



CITY OF CHANDLER COUNCIL MEETING

STUDY SESSION

MONDAY, JANUARY 22, 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, January 22, 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 Recognitions

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 Study Session of January 8, 2018.
- 1b. **MINUTES** of the Chandler City Council Regular Meeting of January 11, 2018.
2. **INTRODUCTION OF ORDINANCE NO. 4773, ANNEXATION AND INITIAL CITY ZONING – NORTH OF THE NORTHEAST CORNER OF RIGGS ROAD AND ST. ANDREWS BOULEVARD**, annexation of three parcels totaling approximately 5.9 acres located north of the northeast corner of Riggs Road and St. Andrews Boulevard.
3. **INTRODUCTION OF ORDINANCE NO. 4774, ANNEXATION AND INITIAL CITY ZONING – NORTH OF THE NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD**, annexation of three parcels totaling approximately 70.02 acres located north of the northeast corner of Arizona Avenue and Riggs Road.
4. **INTRODUCTION OF ORDINANCE NO. 4779, DVR17-0010 LUCINDA**, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential. **PRELIMINARY DEVELOPMENT PLAN (PDP)**, for subdivision layout and housing product. **PRELIMINARY PLAT, PLT17-0027** for 41 lots on approximately 14 acres located approximately one-half mile east of the northeast corner of Riggs and McQueen roads.
5. **INTRODUCTION OF ORDINANCE NO. 4785** granting a no-cost irrigation easement to Salt River Project (SRP), for irrigation facilities to be installed on City property at the southwest corner of Chandler Heights Road and the Consolidated Canal.
6. **INTRODUCTION OF ORDINANCE NO. 4787** granting a no-cost power distribution easement, to Salt River Project (SRP), to service the Chandler Museum property located on the west side of Chandler Village Drive at Galleria Way.
7. **INTRODUCTION OF ORDINANCE NO. 4792** granting a no-cost easement to Southwest Gas Corporation, on City owned property located at the northwest corner of Arizona Avenue and Ocotillo Road.
8. **INTRODUCTION OF ORDINANCE NO. 4793**, to amend the Amended and Restated Ground Lease with WingSpan Business Investments, LLC, and authorizing the Mayor to sign the lease and the City Manager to sign all related documents needed to implement this Ordinance.
9. **RESOLUTION NO. 5079**, authorizing an amended and restated Development Agreement allowing for a successor-in-interest to DC Land, LLC, for the DC Heights multi-family residential project located between the southwest corner of West Commonwealth Avenue and California Street and extending to include Essex Street.

10. **RESOLUTION NO. 5110**, authorizing the City to enter into a Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company for reconstruction and widening of the existing Union Pacific Railroad crossing, located on Chandler Heights Road east of Arizona Avenue, in an amount estimated at \$772,483.00, and authorizing the Public Works & Utilities Director or Designee to execute such other documents that may be necessary to complete the improvements.
11. **RESOLUTION NO. 5113**, authorizing an amendment of the 2016-2017 Intergovernmental Agreement (IGA) with Maricopa County, on behalf of the Maricopa County HOME Consortium, to receive Federal Home Investment Partnership Program (Home) funds in the amount of \$298,870.00.
12. **RESOLUTION NO. 5114, APL17-0002 SOUTHEAST CHANDLER AREA PLAN AMENDMENT**, amendment to the Southeast Chandler Area Plan from Mixed Use/Employment to Traditional Suburban Character.
INTRODUCTION OF ORDINANCE NO. 4790, DVR17-0007 ARIZONA AVE & RIGGS RD, rezoning from Planned Industrial District (I-1) and General Industrial District (I-2) zoning to Planned Area Development (PAD) for Residential and Neighborhood Commercial.
PRELIMINARY DEVELOPMENT PLAN (PDP), for subdivision layout on the residential component and site layout and building design on the commercial component.
PRELIMINARY PLAT, PLT17-0033 for approximately 105 acres located at the northeast corner of Arizona Avenue and Riggs Road.
13. **RESOLUTION NO. 5115**, prescribing standards of financial disclosure for local elected officials.
14. **RESOLUTION NO. 5121**, adopting the document entitled "City of Chandler Boards and Commissions Handbook".
15. **RESOLUTION NO. 5122**, authorizing an Amendment extending the deadline to complete the design and relocation or abandonment of City-owned facilities under a June 27, 2017, Agreement with Salt River Project Agricultural Improvement and Power District for the location and undergrounding of a 230kV transmission system in the Price Road Corridor and authorizing the Mayor to execute the Amendment.
16. **RESOLUTION NO. 5123**, adopting a professional services contract with Gangplank, LLC, for one year, and authorizing two, one-year extensions with City Manager approval.
17. **RESOLUTION NO. 5124**, authorizing an Air Traffic Control Tower Operations Agreement with the Federal Aviation Administration for air traffic services at the Chandler Municipal Airport and authorizing the City Manager to sign the agreement and all related documents necessary to implement this Resolution.

18. **ZONING, DVR17-0011 WATCH TOWER CARWASH AND STORAGE**, to extend the Planned Area Development (PAD) conditional schedule for a commercial development on approximately 10 acres.
ZONING, DVR17-0011 WATCH TOWER CARWASH AND STORAGE, rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) to PAD for C-2, Self-Storage Mini-Warehousing, and Recreational Vehicle Storage. **(APPLICANT REQUESTS WITHDRAWAL.)**
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building design for a car wash, self-storage mini-warehousing establishment, and recreational vehicle storage on approximately 4.4 acres of the larger 10 acres located east of the southeast corner of Chandler Boulevard and McQueen Road. **(APPLICANT REQUESTS WITHDRAWAL.)**
19. **ZONING, DVR17-0015 CULVER'S COMMERCIAL CENTER**, to extend the Planned Area Development (PAD) conditional schedule for a commercial development.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building design for a commercial center on approximately 2 acres located at the southwest corner of Arizona Avenue and Willis Road.
20. **NO ITEM**
21. **BOARD AND COMMISSION APPOINTMENT.**
22. **AUTHORIZE** reimbursement of excess funding received for the 2014 flood event in the amount of \$70,252.34, as determined by the State of Arizona Department of Emergency and Military Affairs (DEMA) audit.
23. **AGREEMENT NO. ST5-745-3478, AMENDMENT NO. 3**, with MR Tanner Development & Construction, Inc., for street replacement asphalt mill and inlay services, in an amount not to exceed \$6,641,000.00 for the term of one year, January 23, 2018, through January 22, 2019.
24. **AGREEMENT NO. ST6-988-3685, AMENDMENT NO. 1**, with Desert Classic Landscaping for revegetation and landscape maintenance of City streets, in the amount of \$140,000.00, for a revised contract amount not to exceed \$597,636.00.
25. **AGREEMENT NO. MU8-885-3862**, with Ciaccio Enterprizes, Inc., dba KC International, for the purchase and installation of anthracite coal media, in the amount of \$198,676.35.
26. **AGREEMENT NO. BF7-910-3730, AMENDMENT NO. 1**, with Ghaster Painting & Coatings, Inc., for painting and related services, in an amount not to exceed \$160,000.00 for the term of January 1, 2018, through December 31, 2018.
27. **AGREEMENT NO. HR5-918-346, AMENDMENT NO. 3**, with the Segal Company, Inc., for employee benefits consultant and actuary services, for the term of January 1, 2018, through December 31, 2018, in an amount not to exceed \$120,000.00.
28. **PROJECT AGREEMENT NO. PR1807.201**, with Gavan & Barker, Inc., for San Tan Park Improvements design services, pursuant to Annual Design Services Contract No. EN1511.101, in an amount not to exceed \$54,451.00.

29. **PROJECT AGREEMENT NO. PR1808.201**, with Environmental Planning Group, LLC, for Mountain View Park Improvements design services, pursuant to Annual Design Services Contract No. EN1512.101, in an amount not to exceed \$36,020.00.
30. **PROJECT AGREEMENT NO. WW1610.451**, with Wilson Engineers, LLC, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, for the Tumbleweed Aquifer Storage and Recovery Well Sand Separator System Construction Management Services, in an amount not to exceed \$280,740.00.
31. **PROJECT AGREEMENT NO. WA1607.451**, with Dibble & Associates Consulting Engineers, Inc., an Arizona corporation dba Dibble Engineering, Inc., pursuant to Annual Water and Wastewater Services Contract No. EN1520.101, for the North Alma School Water Production Facility Abandonment Construction Management Services, in an amount not to exceed \$78,224.00.
32. **DESIGN AND CONSTRUCTION CONTRACT NO. ST1502.504**, to Salt River Project (SRP) to accommodate the Chandler Heights Road Improvements for removal of overhead facilities, installation of streetlight conductor and assemblies, overhead conversion, and installation of primary conductor and equipment, in an amount not to exceed \$579,390.34.
33. **CONSTRUCTION CONTRACT NO. WW1506.404, CHANGE ORDER NO. 1**, with Achen-Gardner Construction, LLC, for Commonwealth Avenue Street and Irrigation Canal Improvements, Essex Street to San Marcos Place, in an amount of \$271,778.33, for a revised contract amount not to exceed \$2,448,971.33.
34. **CONSTRUCTION CONTRACT NO. WW1610.401**, to Currier Construction, Inc., for the Tumbleweed Aquifer Storage and Recovery Well Sand Separator System, in an amount not to exceed \$1,834,750.00.
35. **CONSTRUCTION CONTRACT NO. WA1607.401**, to Degan Construction, LLC, for the North Alma School Water Production Facility Abandonment, in an amount not to exceed \$324,900.00.
36. **ANNUAL CONTRACT NO. EN1801.101**, to Southwest Ground-water Consultants, for annual hydrogeological services, in an amount not to exceed \$500,000.00 per year, for a two-year term, with the option of one two-year extension.
37. **PURCHASE** of maintenance, repair and operational (MRO) supplies from Grainger, Inc., utilizing the National Intergovernmental Purchasing Alliance Company (NIPA) Contract No.141003 for the term of January 1, 2018, through December 31, 2018, in an amount not to exceed \$250,000.00.
38. **PURCHASE** and installation of the Public Safety Training Center furniture, from Facilitiq, utilizing the U.S. Communities Contract No. 4400003402, in the amount of \$136,363.64.
39. **PURCHASE** and installation of the Public Safety Training Center Furniture – Phase One, from Goodmans, Inc., utilizing the Maricopa County College District Contract No. 3036-2, in the amount of \$68,249.80.

40. **USE PERMIT, ZUP17-0018 CHANDLER DOGS 24/7**, to allow overnight dog boarding and an outdoor area to operate together with a doggy daycare and pet grooming located at 6145 West Chandler Boulevard, Suite 1, at the southwest corner of Chandler Blvd. and Kyrene Road.
41. **USE PERMIT, LUP17-0020 CASUAL PINT**, Series 7 Beer and Wine Bar License to continue to sell and serve beer and wine indoors and within an outdoor patio as permitted. The request includes continuing live entertainment indoors and adding house music within the outdoor patio located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.
42. **USE PERMIT, LUP17-0031 RESIDENCE INN BY MARRIOTT**, Series 11 Hotel License to sell and serve all types of spirituous liquor for on-premise consumption and within an outdoor patio/pool area as permitted within a new hotel located at 2727 West Queen Creek Road, south and east of the southeast corner of Queen Creek and Price roads.
43. **LIQUOR LICENSE**, Series 11, Hotel/Motel Liquor License, for Thomas Burr Nelson, Agent, HCM Ocotillo LLC, dba Residence Inn by Marriott, located at 2727 West Queen Creek Road.
44. **SPECIAL EVENT LIQUOR LICENSE** for Ahwatukee Lacrosse Inc., for the Ahwatukee Bags Tournament Fundraiser on Sunday, February 11, 2018, located at Sandbar Mexican Grill, 7200 West Ray Road.
45. **SPECIAL EVENT LIQUOR LICENSE** for Matthews Crossing Food Bank for the Night To Fight Hunger, Dinner & Auction, on Thursday, March 1, 2018, located at Bella Rose Estate, 1380 South Price Road.
46. **SPECIAL EVENT LIQUOR LICENSE** for Chandler Chamber of Commerce for the Chandler Chamber Ostrich Festival on Friday, March 9, 2018, Saturday, March 10, 2018, and Sunday, March 11, 2018, located at Tumbleweed Park, 745 East Germann Road.
47. **SPECIAL EVENT LIQUOR LICENSE** for Downtown Chandler Community Partnership for the Shamrock Fest on Saturday, March 17, 2018, located at Dr. A.J. Chandler Park-Stage Plaza, 178 East Commonwealth.
48. **SPECIAL EVENT LIQUOR LICENSE** for Downtown Chandler Community Partnership for the BBQ & Beer Festival on Saturday, March 24, 2018, located at Dr. A.J. Chandler Park-Stage Plaza, 178 East Commonwealth.
49. **LIQUOR LICENSE**, Series 7, Beer and Wine Bar Liquor License, for David Anthony Mahan, Agent, Ahtrst Concessions LLC, dba Homewood Suites Chandler, located at 7373 West Detroit Street.
50. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Julian James Wright, Agent, Las Palmas Cantina LLC, dba Las Palmas Cantina, located at 95 West Boston Street.
51. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Naveen Kalagara, Agent, Curry Bowl Chandler LLC, dba Curry Bowl Indian Restaurant, located at 955 West Chandler Heights Road, Suite 1.

52. **LIQUOR LICENSE**, Series 12, Restaurant Liquor License, for Amy S. Nations, Agent, Egg N' Joe Franchise Systems LLC, dba Egg N' Joe, located at 4010 South Arizona Avenue, Suite 4. **(APPLICANT REQUESTS CONTINUANCE TO THE FEBRUARY 22, 2018, CITY COUNCIL MEETING.)**
53. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 18, Temporary Extension of Premises, held by Fibber Magees, for Fibber Magees Annual Saint Patrick's Day Festival on Saturday, March 17, 2018.
54. **FINAL PLAT, PLT17-0014 DOWNTOWN CHANDLER RE-PLAT**, for a commercial development located west and south of the southwest corner of Arizona Avenue and Chandler Boulevard.
55. **FINAL PLAT, PLT17-0041 MISSION ESTATES**, for a 26-lot single-family residential subdivision on approximately 10 acres located north of Hunt Highway and west of McQueen Road.
56. **FINAL PLAT, PLT17-0051 CHANDLER PATHWAYS**, for an assisted living facility located at the northwest corner of Lindsay and Chandler Heights roads.
57. **FINAL PLAT, PLT17-0052 CAZ 6 RE-PLAT**, of a 20-acre business park for a commercial building located at the southeast corner of Price Road and Spectrum Boulevard.
58. **FINAL PLAT, PLT17-0058 PARKVIEW PLACE PHASE 2**, for a single-family residential development located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads.
59. **FINAL PLAT, PLT17-0064 AZ 202 COMMERCE PARK**, for a light industrial and office development on approximately 15 acres located east of the southeast corner of Willis Road and Arizona Avenue.

ACTION

60. **RESOLUTION NO. 5104**, amending the Citywide Fee Schedule relating to the Public Works & Utilities Department, which will be effective February 9, 2018.

ADJOURN