

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 28, 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
	Nora Ellen	Councilmember
	Kevin Hartke	Councilmember
	Rick Heumann	Councilmember
	René Lopez	Councilmember
	Terry Roe	Councilmember

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 Vice Mayor Sellers to join him for the reading of the proclamation and presentation of awards.

1. Service Recognition

John Somerville: Police Officer, Resources and Training
Chief Sean Duggan recognized Officer Somerville for his 20 years of service, and read the following:

John started with the Chandler Police Department as a police explorer in 1993, rising to the rank of captain. It was here that he gained his love for law enforcement and his determination to make a positive impact in the community. John was hired as a park ranger in 1996 and as a police officer cadet in 1998. In his time as a police officer, John has worked as a patrol officer, traffic enforcement officer, robbery/homicide detective, SAU technical support/robot team member, command center operator, a detective assigned to police information technology and currently as a member of the community resources bureau where he now manages the Chandler Police explorer program, one of the largest and most active programs in the state.

Through his determination to pay it forward, John has advanced the Chandler Police explorer program not only in terms of enrollment, but in community involvement and youth mentoring. His outstanding efforts have yielded numerous commendations and professional recognition, including the 2003 Sons of the American Revolution award. He was named the Chandler Police department Officer of the Year for 2005 and received the department's prestigious medal of honor in 2006.

John's greatest legacy is the positive influence he has had on thousands of young adults within the community and across the country.

Chandler is host to the explorer tactical competition which brings hundreds of explorer's across the U.S. to demonstrate their leadership, tactical and team building skills.

John plays an instrumental role in planning, coordinating and ensuring it is a successful event every year. Each day he models leadership, integrity and service. His positive attitude and direct impact on future generations is immeasurable.

2. Proclamation: Holocaust Remembrance

Mayor Tibshraeny asked Councilmember Lopez to read the proclamation and asked Rabbi Michael Beyo from the East Valley Jewish Community Center to accept the proclamation.

Councilmember Heumann announced at Chandler – Gilbert Community College there will be a Holocaust Remembrance event and encouraged all to attend.

3. Proclamation: National Library Week

Mayor Tibshraeny asked Councilmember Lopez to read the proclamation and asked Cultural Affairs Director Brenda Brown to accept the proclamation.

4. Recognition: Alexandra Taylor, Miss Chandler

Mayor Tibshraeny asked Alexandra Taylor to come forward. He asked Ms. Taylor to speak a bit about what it means to be Ms. Chandler and what she will be doing over the next year as Ms. Chandler.

Ms. Taylor stated her platform is: Healthy is the New Skinny. She explained the focus is what it means to live a healthy life style and positive body image. She will spend the next year touring the state and speaking on her platform, and at the end of June she will be running for Ms. Arizona.

There were no questions from the City Council on the agenda.

CONSENT:

- 1a. **MINUTES** of the Chandler City Council Special Meeting (Exec Session) of March 14, 2016.
- 1b. **MINUTES** of the Chandler City Council Study Session of March 14, 2016.
- 1c. **MINUTES** of the Chandler City Council Regular Meeting of March 17, 2016.

2. **FINAL ADOPTION 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.

3. **FINAL ADOPTION OF ORDINANCE NO. 4697** authorizing the provisions of a development agreement with Ryan Companies US, Inc., for disposition and redevelopment of Site 6.

4. **INTRODUCTION OF ORDINANCE NO. 4653, DVR15-0010 RMB BUSINESS PARK**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture located north of the NEC of Ryan Road and Arizona Avenue. **(STAFF REQUESTS CONTINUANCE TO THE MAY 12, 2016, CITY COUNCIL MEETING.)**

5. **INTRODUCTION OF ORDINANCE NO. 4699, DVR15-0041 SANTAN OFFICE CAMPUS**, rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet.
PRELIMINARY DEVELOPMENT PLAN, for site layout and building architecture on approximately 19 acres located at the SWC of Alma School and Pecos roads.

6. **INTRODUCTION OF ORDINANCE NO. 4695** granting a no-cost power distribution easement, to Salt River Project Agricultural Improvement and Power Distribution District (SRP) on City property located at 3333 S. Price Road.

7. **RESOLUTION NO. 4934** authorizing an agreement with Salt River Project (SRP) for the use of City property in connection with the operation of a wireless network, and authorizing the Mayor or designee to execute the necessary documents.

8. No item.

9. **AGREEMENT NO. FD3-340-3133**, Amendment No. 4, with Municipal Emergency Services, Inc., (MES) for fire protective clothing and uniforms increasing the annual spending limit amount by \$55,000.00 for a revised not to exceed amount of \$355,000.00 for the term ending September 14, 2016.

10. **AGREEMENT NO. MU4-885-3350, AMENDMENTS** with BASF Corporation in an amount not to exceed \$780,750.00; Brentag Pacific, Inc., in an amount not to exceed \$2,373,942.75; Charlie Pepper, Inc., in an amount not to exceed \$131,000.00; Chemtrade Chemicals US, LLC, in an amount not to exceed \$347,800.00; Hill Brothers Chemical in an amount not to exceed \$1,259,396.40; Kemira Water Solutions, Inc., in an amount not to exceed \$601,920.00; Polydyne, Inc., in an amount not to exceed \$102,478.00; Univar USA, Inc., in amount not to exceed \$228,690.00; and Waternuts Aquatic Ent, Inc., dba Commercial Pool Repair in an amount not to exceed \$172,200.00, for the purchase of water treatment, wastewater treatment, and swimming pool chemicals, for a one-year term, for a grand total amount not to exceed \$5,998,177.15.

11. **AGREEMENT NO. MU5-885-3526, AMENDMENT NO. 1** with Chemrite, Inc., in an amount not to exceed \$198,416.00; Evoqua Water Technologies, LLC, in an amount not to exceed \$195,700; Hill Brothers Chemical Company in an amount not to exceed \$359,975.00; Polydyne, Inc., in an amount not to exceed \$538,325.00; and Thatcher Company of Arizona, Inc., in an amount not to exceed \$284,175.00, for water treatment, wastewater treatment, and pool chemicals, for a one-year term, for a grand total amount not to exceed \$1,576,591.00.

12. **AGREEMENT NO. 3359**, Amendment No. 3, with EPS Group, Inc., for Civil Plan Review and Civil Planning Services, in an amount not to exceed \$50,000.00 for a one-year term of March 15, 2016, through March 14, 2017.
13. **PROFESSIONAL SERVICES CONTRACT NO. ST1502.201** to Kimley-Horn and Associates, Inc., for Design Consultant Services for Chandler Heights Road Improvements, Arizona Avenue to McQueen Road, Contract, in an amount not to exceed \$974,546.00.
14. **PROFESSIONAL SERVICES CONTRACT NO. ST1503.201**, to Entellus, Inc., for Design Consultant Services for Cooper Road Improvements, (3500 feet north of Chandler Heights Road to Riggs Road), in an amount not to exceed \$1,088,294.00.
15. **PROFESSIONAL SERVICES CONTRACT NO. ST1511.201**, to J2 Engineering and Environmental Design, for Design Consultant Services for Dakota Street Improvements, in an amount not to exceed \$275,700.54.
16. **CONSTRUCTION CONTRACT NO. ST1404.401**, to RK Sanders, Inc., for Ray Road/Dobson Road Eastbound Deceleration Lane, in an amount not to exceed \$183,665.00.
17. **CONSTRUCTION CONTRACT NO. ST1505**, to Salt River Project to accommodate the Frye Road Improvements, Roosevelt Avenue to Kyrene Road, for conversion of overhead facilities and underground relocations, in an amount not to exceed \$488,100.00.
18. **CONTRACT NO. SW4-910-3378**, Amendment No. 1, with Allied Waste Transportation, Inc., dba Republic Services of Phoenix, for City Facilities Refuse Collection, for a two-year term, in an amount not to exceed \$165,000.00.
19. **PURCHASE** Leica Geosystems surveying equipment from Surveyors Source, sole source, in the amount of \$88,664.08.
20. **USE PERMIT, LUP15-0022 PESTOS PIZZA**, Series 12 Restaurant License to continue to sell and serve liquor for on-site consumption as permitted indoors and within a new outdoor covered patio located at 1960 W. Ray Road, Suite 4, within the Anderson Springs shopping center, at the NEC of Ray and Dobson roads.
21. **USE PERMIT, LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER**, Series 7 Beer and Wine Bar License to sell and serve liquor for on-site consumption as permitted at the hotel located at 3990 W. Chandler Boulevard, at the NEC of Chandler Boulevard and McClintock Drive.
22. **LIQUOR LICENSE**, Series 7, for Andrea Lewkowitz, Agent, Pacific Heritage Inn of Chandler LLC, dba Staybridge Suite Phoenix-Chandler, located at 3990 W. Chandler Boulevard.
23. **USE PERMIT, LUP16-0004 LA BOCCA / MODERN MARGARITA**, Series 12 Restaurant License to sell and serve liquor as permitted for on-premise consumption indoors for two new restaurants along with an extension of premises within outdoor patios on Boston Street and

Arizona Avenue. The request also includes entertainment indoors for a DJ. The property is located at 1 E. Boston Street, at the SEC of Arizona Avenue and Boston Street.

24. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, La Bocca Modern Chandler LLC, dba La Bocca Urban Kitchen/Modern Margarita, located at 1 E. Boston Street.
25. **USE PERMIT, LUP16-0005 ALAMO DRAFTHOUSE CINEMA**, Series 12 Restaurant License to sell and serve liquor as permitted for on-premise consumption within a new movie theater including a restaurant located at 4955 S. Arizona Avenue, NEC of Arizona Avenue and Chandler Heights Road.
26. **LIQUOR LICENSE**, Series 12, for Andrea Lewkowitz, Agent, Alamo Chandler LLC, dba Alamo Draffhouse Cinema, located at 4955 S. Arizona Avenue.
27. **USE PERMIT, LUP16-0002 COST PLUS WORLD MARKET**, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption with in-store sampling at a new store located at 860 N. 54th Street, south of the SWC of Ray Road and 54th Street. **(STAFF REQUESTS CONTINUANCE TO THE MAY 12, 2016, CITY COUNCIL MEETING.)**
28. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Southwest Cajun Festival on Saturday, April 23, 2016, located at The Library Plaza, 125 E. Commonwealth Avenue.
29. **SAMPLING PRIVILEGES, LIQUOR LICENSE**, Series 10, for Martha Lynne Neese, Agent, Von Hanson's Meat Arizona Inc., dba Von Hanson's Meats and Spirits, located at 2390 N. Alma School Road, Suite 101.
30. **PRELIMINARY PLAT, PPT15-0016 TOWER STORAGE LLC**, for a self-storage facility located south of the SEC of Arizona Avenue and Chandler Heights Road.
31. **FINAL PLAT, FPT16-0007 EXTRA SPACE STORAGE**, for an indoor storage facility located south of the SWC of Dobson and Germann roads.

ACTION:

32. **RESOLUTION NO. 4931, APL15-0006 CHANDLER AIRPARK AREA PLAN AMENDMENT**, Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential. **(APPLICANT WITHDRAWAL OF AREA PLAN AMENDMENT.)**
INTRODUCTION OF ORDINANCE NO. 4686, DVR15-0027 CANAL VIEW HOMES, rezoning from Agricultural to Planned Area Development for single-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and housing product.
PRELIMINARY PLAT, PPT15-0013 for a 7-lot single-family residential subdivision located at the SEC of the Consolidated Canal and the Wildhorse Place alignment.

