



**Chandler • Arizona**  
*Where Values Make The Difference*

## **CITY OF CHANDLER COUNCIL MEETING**

### **STUDY SESSION**

**MONDAY, JULY 8, 2019**

**Immediately following the Regular City Council Meeting  
which begins at 6:00 p.m.**

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

Mayor Kevin Hartke

Vice Mayor Terry Roe  
Councilmember Sam Huang  
Councilmember René Lopez

Councilmember Jeremy McClymonds  
Councilmember Mark Stewart  
Councilmember Matt Orlando

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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, July 8, 2019, immediately following the Regular Meeting which begins at 6:00 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 Recognitions
2. Retirement Recognition
3. Bob Betsko – Price Road Improvements

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.*

1. **INTRODUCTION OF ORDINANCE NO. 4885, DVR18-0008/PLT18-0031 MARIPOSA** for rezoning of approximately 5 acres from Agricultural District (AG-1) and approximately 19.2 acres from Planned Area Development (PAD) for multi-family to PAD for single-family residential.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for subdivision layout and housing product.  
**PRELIMINARY PLAT** for a 199-lot, single-family residential subdivision located on the northwest corner of Queen Creek and Alma School roads.
2. **INTRODUCTION OF ORDINANCE NO. 4888, DE-ANNEXATION** of approximately 0.68 acres to the Town of Gilbert, located at 148<sup>th</sup> Street alignment between Chandler Heights and Brooks Farm roads alignments, east of Veterans Oasis Park and north of Chandler Heights Road.
3. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4889**, approving the disposition of approximately .67 acres of land along the east side of Veterans Oasis Park to the Town of Gilbert for the future development and maintenance of approximately one-half mile segment of 148<sup>th</sup> Street north of Chandler Heights Road.
4. **RESOLUTION NO. 5291**, authorizing three Intergovernmental Agreements (IGA) necessary for the implementation of the Colorado River Drought Contingency Plan: (1) a Non-Indian Agricultural (NIA) Mitigation Agreement among the United States, Arizona Department of Water Resources, Arizona Water Banking Authority, Central Arizona Water Conservation District, Gila River Indian Community, and various Arizona cities and towns, including Chandler, to mitigate reductions in supplies of Colorado River water to lower-priority non-Indian agricultural users in times of shortage; (2) an Intergovernmental Agreement for Water Storage with Maricopa-Stanfield Irrigation & Drainage District and the Arizona Department of Water Resources for delivery and storage of a portion of Chandler's Central Arizona Project water in the Pinal Active Management Area; and (3) an Exchange Agreement with Arizona Water Banking Authority and various cities and private entities to exchange long-term storage credits accrued in the Pinal Active Management Area for credits in the Phoenix Active Management Area.
5. **RESOLUTION NO. 5293**, authorizing an Intergovernmental Agreement (IGA) with the City of Mesa relating to cooperative law enforcement training operations between the Chandler Police Department and the Mesa Police Department.
6. **REZONING, DVR18-0025, CHANDLER 101**, for rezoning from Planned Area Development (PAD) to PAD amended with a Mid-Rise Overlay for a mixed-used office park with commercial, a hotel and multi-family land uses.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** approval for conceptual site plan, building elevations, and sign guidelines for the mixed-use office park and commercial phase, located at the southeast corner of Price Road and Chandler Boulevard. **(STAFF REQUESTS CONTINUANCE TO THE AUGUST 8, 2019, CITY COUNCIL MEETING).**

7. **PAYMENT** of Fiscal Year 2019-20 membership dues to the League of Arizona Cities and Towns in the amount of \$100,800.
8. **AGREEMENT NO. CM6-208-3698, AMENDMENT NO. 3**, with KWALL, LLC, for website development and consulting services, in the amount of \$42,000.
9. **AGREEMENT NO. CS6-966-3671, AMENDMENT NO. 3**, with Lithotech, Inc., for overflow photo copying and printing services, in an amount not to exceed \$95,000, for a one-year period, August 1, 2019, through July 31, 2020.
10. **AGREEMENT NO. MS8-946-3817, AMENDMENT NO. 1**, with JPMorgan Chase Bank, N.A., for lockbox services, in an amount not to exceed \$68,500, for the period of August 1, 2019, through July 31, 2020.
11. **AGREEMENT NO. ST7-750-3808, AMENDMENT NO. 1**, with Arizona Materials, LLC, for ready mix concrete materials, in an amount not to exceed \$90,000, for a one-year term, August 1, 2019, through July 31, 2020.
12. **PROFESSIONAL SERVICES AGREEMENT NO. AI1702.101**, with Coffman Associates, Inc., for Planning Services for Airport Master Plan Updates, pursuant to Annual Airport Planning Services Contract No. EN1703.101, in an amount not to exceed \$599,563.
13. **PROFESSIONAL SERVICES AGREEMENT NO. PR1811.451**, with Dibble CM, LLC, for the Tumbleweed Park Multi-Use Field Improvements Construction Management Services, in an amount not to exceed \$325,000.
14. **DESIGN AND CONSTRUCTION SERVICES CONTRACTS NO. 4203816, 4203817, AND 4204066**, with Salt River Project, for the relocation of power distribution facilities to accommodate the Chandler Heights Road Improvements, Project No. ST1614.502, in an amount not to exceed \$1,147,679.
15. **PROFESSIONAL SERVICES CONTRACT NO. EN1901.451**, with Dibble CM, LLC, for On-Call Construction Management Services, in an amount not to exceed \$500,000 per year, for a two-year term, with the option of one additional two-year extension.
16. **CONSTRUCTION CONTRACT NO. PR1811.401**, to Nickle Contracting, LLC, for Tumbleweed Park Multi-Use Fields improvements, in an amount not to exceed \$4,056,288.50.
17. **AGREEMENT NO. CD9-803-4081**, with SGR Media, dba 5 Words Media, for audio consoles and control system equipment for the Chandler Center for the Arts, in the amount of \$192,741.46.
18. **PURCHASE** of sport field lighting and installation services at Tumbleweed Park, from Musco Sports Lighting, LLC, utilizing 1GPA Contract No. 18-23DP, in the amount of \$658,000.
19. **PURCHASE** of sport field lighting and installation services at Chuparosa Park, from Musco Sports Lighting, LLC, utilizing 1GPA Contract No. 18-23DP, in the amount of \$408,140.

20. **USE PERMIT, PLH19-0005, REZAMP LLC**, for general office uses within a single-family residence on property zoned Single-Family District (SF-8.5), located at 484 W. Chandler Boulevard, east of the northeast corner of Chandler Boulevard and Iowa Street.
21. **USE PERMIT, PLH19-0006, REZAMP LLC**, for general office uses within a single-family residence on property zoned Single-Family District (SF-8.5), located at 456 W. Chandler Boulevard, east of the northeast corner of Chandler Boulevard and Iowa Street.
22. **USE PERMIT, PLH19-0012, HEALING HANDS BY HANNAH**, to continue to operate a therapeutic massage business within a Planned Industrial District with a Planned Area Development Overlay (I-1/PAD), located at 3130 N. Arizona Avenue, Suite 108, west of Arizona Avenue and north of Elliot Road.
23. **PERMANENT EXTENSION OF PREMISES**, for San Tan Brewing Company Inc., dba San Tan Brewing Company, located at 495 E. Warner Road, and approval of the permanent extension for the City of Chandler Liquor License.
24. **LIQUOR LICENSE**, Series 10, Beer and Wine Store Liquor License, for Theresa June Morse, Agent, Hot Pizzas LLC, dba Pizza Hut #35868, located at 4970 S. Gilbert Road, Suite 2, and approval of the City of Chandler Liquor License.
25. **LIQUOR LICENSE**, Series 10, Beer and Wine Store Liquor License, for Theresa June Morse, Agent, Hot Pizzas LLC, dba Pizza Hut #35865, located at 2960 S. Alma School Road, Suite 2, and approval of the City of Chandler Liquor License.
26. **ANNUAL CONTRACT NO. EN1703.101, AMENDMENT NO. 2**, with Coffman Associates, Inc., increasing annual contract limit for Airport Planning Services, in the amount of \$400,000, for a revised annual limit not to exceed \$700,000.

**ADJOURN**