

REVISED



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CITY OF CHANDLER COUNCIL MEETING

STUDY SESSION

MONDAY, APRIL 23, 2018, 7:00 P.M.

Chandler City Council Chambers, 88 E. Chicago Street
Chandler, Arizona
(480) 782-2181

Mayor Jay Tibshraeny

Vice Mayor Nora Ellen

Councilmember Kevin Hartke

Councilmember Sam Huang

Councilmember René Lopez

Councilmember Terry Roe

Councilmember Mark Stewart

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a **STUDY SESSION** open to the public on **Monday, April 23, 2018, at 7:00 p.m.**, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Study Sessions are open to the public; however, discussion of agenda items is ordinarily reserved for the Council and City staff. No decisions are made nor actions taken during a Study Session. The following items are acted on or continued at the regular Council Meeting.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue)

STUDY SESSION AGENDA

CALL TO ORDER

SCHEDULED PUBLIC APPEARANCES

1. Service Recognition
2. Retirement Recognition
3. Proclamation: Week of the Young Child
4. Proclamation: Children's Mental Health Awareness Day
5. Proclamation: National Police Week and Peace Officers' Memorial Day
- *6. Recognition: 2018 Arizona Roads and Street Maintenance Rodeo winners
7. Mr. Doug Stites– Use of City Land for Model Airplanes



* **Indicates New Item**

Agenda continued on next page



CONSENT AGENDA

Items listed on the Consent Agenda may be enacted by one motion and one vote. If discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion, and determination will be made if the item will be considered separately.

- 1a. **MINUTES** of the Chandler City Council Special Meeting of March 22, 2018.
- 1b. **MINUTES** of the Chandler City Council Special Meeting of April 5, 2018.
- 1c. **MINUTES** of the Chandler City Council Special Meeting of April 9, 2018.
- 1d. **MINUTES** of the Chandler City Council Study Session of April 9, 2018.
- 1e. **MINUTES** of the Chandler City Council Special Meeting of April 12, 2018.
- 1f. **MINUTES** of the Chandler City Council Regular Meeting of April 12, 2018.

2. **FINAL ADOPTION OF ORDINANCE NO. 4801**, authorizing the dedication in fee of a portion of Assessor's Parcel Numbers 303-42-003Q and 303-42-008P located on the west side of Cooper Road approximately one-half mile south of Queen Creek Road for public right-of-way purposes.

3. **FINAL ADOPTION OF ORDINANCE NO 4802**, declaring that document entitled "City Code Conforming Amendments to Ordinance number 4788 and number 4789" to be a public record; making conforming amendments to various sections and subsections of chapters 11, 21, 29, 32, 40, 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53 of the Code of the City of Chandler, relating to code amendments made to Chapter 43 Public Works and Utilities Department, the repeal of Chapter 54 Municipal Utilities and the addition of Chapter 34 Development Services Department and to amend Chapter 27 Fire, Health and Medical Protection to change the official name from Chandler Fire, Health and Medical Department to Chandler Fire Department; providing for the repeal of conflicting ordinances; and providing for severability.

4. **FINAL ADOPTION OF ORDINANCE NO. 4803, DVR17-0006 BELLAZA**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential for a single-family residential subdivision located at the northeast corner of Ocotillo Road and 138th Street, east of Gilbert Road.

5. **FINAL ADOPTION OF ORDINANCE NO. 4804, DVR17-0018 ARCADIA CROSSINGS**, rezoning from Planned Area Development (PAD) for Multi-Family Residential to PAD (Single-Family Residential) for a single-family residential subdivision located at the southeast corner of Orchid Lane and Pleasant Drive, east of Alma School Road and north of Ray Road.

6. **FINAL ADOPTION OF ORDINANCE NO. 4805, DVR17-0031 HAVEN**, rezoning from Planned Area Development (PAD) for Residential to Planned Area Development PAD (Residential) for a residential subdivision located at the southwest corner of Pecos Road and Hartford Street, east of Alma School Road.

7. **FINAL ADOPTION OF ORDINANCE NO. 4806, DVR17-0025 DISTRICT AT CHANDLER**, rezoning from Single-Family Residential District (SF-8.5) to Planned Area Development (PAD) for Multi-Family Residential with a Mid-Rise Overlay for building height up to 50 feet for a multi-family residential development located at the northwest corner of Frye Road and 95th Street, west of Dobson Road.

8. **FINAL ADOPTION OF ORDINANCE NO. 4807, DVR17-0033 LOTUS PROJECT**, rezoning from Planned Area Development (PAD) for Industrial to PAD (Light Industrial and General Office) with a Mid-Rise Overlay for building height up to 90 feet for a light industrial and general office development located at the southwest corner of Frye Road and Roosevelt Avenue, north of the Loop 202 Santan Freeway and west of Kyrene Road.
9. **FINAL ADOPTION OF ORDINANCE NO. 4809**, authorizing the sale of approximately 54.19 acres of City-owned real property located at the northwest corner of Kyrene Road and the Loop 202 Santan Freeway in Chandler, Arizona, to Conor Commercial Real Estate, LLC, for the sum of \$15,000,000; authorizing the Mayor to execute the First Amendment to the Purchase Agreement, the Special Warranty Deed, and the Bill of Sale; and authorizing the City Real Estate Manager to execute any other documents necessary for this transaction.
10. **INTRODUCTION OF ORDINANCE NO. 4780**, adopting updated versions of previously adopted Fire Department Standard Details and Public Works design and construction standards and amending Chapter 43, Section 43-5, Subsections 43-4.5.A, 43-4.5.B, 43-4.5.C, 43-4.5.D, 43-4.5.F, 43-4.5.H, 43-4.5.I, and 43-4.5.J of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.
11. **INTRODUCTION OF ORDINANCE NO. 4810, DVR17-0014 ST. MORITZ**, rezoning from Multi-family residential (MF-3), Planned Area Development (PAD) for multi-family residential and Planned Commercial Office (PCO) District, to PAD for single-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and building architecture. Northeast corner of Chandler Boulevard and Pleasant Drive.
(STAFF REQUESTS CONTINUANCE TO THE JUNE 14, 2018 CITY COUNCIL MEETING.)
12. **INTRODUCTION OF ORDINANCE NO. 4811, ZCA18-0001 CITY OF CHANDLER/RIDE SHARING AND AUTONOMOUS VEHICLES**, amending Article XVIII Parking and Loading Regulations of Chapter 35 (Zoning Code) of the Chandler City Code in preparation for changes in transportation behavior resulting from an increase in ride sharing and autonomous vehicles as presented in ZCA18-001 CITY OF CHANDLER / RIDE SHARING AND AUTONOMOUS VEHICLE CODE AMENDMENT.
13. **INTRODUCTION OF ORDINANCE NO. 4812, DVR17-0026 BRIGHTON PLACE**, rezoning from Planned Area Development (PAD) for single-family residential to PAD for multi-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and architecture.
PRELIMINARY PLAT, PLT17-0059 for a 53-unit multi-family residential development located west of the southwest corner of Ray and McQueen roads.
14. **INTRODUCTION OF ORDINANCE NO. 4813, DVR17-0027 WATERFALL**, rezoning from Planned Area Development (PAD) for commercial to PAD for single-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building design.
PRELIMINARY PLAT, PLT 17-0061 for a single-family development located west of the southwest corner of Chandler Boulevard and Cooper Road.
15. **INTRODUCTION OF ORDINANCE NO. 4816**, amending the Code of the City of Chandler, Chapter 4, Section 4-5, Majority vote to elect in City Elections, relating to the calculation of majority votes for council candidate elections; providing for the repeal of conflicting ordinances; and providing severability.

16. **RESOLUTION NO. 5116**, authorizing an Intergovernmental Agreement with Maricopa County for right-of-way assistance and improvements to Chandler Heights Road from a quarter mile west of Arizona Avenue to McQueen Road and Arizona Avenue from Wood Drive to Lynx Place.
17. **RESOLUTION NO. 5132**, authorizing an Intergovernmental Agreement with Maricopa County for right-of-way assistance and improvements to Cooper Road from Alamosa Drive to Riggs Road.
18. **RESOLUTION NO. 5151**, approving an Intergovernmental Agreement with Maricopa County Library District for the Library Assistance Program.
19. **RESOLUTION NO. 5153**, authorizing the abandonment of a portion of the former Germann Road right-of-way alignment located on the Chandler Airport property for roadway purposes and applying it to another public use (airport purposes).
20. **RESOLUTION NO. 5157**, adopting the provisions of a Development Agreement with Spike Lawrence Ventures, LLC, for disposition and redevelopment of Site 6; and **INTRODUCTION OF ORDINANCE NO. 4819** adopting the provisions of a purchase agreement with Spike Lawrence Ventures, LLC, for the sale of Site 6, and authorizing the City Manager to sign all related documents as approved by the City Attorney.
21. **RESOLUTION NO. 5158**, designating and providing notice of the 2018 Primary and General Elections to be held on August 28, 2018, and November 6, 2018, respectively; and authorize the City Clerk to enter into agreements, as required, to provide election services for the 2018 Primary and General Elections.
22. **CLAIMS REPORT** for the Accounts Payable payments for the quarter ended March 31, 2018.
23. **BOARD AND COMMISSION APPOINTMENTS.**
24. **PROJECT AGREEMENT NO. GG1702.106**, with Ninyo & Moore, for Site 7 Additional Characterization and Monitoring, pursuant to Annual Environmental Services Contract No. EN1507.101, in an amount not to exceed \$81,420.
25. **PROJECT AGREEMENT NO. WA1809.401**, with SDB, Inc., for the Pecos Surface Water Treatment Plant Roof Replacement, pursuant to Job Order Contracting No. JOC1601.401, in an amount not to exceed \$164,968.
26. **PROJECT AGREEMENT NO. WA1709.451**, with Carollo Engineers, Inc., for the Pecos Surface Water Treatment Plant Process Rehabilitation Construction Management Services, pursuant to Annual Water and Wastewater Services Contract No. EN1518.101, in an amount not to exceed \$262,260.
27. **AGREEMENT NO. WH7-670-3783, AMENDMENT NO. 1**, with Sprinkler World of Arizona Inc., Ewing Irrigation and Landscape Supply, Horizon Distribution LLC, and Best Plumbing Specialties, for the Purchase of plumbing and irrigation supplies, for a period of one year, March 23, 2018, through March 22, 2019, in a combined total amount not to exceed \$250,000.

28. **CONSTRUCTION CONTRACT NO. WA1709.401**, to Garney Companies, Inc., for the Pecos Surface Water Treatment Plant Process Rehabilitation, in an amount not to exceed \$2,223,000.
29. **CONSTRUCTION CONTRACT NO. PR1705.401**, to AJP Electric, Inc., for Harter Park Improvements, in an amount not to exceed \$286,823.20.
30. **CONSTRUCTION CONTRACT NO. PR1802.401**, to Nickle Contracting, LLC, for Snedigar Sportsplex Improvements 2018 (West Entry and Parking Improvements), in an amount not to exceed \$536,573.
31. **PURCHASE** of Heat, Ventilation, and Air Conditioning (HVAC) Equipment Installation & Repair Services, from Midstate Energy, LLC., utilizing the 1GPA Contract No. 13-78Y, in the amount of \$135,530.
32. **PURCHASE** of aftermarket auto parts, from Genuine Parts Company NAPA, Co., utilizing the State of Arizona Contract No. ADSPO16-129364, in an amount not to exceed \$175,000, for a one-year term of April 1, 2018, through March 31, 2019, with the option to extend for up to two years.
33. **PURCHASE** of Information Technology consulting and temporary contract staffing, from Guidesoft, Inc., dba Knowledge Services, utilizing the State of Arizona Contract No. ADSPO12-031581, in an amount not to exceed \$79,328.
34. **PURCHASE** of fixed building, monument, site and wayfinding signage services, from YESCO, LLC, utilizing the City of Peoria's Contract No. ACON29214, in an amount not to exceed \$167,689.27.
35. **PURCHASE** of a compact SUV from Sanderson Ford, utilizing the State of Arizona Contract ADSPO17-166123, in the amount of \$21,059.
CONTINGENCY VEHICLE REPLACEMENT FUND, non-departmental appropriation transfer of \$21,059 to the Vehicle Replacement Fund, Police Field Operations, Motor Vehicle Account.
36. **PURCHASE** of Spacesaver Storage System Furniture, from Interior Solutions of Arizona, LLC, for the Chandler Museum, using State of Arizona Contract No. ADSPO13-040686, in an amount of \$170,466.69.
37. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License for Jeffrey Craig Miller, Agent, Hash@Raintree LLC, dba Hash Kitchen Creative Breakfast & Bar, located at 2855 West Ray Road, Suite 4.
(APPLICANT REQUESTS CONTINUANCE TO THE MAY 10, 2018, CITY COUNCIL MEETING.)
38. **FINAL PLAT, PLT 18-0004 CAZ 7 LOT 2**, for an employment business park campus on approximately 44 acres located at the southeast corner of Price and Willis roads.

ACTION:

39. **RESOLUTION NO. 5117**, amending the Citywide Fee Schedule relating to Community Services, Public Safety (Fire and Police), and Public Works & Utilities Departments, which will be effective July 1, 2018.

PUBLIC HEARING:

PH1. DOWNTOWN CHANDLER ENHANCED MUNICIPAL SERVICES DISTRICT ASSESSMENT FOR FISCAL YEAR 2018-2019

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

PH2. PROPOSED LOCAL ALTERNATIVE EXPENDITURE LIMITATION – HOME RULE OPTION (Second Public Hearing)

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

INFORMATIONAL:

1. **Minutes** of the April 4, 2018, Planning and Zoning Commission meeting.

ADJOURN