 49<sup>th</sup> neighborhood park for the city.

He thanked Councilmember Lopez for his service on the Parks and Recreation Board in which he was extensively involved with this park. Mr. Ohland highlighted the various amenities the park will have. He believes construction is scheduled to start in May with completion in the Fall. This park is directly adjacent to Ryan Elementary, but there is a fence separating the two properties. The school will be locking their gates to keep the public out during the weekends, but City parks will be open.

- 1a. **MINUTES** of the Chandler City Council Special Meeting (Micro Retreat) of March 23, 2015.
- 1b. **MINUTES** of the Chandler City Council Study Session of March 23, 2015.
- 1c. **MINUTES** of the Chandler City Council Regular Meeting of March 26, 2015.
2. **FINAL ADOPTION OF ORDINANCE NO. 4583** granting a no-cost power easement to Salt River Project, for electrical facilities relocation as part of the Ocotillo Road Improvements, from Arizona Avenue to McQueen Road.
3. **FINAL ADOPTION OF ORDINANCE NO. 4618, DVR15-0004 ARTESIAN PLACE**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential.
4. **FINAL ADOPTION OF ORDINANCE NO. 4619, DVR15-0005 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS**, establishment of initial City zoning of Agriculture (AG-1) on approximately 4.18 acres located south of the SWC of McQueen and Ocotillo roads.
5. **FINAL ADOPTION OF ORDINANCE NO. 4620, DVR15-0006 NWC OF GILBERT AND BROOKS FARM ROADS**, establishment of initial City zoning of Agriculture (AG-1) on approximately 5 acres located at the NWC of Gilbert and Brooks Farm roads.
6. **FINAL ADOPTION OF ORDINANCE NO. 4621, ANNEXATION** of approximately 1.25 acres located north of the NWC of Cedar Place and Riggs Ranch Road.
7. **ORDINANCE NO. 4518** authorizing the grant of no-cost irrigation easements to the Roosevelt Water Conservation District (RWCD) in property owned or acquired by the City in connection with the Gilbert Road Improvement Project (Ocotillo Road to Hunt Highway) ST-0809; and declaring an emergency.
8. **ORDINANCE NO. 4600** authorizing the conveyance of certain real property, located approximately one-quarter mile south of the intersection of Ocotillo Road and Gilbert Road, to the Roosevelt Water Conservation District (RWCD) in exchange for the grant of a public roadway and utility easement from RWCD to the City in a portion of said real property; and declaring an emergency.
9. **ORDINANCE NO. 4612** authorizing the conveyance of certain real property, consisting of approximately 193 square feet of vacant land located on the north side of Ocotillo Road, approximately 551 feet east of Gilbert Road, to the Roosevelt Water Conservation District (RWCD) at no cost; and declaring an emergency.
10. **INTRODUCTION OF ORDINANCE NO. 4614, DVR15-0009 NORTH OF THE NORTHWEST CORNER MCQUEEN ROAD AND HUNT HIGHWAY**, establishment of the initial City zoning of Agriculture (AG-1) on approximately 10 acres located north of the NWC of McQueen Road and Hunt Highway.

11. **INTRODUCTION OF ORDINANCE NO. 4615, DVR15-0007 SOUTH OF THE SOUTHEAST CORNER CHANDLER HEIGHTS AND COOPER ROADS**, establishment of the initial City zoning of Agriculture (AG-1) on approximately 10.78 acres located south of the SEC of Chandler Heights and Cooper roads.
12. **INTRODUCTION OF ORDINANCE NO. 4617, DVR14-0028/PPT14-0016 MISSION ESTATES**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential. **PRELIMINARY DEVELOPMENT PLAN (PDP)** for subdivision layout and housing products. **PRELIMINARY PLAT (PPT)** for approximately 10 acres located north of Hunt Highway and west of McQueen Road.
13. **INTRODUCTION OF ORDINANCE NO. 4622** authorizing the City of Chandler, as owner, to dedicate to the public, for use as such, the streets and easements as shown on a minor land division map of Palm Lane.
14. No item.
15. **RESOLUTION NO. 4700** accepting a no-cost right-of-way license from Salt River Project (SRP) on behalf of the United States of America, for a portion of the west half of Alma School Road, lying north of Pecos Road.
16. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0014 KYRENE 202 BUSINESS PARK**, to amend the comprehensive sign package as part of the Kyrene 202 Business Park development located at the NWC of Kyrene and Frye roads.
17. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0018 CHANDLER EXPRESS CAR WASH**, for site and building design of a new car wash facility located south of the SWC of Arizona Avenue and Germann Road.
18. **CLAIMS REPORT** for the quarter ended March 31, 2015.
19. **AUTHORIZE** the 2015 City of Chandler Emergency Operations Plan (EOP) and execution of a letter of promulgation and a letter of approval and implementation.
20. **ADMINISTRATIVE SETTLEMENT** with the Roosevelt Water Conservation District (RWCD) to acquire portions of properties, either in fee or by easements, required for construction of the Gilbert Road Improvement Project from Queen Creek Road to Hunt Highway for \$241,161.40, plus closing costs, if any.
21. **AMENDMENT TO THE COST SHARING AGREEMENT** with the Downtown Chandler Community Partnership (DCCP) relating to the construction and management of an outdoor stage, and authorizing the City Manager, or his designee to sign the Cost Sharing Agreement and all related documents as approved by the City Attorney; for a revised contribution amount of \$279,906.69.
22. **CONSTRUCTION CONTRACT NO. PR1501.401** to Sellers & Sons, Inc., for the Snedigar Sportsplex Lighting Fields 9 and 10, in an amount not to exceed \$267,634.00.
23. **CONSTRUCTION CONTRACT NO. PR1405.401** to S.D. Crane Builders, Inc., for the Downtown Stage, in an amount not to exceed \$348,691.58.  
**GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER** in the amount of \$59,906.00 to the Capital Grants Fund for the Downtown Campus Improvements Project to allow the Downtown Chandler Community Partnership (DCCP) funds to be spent when received.

24. **CONSTRUCTION MANAGER AT RISK CONTRACT NO. WW1506.251**, to Achen-Gardner Construction, LLC, for pre-construction services, for the Downtown Sites 3, 4, 5, 6, and 7 Water-Wastewater Infrastructure, in an amount not to exceed \$200,000.00.
25. **CONSTRUCTION CONTRACT NO. PR1410.401** to Nickel Contracting, LLC, for Citrus Vista Park in an amount not to exceed \$1,422,016.48.
26. **USE PERMIT, ZUP14-0036 EUROPEAN MOTOR STUDIO**, to allow online sales of motor vehicles with incidental repairs within a Planned Industrial (I-1) Zoning District located at 501 E. Chicago Circle, Suite A, west of the SWC of Chicago Circle and Hamilton Street.
27. **USE PERMIT, ZUP14-0037 VERIZON WIRELESS – SWC RIGGS AND GILBERT**, to install a 60-foot monopalm wireless communication facility located at 2945 East Riggs Road in the Albertson's shopping center.
28. **SPECIAL EVENT LIQUOR LICENSE**, for 100 Club of Arizona, for the 100 Club Fundraiser on Saturday, April 25, 2015, located at The Yard Cigar Bar, 1981 W. Elliot Road.
29. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Craft Spirit Fest on Saturday, April 25, 2015, located at Dr. A.J. Chandler Park, 3 S. Arizona Avenue.
30. **SPECIAL EVENT LIQUOR LICENSE**, for Si Se Puede Foundation, for the Cinco De Mayo Festival on Saturday, May 2, 2015, located at the Library Plaza, 22 S. Delaware Street.
31. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, CBCB Pecos LLC, dba Cold Beers & Cheeseburgers, located at 1980 W. Germann Road.
32. **LIQUOR LICENSE**, Series 12, for Arvinder Kaur, Agent, Chennai Fusion Café LLC, dba Chennai Fusion Grill, located at 4929 W. Chandler Boulevard, Suite 1. **(APPLICANT REQUESTS CONTINUANCE TO THE APRIL 30, 2015, CITY COUNCIL MEETING.)**
33. **SAMPLING PRIVILEGES, LIQUOR LICENSE**, Series 9, for Nicholas Carl Guttilla, Agent, Albertson's LLC, dba Albertsons #1021, located at 2935 E. Riggs Road.
34. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 12, held by Majerle's Sports Grill LLC, dba Majerle's Sports Grill for a Mayweather Fight Event on Saturday, May 2, 2015, located at 3095 W. Chandler Boulevard.
35. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 12, held by Majerle's Sports Grill LLC, dba Majerle's Sports Grill for a Bike Night Event on Wednesday, May 6, 2015, located at 3095 W. Chandler Boulevard.
36. **CRAFT DISTILLERY FAIR/FESTIVAL LICENSE**, for John Patt, Agent, Desert Diamond Distillery, for the Craft Spirit Fest on Saturday, April 25, 2015, located at Dr. A.J. Chandler Park, 3 S. Arizona Ave.
37. **CRAFT DISTILLERY FAIR/FESTIVAL LICENSE**, for Garrison Ellam, Agent, Tombstone Distillery, for the Craft Spirit Fest on Saturday, April 25, 2015, located at Dr. A.J. Chandler Park, 3 S. Arizona Ave.

**PUBLIC HEARING:**

- PH1. **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY2015-2019 FIVE YEAR CONSOLIDATED PLAN, FY2015-2016 ANNUAL ACTION PLAN**

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

**PH2. HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FISCAL YEAR 2015-2016 ALLOCATIONS**

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

**PH3. ANNEXATION** of a parcel of approximately 1.85 acres located SEC of Willis Road and the Consolidated Canal.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

The meeting was adjourned at approximately 7:24 p.m.

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

\_\_\_\_\_  
Mayor

Approved: April 30, 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 13th day of April 2015. I further certify that the meeting was duly called and held and that a quorum was present.

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

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