

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, March 14, 2016.

THE MEETING WAS CALLED TO ORDER BY MAYOR TIBSHRAENY AT 7:02 p.m.

The following members were present:

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

\*Councilmember Lopez participated via telephone.

Also in attendance:	Marsha Reed	Acting City Manager
	Nachie Marquez	Assistant City Manager
	Kay Bigelow	City Attorney
	Marla Paddock	City Clerk

SCHEDULED PUBLIC APPEARANCES: Mayor Tibshraeny asked Councilmember Ellen to join him for the presentations.

SCHEDULED PUBLIC APPEARANCES

1. Budget Award

Management Services Director Dawn Lang recognized the staff of the Budget Office and asked them to come forward to accept the Government Finance Officers Association Distinguished Budget Presentation Award for FY2015-16. She recognized Greg Westrum, Julie Buelt, Cat Dixon, and Helen Parker. She noted this is the 28<sup>th</sup> consecutive year the City has received this award. Ms. Lang thanked the staff from all departments for their assistance in preparing the budget. In addition she acknowledged Janet Northrup and Courtney Friedline who were unable to attend tonight.

CONSENT:

- 1a. **MINUTES** of the Chandler City Council Study Session of February 22, 2016.
- 1b. **MINUTES** of the Chandler City Council Regular Meeting of February 25, 2016.
- 1c. **MINUTES** of the Chandler City Council Special Meeting (Exec Session) of February 25, 2016.
- 1d. **MINUTES** of the Chandler City Council Special Meeting (Exec Session) of February 22, 2016.
- 1e. **MINUTES** of the Chandler City Council Special Meeting (Budget Connect) February 25, 2016.
- 1f. **MINUTES** of the Chandler City Council Special Meeting (Micro Retreat) of October 19, 2015
  
2. **FINAL ADOPTION OF ORDINANCE NO. 4666**, granting an easement for vehicular ingress and egress purposes to Intel Corporation for a relocated portion of Old Price Road south of Queen Creek Road.
  
3. **FINAL ADOPTION OF ORDINANCE NO. 4689**, granting a no-cost power distribution easement, to Salt River Project Agricultural Improvement and Power Distribution District (SRP) within the Knox Road

right-of-way between Hartford Street and Arizona Avenue as required for an SRP aesthetics project in this area.

4. **FINAL ADOPTION OF ORDINANCE NO. 4692**, granting a no-cost power distribution easement to Salt River Project for electrical upgrades at Desert Breeze Park.
5. **FINAL ADOPTION OF ORDINANCE NO 4687, DVR15-0031 VILLAS AT CHANDLER AIRPARK**, rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential.
6. **INTRODUCTION OF ORDINANCE NO. 4665, DVR15-0039 111 W. BOSTON STREET**, rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay, CCD/PAD zoning, for additional building height on property located at 111 W. Boston Street.

Ms. Kim Moyers gave an overview of the project. She explained the owner would like to take the existing building, demo it and build a 3 story building that would be a total of 7600 s.f. The first story would be a restaurant of approximately 2300 s.f. The second story would be a cigar bar. The third story would be a roof top deck. Both the first and second stories would have patios on the front and back. She noted there were a few other two story buildings around it, so architecturally it would fit. The anticipated construction start would be in April, if approved and would be an 8-10 month build time. The Mayor asked if it was a total demolition or more a renovation. Ms. Moyers said it was more a demolition as the front and back of the building will be completed gutted and the walls removed. The only remaining walls will be the side walls.

Councilmember Heumann asked about the smoking law and how this would affect the businesses. Ms. Novak responded the applicant has been working with the State in order to comply. The first floor will be rented out to a separate restaurant that also has a bar. The second and third floor will be related to Mr. Pat Stratman's business which is the bar/lounge. She said the developer is not quite sure yet if there will be smoking allowed on the patios. There is an allowance under the Smoke Free Arizona Act, but there is a certain requirement to have mechanical equipment in the interior spaces to control the smoke. The second floor being a cigar lounge, the State has a definition called a "retail tobacco store", and she explained there are many specifics on complying with that. The applicant is still working through these requirements.

7. **RESOLUTION NO. 4933** authorizing the 2015 Multi-Jurisdictional Hazard Mitigation Plan.
8. **RESOLUTION NO. 4937** authorizing modification of the assessment diagram; making a statement and estimate of expenses for the Downtown Chandler Enhanced Municipal Services District; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.
9. **RESOLUTION NO. 4940** calling the 2016 Primary and General Elections.
10. **PRELIMINARY DEVELOPMENT PLAN, PDP15-0014 TOWNEPLACE AT THE MET**, for site layout and building design of a commercial development with a hotel and inline shops on approximately 4 acres located at the SEC of Chandler Boulevard and Hearthstone Way.

COUNCILMEMBER HEUMANN asked about the stipulation relating to significant conformance to the plan. He stated his desire to ensure the project is built to the drawings and pictures that are represented in the development booklet.

11. **PRELIMINARY DEVELOPMENT PLAN, PDP15-0016 RHYTHM**, for one-story housing product within a component of the Rhythm residential development located at the NWC of 56<sup>th</sup> Street (Priest Drive) and Orchid Lane, north of Ray Road.
12. **ACCEPTANCE** of the report of the emergency expenditure approved by the Acting City Manager pursuant to City of Chandler Code of Ordinances §3-13.3 in the amount of \$116,000.00 to H&E Equipment Services, Inc., for the repair of fire apparatus #05002.  
**CONTINGENCY TRANSFER** of General Fund Non-Departmental Contingency Funding in the amount of \$116,000.00 to the Fire, Health & Medical Department's Fire Support Services Cost Center.
13. **SOFTWARE LICENSE AND SUPPORT AGREEMENT**, with iWater, Inc., for implementation of a hydrant and valve inspection software system, through HD Supply Waterworks, in the amount of \$99,000.00.
14. **AGREEMENT CS4-964-3332, AMENDMENT NO. 2**, with Devau Human Resources, for temporary staffing services, in an amount not to exceed \$935,000.00, for a one-year term of April 1, 2016, through March 31, 2017.
15. **AGREEMENT NO. ST6-745-3648**, with Cactus Asphalt, a division of Cactus Transport, Inc., for tire rubber modified surface seal, in an amount not to exceed \$1,114,409.24, for one year, April 1, 2016 through March 31, 2017, with the option of four additional one-year periods.
16. **AGREEMENT NO. TD6-285-3638**, with Cem-Tec Corporation, for street light poles, in an amount not to exceed \$51,898.00, for one year, with the option of four additional one-year extensions.
17. **CONTRACT NO. JOC1601.401**, to DNG Construction, LLC, in an amount not to exceed \$750,000.00 per year, for a two-year term, with the option of one additional two-year extension.
18. **CONTRACT NO. JOC1602.401**, to SDB, Inc., in an amount not to exceed \$750,000.00 per year, for a two-year term, with the option of one additional two-year extension.
19. **PURCHASE** of office supplies utilizing the National IPA Contract with Office Depot/Max and 1GPA contract with Wist Office Products, in a combined total amount not to exceed \$215,000.00 for the term of April 1, 2016, through March 31, 2017.
20. **SPECIAL EVENT LIQUOR LICENSE**, for St. Andrew the Apostle Catholic Church, for the Silent Auction for Bottles of Wine on Friday, March 25, 2016, located at St. Andrew Apostle Catholic Church, 3450 W. Ray Road.
21. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Partnership, for The 17<sup>th</sup> Annual Chandler Jazz Festival on Friday, April 1, 2016, and Saturday, April 2, 2016, located at the Library Plaza, 125 E. Commonwealth Avenue.
22. **SPECIAL EVENT LIQUOR LICENSE**, for International Alliance for the Prevention of AIDS, for the Volunteer Appreciation Dinner on Friday, April 15, 2016, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
23. **LIQUOR LICENSE**, Series 6, for Brad Ingarfield, Agent, Field Restaurant Concepts LLC, dba Murphy's Law Irish Pub & Ale House, located at 58 S. San Marcos Place.
24. **FINAL PLAT, FPT15-0014 METRO CHANDLER AIRPORT**, for a business park located at the southwest corner of Cooper and Germann roads.

25. **PRELIMINARY PLAT, PPT16-0001 LEGACY TRADITIONAL SCHOOL**, for a charter school located south and west of the SWC of McQueen and Warner roads.
26. **FINAL PLAT, FPT16-0002 LEGACY TRADITIONAL SCHOOL**, for a charter school located south and west of the SWC of McQueen and Warner roads.
27. **CONTINUANCE OF THE PUBLIC HEARING ITEM PH1 BELOW, DVR05-0036 T-SYS WESTERN OPERATIONS CENTER**, to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification. **(STAFF REQUESTS CONTINUANCE OF THE PUBLIC HEARING SCHEDULED FOR MARCH 17, 2016, TO THE JULY 28, 2016, CITY COUNCIL MEETING).**

**ACTION:**

28. **INTRODUCTION OF ORDINANCE NO. 4697** authorizing the provisions of a development agreement with Ryan Companies US, Inc., for disposition and redevelopment of Site 6.
29. **INTRODUCTION OF ORDINANCE NO. 4691, DVR15-0033 FRYE ROAD BUSINESS PARK (SANTAN TECHNOLOGY PARK)**, rezoning from Planned Area Development (PAD) for light industrial to PAD for light industrial and billboards.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for two, 70-foot tall digital billboards located at the NEC of 56th Street and Loop 202 Santan Freeway. **(PLANNING AND ZONING COMMISSION AND STAFF RECOMMEND DENIAL.)**

**PUBLIC HEARING:**

**PH1. PUBLIC HEARING TO TAKE ADMINISTRATIVE ACTION ON DVR05-0036 T-SYS WESTERN OPERATIONS CENTER TO EXTEND, REMOVE OR DETERMINE COMPLIANCE WITH THE SCHEDULE FOR DEVELOPMENT OR TAKE LEGISLATIVE ACTION TO CAUSE THE PROPERTY TO REVERT TO ITS FORMER ZONING CLASSIFICATION**

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

A. Take administrative action to extend, remove or determine compliance;

-or-

B. Take legislative action and Introduction of Ordinance No. 4641 to cause the property to revert to its former zoning classification.

**INFORMATIONAL:**

1. Minutes of the February 17, 2016, Planning and Zoning Commission meeting.

Adjournment: The meeting was adjourned at approximately 7:12 p.m.

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

Approved: March 31, 2016

### 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 14<sup>th</sup> day of March 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of April, 2016.

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