



## CITY OF CHANDLER COUNCIL MEETING

### STUDY SESSION

**MONDAY, SEPTEMBER 9, 2019**

**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, September 9, 2019, following the Regular City Council 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 (Continued on Page 2)

1. Service Recognitions
2. Proclamation: Serrano's 100 Year Celebration
3. Proclamation: Domestic Violence Awareness Month
4. Proclamation: A Week Without Violence
5. Recognition: Hamilton High School Babe Ruth World Series Champions
6. Recognition: Se Si Puede- ASU Poly, Desert WAVE Underwater Robotics Recognition
7. Recognition: 2019 Employees of the Year

Agenda continued on next page.

## SCHEDULED PUBLIC APPEARANCES CONTINUED

8. Recognition: Certificate of Achievement for Excellence in Financial Reporting (CAFR) Award, Fiscal Year Ended June 30, 2018
9. Recognition: Chandler Fire Department Accreditation
10. Anthony Desruisseau – Comments Regarding Apache Park
11. Robert Schadler and Leonard Brabson – Proposed Chandler High School at Gilbert and Brooks Farm Roads

## 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. 4866**, authorizing the conveyance by quitclaim deed of a portion of Neuman Way south of Tyson Street, to Abraham C. Velasquez and Julie A. Velasquez, husband and wife; reserving a public utility easement, visibility easement, and vehicular non-access easement; and abandoning an existing public utility easement and visibility easement.
2. **INTRODUCTION OF ORDINANCE NO. 4886, REZONING, DVR18-0025, CHANDLER 101**, for rezoning from Planned Area Development (PAD) to PAD amended with a Mid-Rise Overlay for mixed-use office park with commercial land uses, a potential hotel, and future multi-family **PRELIMINARY DEVELOPMENT PLAN (PDP)** approval for conceptual site plan, building elevations, and sign guidelines for the mixed-use office park and commercial phase located on the southeast corner of Price Road and Chandler Boulevard.
3. **INTRODUCTION OF ORDINANCE NO. 4892**, granting a no-cost power distribution easement to Salt River Project (SRP), to provide electric service to a new City of Chandler well site adjacent to Fire Station No. 10 on McQueen Road, south of Chandler Heights Road.
4. **INTRODUCTION OF ORDINANCE NO. 4893**, conveying a no-cost fee title for road right-of-way, a temporary drainage easement, and a temporary construction easement to the Town of Gilbert, and dedicating a public utility easement on City property located at the southwest corner of Val Vista Drive and Cloud Drive.
5. **INTRODUCTION OF ORDINANCE NO. 4897, REZONING, PLH19-0040/PLH19-0001, NEVADA STREET AND COMMONWEALTH MULTIFAMILY**, request Area Plan Amendment to the Downtown-South Arizona Avenue Corridor Area Plan from Business Park/Light Industrial to High Density Residential, rezoning from General Industrial (I-2) to Planned Area Development (PAD) with a Mid-Rise Overlay for Multi-Family Residential. **PRELIMINARY DEVELOPMENT PLAN** approval for site layout and building architecture on 5.58 acres, located at the southeast corner of Commonwealth Avenue and Nevada Street.
6. **NO ITEM.**

7. **RESOLUTION NO. 5302**, authorizing the execution of a pre-annexation development agreement with Equipment Storage Yard, LLC, for development of a storage facility on 3.13 acres of property located east of the northeast corner of Riggs and McQueen roads in Maricopa County, Arizona.
8. **RESOLUTION NO. 5303**, approving the Fiscal Year 2018-2019 Chandler Consolidated Annual Performance and Evaluation Report (CAPER); and authorizing the City Manager or designee to submit the CAPER to Housing and Urban Development (HUD).
9. **RESOLUTION NO. 5304**, determining that the acquisition of real property needed for Chandler Heights Road, from McQueen Road to Gilbert Road, is a matter of public necessity; authorizing the purchase of such real property at market value; authorizing the City's Real Estate Manager to sign on behalf of the City, the purchase agreements and any other documents necessary to facilitate these acquisitions; authorizing eminent domain proceedings as needed to acquire the real property and to obtain immediate possession thereof; and authorizing relocation services as may be needed and required by law.
10. **RESOLUTION NO. 5309**, authorizing an Intergovernmental Agreement (IGA) with the Arizona Board of Regents; for the Chandler Police Department to provide law enforcement security services at Arizona State University (ASU) events; authorizing the Mayor to sign the IGA; and authorizing the Chief of Police to sign, administer, execute, and submit the agreement and all documents, including any extensions thereof, and other necessary instruments in connection with such agreement.
11. **RESOLUTION NO. 5311**, authorizing the submission and award of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Fiscal Year 2019 Local Solicitation; authorizing the Mayor and/or City Attorney to sign the required certifications; and authorize the Chief of Police, as designated by the City Manager, to conduct all negotiations and to execute and submit all documents necessary in connection with such grant, in an amount of \$41,677.
12. **RESOLUTION NO. 5314**, authorizing the Community Needs Assessment and General Funds Allocations Methodology.
13. **PRELIMINARY DEVELOPMENT PLAN, PLH19-0035, ASHER POINTE**, for building design located at the northeast corner of Riggs Road and Arizona Avenue. **(STAFF REQUESTS CONTINUANCE TO THE OCTOBER 10, 2019, CITY COUNCIL MEETING).**
14. **REZONING, DVR17-0034/PLT17-006, MOUNTAIN VIEW ESTATES**, for rezoning from (AG-1) to Planned Area Development (PAD) for single-family residential.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for subdivision layout.  
**PRELIMINARY PLAT** for a 16 lot single-family residential subdivision located east of the northeast corner of Riggs and Lindsay roads. **(CONTINUANCE FROM THE JUNE 13, 2019, AND AUGUST 5, 2019, CITY COUNCIL MEETINGS.) (STAFF REQUESTS CONTINUANCE TO THE OCTOBER 10, 2019, CITY COUNCIL MEETING).**
15. **ZONING TIME EXTENSION, PLH19-0018, INNOVATION SQUARE**, to extend Planned Area Development (PAD) zoning conditional schedule for development of an employment business park campus, including a Mid-Rise Overlay for building height up to 150 feet, located on the northwest corner of Price and Queen Creek roads.

16. **SETTLEMENT** with Trenton and Nikki Waller, for the acquisition of road right-of-way and a temporary construction easement required for the Cooper Road Improvement Project from Alamosa Drive to Riggs Road, in an amount of \$20,000.
17. **PAYMENT** of Fiscal Year 2019-2020 membership dues and assessment to Maricopa Association of Governments (MAG) in an amount of \$94,417.
18. **PAYMENT** of operations and maintenance costs, system upgrade agreement and narrow banding, for Fiscal Year 2019-2020, to the City of Phoenix, for participation in the Regional Wireless Cooperative, in an amount not to exceed \$544,889.
19. **BOARD AND COMMISSION APPOINTMENTS.**
20. **AGREEMENT** with Motorola Solutions, Inc., for annual service support of the City of Chandler radio system infrastructure, for Fiscal Year 2019-2020, in an amount of \$82,395.
21. **AGREEMENT** for the use of Maricopa County's detention services, for the booking and housing of inmates for one year, July 1, 2019 through June 30, 2020, in an amount not to exceed an aggregate of \$1,477,573.
22. **AGREEMENT NO. BF6-910-3566, AMENDMENT NO. 2**, with Arizona Elevator Solutions, for elevator maintenance, repair and service Inc. for the period of September 1, 2019, through August 31, 2021, in an amount not to exceed \$65,150.82.
23. **AGREEMENT NO. BF8-936-3802, AMENDMENT NO. 1**, with Western States Fire Protection, for fire protection services for a two-year term, September 1, 2019, through August 31, 2021, in an amount not to exceed \$200,000 per year.
24. **AGREEMENT NO. CM5-918-3561, AMENDMENT NO. 4**, with the Northern Arizona Technology and Business Incubator Inc., dba Northern Arizona Center for Entrepreneurship and Technology (NACET), for Innovations Incubator management services for a one-year term, October 1, 2019, through September 30, 2020, in an amount not to exceed \$250,000.
25. **AGREEMENT NO. CS0-360-4089**, with Advanced Healthstyles Fitness Equipment, Inc., for Tumbleweed Recreation Center flooring, in an amount of \$284,570.91.
26. **AGREEMENT NO. CS0-961-4094**, Southwest Umpires Association, for professional softball umpire services for a one-year term, September 1, 2019 through August 31, 2020, with the option of up to four additional one-year renewals, in an amount not to exceed \$65,000.
27. **AGREEMENT NO. CS9-988-4086**, with Grounds Control, LLC, for city parks landscape services for a one-year term from October 1, 2019 through September 30, 2020, with the option of up to four additional one-year extensions, in an amount not to exceed \$978,348.

28. **AGREEMENT NO. FD7-208-3764, AMENDMENT NO. 2**, with ImageTrend, Inc., for additional data migration services for the Chandler Fire Department, in an amount not to exceed \$51,350.
29. **AGREEMENT NO. IT9-208-4034**, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, for a one-year term from September 30, 2019, through September 29, 2020, with the option of up to four additional one-year extensions, in an amount of \$314,388.
30. **AGREEMENT NO. TR9-550-3961**, with Sierra Transportation & Technologies, LLC, for a bicycle detection system with a high resolution camera, in an amount of \$1,052,455.04.
31. **AGREEMENT NO. WA9-075-4072**, with Trico Corporation, for lubrication equipment for a one-year term, October 1, 2019, through September 30, 2020, with the option of up to two additional one-year extensions, in an amount not to exceed \$161,726.40.
32. **PROFESSIONAL SERVICES AGREEMENT NO. WW1901.201**, with Wilson Engineers, LLC, for Water Reclamation Facility Improvements, in an amount not to exceed \$2,724,250.
33. **PROFESSIONAL SERVICES AGREEMENT NO. WW1916.201**, with HDR Engineering, Inc., for SCADA Standards, Governance and Network Audits, in an amount not to exceed \$498,755.
34. **PROJECT AGREEMENT NO. BF1905.401**, with DNG Construction, LLC, for Fire Station No. 5 Generator Upgrades services, pursuant to Job Order Contract No. JOC1602.401, for general construction services, in an amount not to exceed \$183,411.
35. **PROJECT AGREEMENT NO. CS1905.401**, with DNG Construction, LLC, for Mesquite Groves Pool Safety Improvements 2019, pursuant to Job Order Contract No. JOC1602.401, for general construction services, in an amount not to exceed \$259,421.
36. **JOB ORDER CONTRACT NO. JOC1602.401, AMENDMENT NO. 6**, with DNG Construction, LLC, increasing the 2019 annual contract limit for general construction services, in an amount of \$1,500,000, for a revised annual limit not to exceed \$2,250,000.
37. **PURCHASE** of roofing contractor services from Starkweather Roofing Inc., utilizing the Maricopa Community College Contract No. 3319-2, in an amount not to exceed \$329,876.
38. **PURCHASE** of bay doors, locking systems, door hardware and operable walls from DH Pace Company, Inc., utilizing the Mohave Educational Services Cooperative Contract No. 16G-DHP-0916, in an amount not to exceed \$153,373.42.
39. **PURCHASE** of Citywide facility condition assessments from Faithful + Gould, Inc., utilizing the City of Scottsdale Contract No. 18RP007, in an amount of \$136,445.
40. **PURCHASE** of two chippers from A to Z Equipment Rental & Sales, utilizing the State of Arizona Contract No. ADSPO18-202491, in an amount of \$75,683.37.

41. **PURCHASE** of a reel mower from John Deere Company, utilizing the State of Arizona Contract No. ADSPO18-202498, in an amount of \$54,034.09.
42. **PURCHASE** of an urban interface vehicle (bush truck) from Rosenbauer, utilizing the Houston Galveston Area Council (HGAC) Contract No. FS12-17, in an amount of \$233,310.77.
43. **PURCHASE** of annual maintenance and support services from Versaterm, Inc., for the Police Records Management System for the period of September 1, 2019, to August 31, 2020; and for the Computer-Aided Dispatch System for the period of August 1, 2019, to July 31, 2020, in an amount not to exceed \$430,000.
44. **PURCHASE** of water treatment chemicals, from Thatcher Company, utilizing Omnia Partners Contract No. 150063-SK for a one-year term, August 1, 2019, through July 31, 2020, with the option of up to one additional one-year extension, in an amount not to exceed \$1,898,000.
45. **SOLE SOURCE PURCHASE** of GE Chemicals from SUEZ WTA USA, Inc., in an amount not to exceed \$125,000.
46. **SOLE SOURCE PURCHASE** of Rosemount analytical equipment, parts, and services from Rosemount Analytical, Inc., in an amount not to exceed \$110,000.
47. **SOLE SOURCE PURCHASE** of folding apparatus bay doors for Chandler Fire Station No. 7 from Byron Epp, Inc., in an amount of \$107,707.
48. **SOLE SOURCE PURCHASE** of annual support for the talent management suite from Saba Software, Inc., for the term of September 25, 2019 through September 24, 2020, in an amount not to exceed \$145,207.
49. **USE PERMIT, PLH19-0021, DOGTOPIA**, for an outdoor animal play area as an accessory use to an animal daycare for dogs with overnight boarding, located at 4901 S. Arizona Avenue, Suite 7, at the northeast corner of Arizona Avenue and Chandler Heights Road. **(STAFF REQUESTS CONTINUANCE TO THE NOVEMBER 8, 2019, CITY COUNCIL MEETING).**
50. **ENTERTAINMENT USE PERMIT, PLH19-0045, TIPSY EGG/THE UNCOMMON**, allowing live musical performances, karaoke and external speakers, on the southeast corner of Arizona Avenue and Boston Street, located at 1 E. Boston Street.
51. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Chamber of Commerce, Chandler 100, on Wednesday, November 6, 2019, from 5:30 p.m. until 9:00 p.m., located at 160 S. Oregon Street.
52. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Care Center Children's Medical and Dental Clinic, Inc., dba Chandler Care Center, Taste of Solera fundraiser on Thursday, October 17, 2019, from 4:00 p.m. until 7:00 p.m., located at 6360 S. Mountain Boulevard.
53. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Amy S. Nations, Agent, Famous Dave's Ribs Inc., dba Famous Dave's, located at 3250 W. Frye Road.

54. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Camila Alarcon, Agent, Topsy Egg Chandler, LLC, dba Topsy Egg & The Uncommon, located at 1 E. Boston Street.
55. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Dorian Ray Lenz II, Agent, Chandler Joint, LLC, dba Cheba Hut, located at 11 W. Boston Street, Suite 3.
56. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Jason Fred Kafcas, Agent, Parlay Chandler LLC, dba Parlay Kitchen and Cocktails, located at 1245 S. Price Road, Suite 1.
57. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Friday, October 25, 2019, from 2:00 p.m. until 9:00 p.m.
58. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Friday, November 1, 2019, from 2:00 p.m. until 9:00 p.m.
59. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Friday, November 15, 2019, from 2:00 p.m. until 9:00 p.m.
60. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Thursday, November 21, 2019, from 2:00 p.m. until 9:00 p.m.
61. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Friday, December 13, 2019, from 2:00 p.m. until 9:00 p.m.
62. **TEMPORARY EXTENSION OF PREMISES**, Series 18 Liquor License, for Vinum 55 Chandler, LLC, dba Vinum 55 Chandler, Members Only Wine Event on Saturday, December 14, 2019, from 2:00 p.m. until 9:00 p.m.
63. **PRELIMINARY PLAT, PLT19-0030, THE STEEL YARD**, for commercial development within 4.6 acres located at the southeast corner of Gilbert and Chandler Heights roads.

## DISCUSSION

1. Councilmember Sam Huang requested a discussion and possible Council direction regarding the process for filling Council vacancies.

## ADJOURN