



CITY OF CHANDLER COUNCIL MEETING

STUDY SESSION

MONDAY, MAY 11, 2020 AT 6:00 P.M.

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

Mayor Kevin Hartke

Vice Mayor René Lopez

Councilmember Sam Huang

Councilmember Jeremy McClymonds

Councilmember Matt Orlando

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, May 11, 2020, 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.

Due to the public health emergency and the order by Governor Ducey to limit gatherings and the spread of COVID-19, City Council meetings will be closed to in-person public attendance. All City Council meetings will be aired live on Cox Cable 11, CenturyLink Channel 8502 and streamed through the City's website at [Chandler Video](#) and [YouTube](#).*

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.

STUDY SESSION AGENDA

CALL TO ORDER

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 Regular Meeting of April 20, 2020.
 - 1b. **MINUTES** of the Chandler City Council Study Session Meeting of April 20, 2020.
 - 1c. **MINUTES** of the Chandler City Council Special Meeting of April 23, 2020.
 - 1d. **MINUTES** of the Chandler City Council Work Session Meeting of April 23, 2020.
 - 1e. **MINUTES** of the Chandler City Council Regular Meeting of April 23, 2020.
 - 1f. **MINUTES** of the Chandler City Council Work Session Meeting of April 23, 2020.
 - 1g. **MINUTES** of the Chandler City Council Special Meeting of April 29, 2020.
 - 1h. **MINUTES** of the Chandler City Council Special Meeting of May 6, 2020.
2. **FINAL ADOPTION OF ORDINANCE NO. 4916**, granting a no cost irrigation easement to RWCD within a portion of the north side of Ocotillo Road at 148th Street, to accommodate the development of the Robert Rice Elementary School.
 3. **INTRODUCTION OF ORDINANCE NO. 4912**, approving the Sollid Cabinetry Vacation Plat and authorizing the vacation of a portion of the former Germann Road alignment west of Stearman Drive.
 4. **INTRODUCTION OF ORDINANCE NO. 4915, PLH19-0034, CARINO 8 ENCLAVE** rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for eight custom single-family homes.
PRELIMINARY DEVELOPMENT PLAN for subdivision layout and housing product design.
RESOLUTION NO. 5357, PLH19-0068 CARINO 8 ESTATES AREA PLAN AMENDMENT to Carino Estates Area Plan from existing Ranchette single-family to low density single-family.
PRELIMINARY PLAT, PLT19-0054, CARINO 8 ENCLAVE for an 8-lot single-family residential subdivision, located south of Germann Road, approximately 740 feet east of the intersection of Germann and South Alma School roads.
 5. **INTRODUCTION OF ORDINANCE NO. 4919**, granting a no cost utility easement to Arizona Public Service Company (APS) within a portion of Commonwealth Avenue between Dakota Street and California Street, to accommodate the DC Heights East development.
 6. **INTRODUCTION OF ORDINANCE NO. 4921, PLH20-0016 AMERICAN MEDICAL ASSOCIATES** rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) amended for Neighborhood Commercial (C-1) and Community Commercial (C-2), located on the southwest corner of Chandler Boulevard and Cooper Road.

7. **INTRODUCTION OF ORDINANCE NO. 4924**, granting to Southwest Gas Corporation its successors and permitted assigns, the right and privilege to construct, maintain, and operate its gas system and gas system facilities upon, over, across, and under the present and future public rights-of-way of the City of Chandler for the purpose of supplying natural gas and/or artificial gas, including gas manufactured by any method whatsoever, and/or gas containing a mixture of natural gas and such artificial gas to the City, its successors, inhabitants, and all individuals and entities, either within or beyond the limits thereof, for all purposes, prescribing certain rights, duties, terms, and conditions in respect to this franchise; providing for an effective date; providing for the repeal of conflicting ordinances; and providing for severability.
RESOLUTION NO. 5372, Repealing Resolution No. 5317 adopted by the City Council on October 10, 2019, and granting a gas franchise beneficial for the City of Chandler; placing on the November 3, 2020, general election ballot, and submitting to the voters of the City the question of whether or not the gas franchise shall be granted to Southwest Gas Corporation.
8. **INTRODUCTION OF ORDINANCE NO. 4925, PLH19-0052, 800 E. GERMANN** rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for Planned Industrial (I-1) uses with ancillary office and retail.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture for an industrial building located west of the northwest corner of Germann and McQueen roads.
9. **RESOLUTION NO. 5364**, approving an Intergovernmental Agreement with Maricopa Association of Governments to develop preliminary design concepts for Price and Ocotillo roads shared use paths, in an amount not to exceed \$4,559.69.
10. **ON ACTION.**
11. **RESOLUTION NO. 5369**, amending the 2019 - 2020 Annual Action plan and citizen participation plan and submitting the substantial amendment to the United States Department of Housing and Urban Development (HUD) for its consideration in order to receive funding under the coronavirus aid, relief and economic security act (Cares Act); and approving and authorizing the City Manager or her designee to submit the substantial amendment to HUD, allocate Community Development Block Grant Coronavirus (CDBG-CV) funds to prevent, prepare for, and respond to the coronavirus (covid-19), and execute all subrecipient contracts.
12. **PRELIMINARY DEVELOPMENT PLAN (PDP) PLH20-0009, IMPROV MANIA MARQUEE SIGN** for one changeable copy sign on a 7,500 square foot site located on the front of the west side of Arizona Avenue, 200 feet south of Chicago Street.

13. **BOARD AND COMMISSION APPOINTMENTS.**
14. **AGREEMENT NO. MS8-946-3910, AMENDMENT NO. 2**, with Heinfeld, Meech & Co., P.C., for audit services, in an amount not to exceed \$130,080, for the period of June 1, 2020, through May 31, 2021.
15. **PROJECT AGREEMENT NO. PD1603.402** with SDB, Inc., pursuant to Job Order Contract No. JOC1912.401 for Building Renovations, for Family Advocacy Center Acoustics, in an amount not to exceed \$146,594.
16. **AGREEMENT NO. PM6-967-3647, Amendment No. 4**, with Nutrien Ag Solutions, Inc.; SiteOne Landscape Supply, Inc.; and Rentokil North America, Inc., dba Target Specialty Products; for fertilizer, herbicides and pesticides, in an amount not to exceed \$301,800, including all companion agreements, for a one-year period of May 1, 2020, through April 30, 2021.
17. **NO ITEM.**
18. **NO ITEM.**
19. **CONSTRUCTION CONTRACT NO. ST1602.401, CHANGE ORDER NO. 2**, with Standard Construction Company, Inc., ratify approval of Construction Contract No. ST1602.401, Change Order No. 2, with Standard Construction Company, Inc., for the Ocotillo Road Improvements (Cooper Road to Gilbert Road), increasing the contract limit by \$56,355.49, for a revised contract amount of \$2,153,424.59.
20. **NEW LIQUOR LICENSE**, Series 12, Restaurant Liquor License for Trevor Allen Kyte, Agent, Mesa Breakfast Club LLC, dba Bisbee Breakfast Club, located at 940 N. 54th Street, Suite 100.
21. **ON ACTION.**

PUBLIC HEARINGS (To be held on Thursday, May 14, 2020)

PH1. **ANNEXATION** of 75.0 acres, located at the northeast corner of Gilbert and Brooks Farm roads.

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

PH2. **DOWNTOWN CHANDLER ENHANCED MUNICIPAL SERVICES DISTRICT ASSESSMENT** for Fiscal Year 2020-21.

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

ACTION AGENDA

10. **RESOLUTION NO. 5365** approving the 2020-2021 Annual Assessment for City of Chandler, Arizona, Downtown Chandler Enhanced Municipal Services District.
21. **DISAPPROVAL LIQUOR LICENSE**, Series 6, Bar Liquor License, for Shawn Eric Hoover, Agent, El Nuevo Coyote LLC, dba El Nuevo Coyote, located at 481 N. Arizona Avenue.

INFORMATIONAL:

1. Regular Meeting Minutes of the March 18, 2020, Planning and Zoning Commission meeting.
2. Study Session Minutes of the March 18, 2020, Planning and Zoning Commission meeting.

ADJOURN