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CITY OF CHANDLER COUNCIL MEETING MINUTES

Study Session

Monday, January 25, 2021

MINUTES OF THE STUDY SESSION OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, Chandler, Arizona, on Monday, January 25, 2021.

THE MEETING WAS CALLED TO ORDER BY VICE MAYOR MARK STEWART AT 6:02 P.M.

The following members were present:

*Kevin Hartke	Mayor
Mark Stewart	Vice Mayor
OD Harris	Councilmember
René Lopez	Councilmember
Terry Roe	Councilmember
Christine Ellis	Councilmember
Matt Orlando	Councilmember

*Mayor Hartke attended the meeting telephonically.

Also in attendance:	Marsha Reed	City Manager
	Joshua Wright	Assistant City Manager
	Debra Stapleton	Assistant City Manager
	Kelly Schwab	City Attorney
	Dana DeLong	City Clerk

SCHEDULED PUBLIC APPEARANCES

VICE MAYOR STEWART invited Councilmember Roe to join him for the recognitions.

1. Service Recognitions

Development Services

Forrest Gittus 20 Years

Management Services

Christopher Sikora 15 Years

Police Department

Cathie Gura 25 Years

CONSENT AGENDA DISCUSSION

COUNCILMEMBER ORLANDO had questions regarding Consent Agenda Item No. 5.

5. Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Park Phase I Improvements

COUNCILMEMBER ORLANDO asked about the parking for this site.

ANDY BASS, Community Services Director, said staff has worked with the residents and HOA and have had meetings to discuss the parking. Mr. Bass said they are interested in having a limited amount of parking and staff is now working with the Transportation section to develop a few parking scenarios and would submit that to the HOA for consideration. Mr. Bass said staff would continue to work with residents to find a solution to serve the park and the residents of the neighborhood.

COUNCILMEMBER ORLANDO said they did try other options and this was the next best available option.

COUNCILMEMBER ORLANDO had questions regarding Consent Agenda Item No. 9.

9. Adoption of Resolution No. 5432, Introduction of Ordinance No. 4954, Preliminary Development Plan, and Preliminary Plat Approval, PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings

COUNCILMEMBER ORLANDO asked if this was outside the 65 decibel ring for noise since it is in the Airpark area as he did not see the noise contour map.

SUSAN FIALA, Senior Planner, said yes it is outside of that contour and all housing products is required to be built to meet noise attenuation.

COUNCILMEMBER ORLANDO asked what decibel that was required.

MS. FIALA said 45.

COUNCILMEMBER ORLANDO asked if there have been other options for this area that might be better for freeway type of activity.

MS. FIALA said this property is designed as neighborhoods in the General Plan and Airpark Area Plan. Ms. Fiala said they are requesting an amendment from high density residential to a single family low medium density residential. Ms. Fiala said Willis Road is not an arterial road and there is residential surrounding this property on the west and east side. Ms. Fiala said it would not be conducive for employment or commercial usage and single family would be the most appropriate land use.

COUNCILMEMBER ORLANDO asked if this area would all be housing and there would not be any commercial along the freeway.

MS. FIALA said they could not predict what projects would come forward, but it is designated as residential.

KEVIN MAYO, Planning Administrator, said the freeway is the line of demarcation and the area is mostly built out east of McQueen. To the west is predominately larger lot single family. South of the 202 is where the

Airpark Area Plan begins and they are not looking to bring employment to areas designated as residential in the area.

COUNCILMEMBER ORLANDO said anything to the west of McQueen is commercial and east of McQueen is residential.

COUNCILMEMBER ORLANDO had questions regarding Consent Agenda Item No.11.

11. Adoption of Resolution No. 5433, Introduction of Ordinance No. 4955, and Preliminary Development Plan, PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion

COUNCILMEMBER ORLANDO asked when the third addition would be built.

MS. FIALA said the applicant is expecting it to be built within a year, but it would depend on COVID-19 impacts as well.

COUNCILMEMBER ORLANDO had questions regarding Consent Agenda Item No. 13.

13. Introduction of Ordinance No. 4958, Preliminary Development Plan and Preliminary Plat, PLH19-0063/PLT19-0055 Elux at McQueen

COUNCILMEMBER ORLANDO asked if any residents have had concerns on this project.

LAUREN SCHUMANN, Senior Planner, said there was a neighborhood meeting that was held and five residents attended. Ms. Schumann said she did receive one phone call and was concerned with the traffic conditions and the resident was provided with the traffic analysis. Ms. Schumann said to relieve some traffic tension there would be a full intersection at McQueen and Armstrong.

COUNCILMEMBER ORLANDO asked if the resident was satisfied with the information.

MS. SCHUMANN said yes, the resident has not asked any additional questions.

VICE MAYOR STEWART asked what the property to the west was zoned.

MS. SCHUMANN said the current property is envisioned as high density residential. Across the street is zoned as agricultural and is anticipated to be light industrial. Ms. Schumann said staff is in the process of updating the Airpark Area Plan and they have discussed the possibilities to allow that area to be used for offices.

COUNCILMEMBER ORLANDO had questions regarding Consent Agenda Item No. 14.

14. Preliminary Plat, PLT20-0033 Queen Creek Commerce Center

COUNCILMEMBER ORLANDO asked for more information about a flex building.

MS. SCHUMANN said properties zoned planned area development that allows for a mix of uses. The flex allows for multiple uses, the majority being industrial, manufacturing, and research in development, but because of the flex more than 10% of the space could be used as office as well.

CONSENT AGENDA ITEMS

1. January 2021 Council Minutes
Move to approve the Council meeting minutes of the Regular Meeting of January 14, 2021 and the Special Meeting of January 14, 2021.
2. Board and Commission Appointments.
Move City Council approve the appointments to the Historic Preservation Commission.
3. Purchase of Fitness Equipment for Tumbleweed Recreation Center
Move City Council approve the purchase of fitness equipment, from Life Fitness, LLC, utilizing Sourcewell Contract No. 081120-LFF, in the amount of \$94,838.42.
4. Professional Services Agreement with Environmental Planning Group, LLC, for Lantana Ranch Park Phase I Improvements Post Design Services
Move City Council award Professional Services Agreement No. PR1905.270 to Environmental Planning Group, LLC, for the Lantana Ranch Park Phase I Improvements Post-Design Services, in an amount not to exceed \$38,184.
5. Construction Contract No. PR1905.401 with Nickle Contracting, LLC, for Lantana Ranch Park Phase I Improvements
Move City Council award Construction Contract No. PR1905.401 to Nickle Contracting, LLC, for the Lantana Ranch Park Phase I Improvements, in an amount not to exceed \$3,372,663.20.
6. Professional Services Agreement with Dibble CM, LLC, for Lantana Ranch Park Phase I Improvements Construction Management Services
Move City Council award Professional Services Agreement No. PR1905.451 to Dibble CM, LLC, for the Lantana Ranch Park Phase I Improvements Construction Management Services, in an amount not to exceed \$169,150.
7. Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for Irrigation Supplies
Move City Council approve Agreement No. CS0-670-4172, Amendment No. 1, with Ewing Irrigation and Landscape Supply, Inc., for irrigation supplies, in an amount not to exceed \$350,000, for one year, April 1, 2021, through March 31, 2022.
8. Replat, PLT20-0031, Chandler Crossing Amended
Move City Council approve Replat PLT20-0031, Chandler Crossing, located at the northeast corner of Arizona Avenue and Chandler Heights Road, Amended as recommended by Development Services Staff.
9. Adoption of Resolution No. 5432, Introduction of Ordinance No. 4954, Preliminary Development Plan, and Preliminary Plat Approval, PLH20-0066/PLH20-0028/PLT20-0032 Hudson Crossings Area Plan

Move City Council adopt Resolution No. 5432 Chandler Airpark Area Plan amendment, PLH20-0066, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No.4954 approving PLH20-0028 Hudson Crossings, Rezoning from PAD multi-family to PAD single family for a single family development, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0028 Hudson Crossings for subdivision layout and building architecture, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT20-0032 Hudson Crossings, located east of the northeast corner of McQueen Road and the Loop 202 Santan Freeway subject to the condition recommended by Planning and Zoning Commission.

10. Preliminary Plat, PLT20-0029/ and Final Plat, PLT20-0030 Lotus Project

Move City Council approve Preliminary Plat, PLT20-0029 and Final Plat, PLT20-0030 Lotus Project located at the southwest corner of Roosevelt Avenue and Frye Road (north side of the Loop 202 Santan Freeway and approximately 1/4 of a mile west of Kyrene Road) as recommended by Planning and Zoning Commission and Planning staff.

11. Adoption of Resolution No. 5433, Introduction of Ordinance No. 4955, and Preliminary Development Plan, PLH20-0047/PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion

Area Plan

Move City Council adopt Resolution No.5433 Downtown Ocotillo Area Plan amendment, PLH20-0047, located east of the southeast corner of Queen Creek and Price roads as recommended by the Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4955 approving PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion, Rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion for site layout and building architecture, located east of the southeast corner of Queen Creek and Price roads subject to the conditions as recommended by the Planning and Zoning Commission.

12. Introduction and Tentative Adoption of Ordinance No. 4959, PLH20-0049 1st Pet Veterinary Centers

Move City Council introduce and tentatively adopt Ordinance No. 4959 approving PLH20-0049 1st Pet Veterinary Centers, Rezoning from Planned Area Development (PAD) to Planned Area Development Amended, adding veterinary clinic and like uses, located at 1257 W. Warner Road (West of the

Southwest corner of Alma School and Warner Roads), subject to the conditions as recommended by the Planning and Zoning Commission.

13. Introduction of Ordinance No. 4958, Preliminary Development Plan and Preliminary Plat, PLH19-0063/PLT19-0055 Elux at McQueen
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 4958 approving PLH19-0063 Elux at McQueen, Rezoning from AG-1 to PAD for multi-family residential located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH19-0063 Elux at McQueen for site layout and building architecture located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the conditions as recommended by the Planning and Zoning Commission.
Preliminary Plat
Move City Council approve Preliminary Plat PLT19-0055 Elux at McQueen located at the southeast corner of McQueen Road and the Loop 202 Santan Freeway, subject to the condition recommended by the Planning and Zoning Commission.
14. Preliminary Plat, PLT20-0033 Queen Creek Commerce Center
Move City Council approve Preliminary Plat PLT20-0033 Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street, as recommended by Planning and Zoning Commission.
15. Purchase of Cisco Smartnet
Move City Council approve the utilization of 1GPA's Contract No. 16-11PV-05, for the purchase of Cisco Smartnet, from NTT America Solutions, Inc., in the amount of \$123,971.
16. Agreement No. IT9-208-4034, Amendment No. 1, with CCG Systems, Inc., dba FASTER Asset Solutions for the Fleet Management System
Move that City Council approve Agreement No. IT9-208-4034, Amendment No.1, with CCG Systems Inc., dba FASTER Asset Solutions, for the fleet management system, in the amount of \$93,352, for the period of one year, beginning September 30, 2020, through September 29, 2021.
17. Claims Report for the Quarter Ending December 31, 2020
Move to accept the claims report for the quarter ending December 31, 2020, which is on file in the City Clerk's office.
18. New License Series 10, Beer and Wine Store Liquor License application, for Quiktrip Corporation, dba Quiktrip #450
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 126582, a Series 10, Beer and Wine Store, for Perry Charles Huellmantel, Agent, Quiktrip Corporation, dba Quiktrip #450, located at 175 N. McQueen Road, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300221 L10.
19. License Series 10, Beer and Wine Store Liquor License application, for MRK Family LLC, dba 7-Eleven #27215E

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job no.125538, Series 10, Beer and Wine Store Liquor License, for Myo Aung Yacoob, Agent, MRK Family LLC, dba 7-Eleven #27215E, located at 2025 W. Warner Road, and approval of the City of Chandler Series 10, Beer and Wine Store Liquor License No. 300274 L10.

20. New License Series 12, Restaurant Liquor License application, for AZPG Ray LLC, dba AZ Pho and Grill
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 128161, a Series 12, Restaurant Liquor License, for Thanh Trang Nguyen, Agent, AZPG Ray LLC, dba AZ Pho and Grill, located at 885 N. 54th Street, Suite 5, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300264 L12.
21. Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing, LLC, dba All City Towing, for Police Towing
Move City Council approve Agreement No. PD8-968-3913, Amendment No. 2, with ACT Towing dba All City Towing, for police towing, for the period of January 1, 2021, through December 31, 2022
22. Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for Street Repaving, Surface Seals, and Repair Services
Move City Council approve Agreement No. PW0-745-4183, Amendment No. 1, with M.R. Tanner Development and Construction, Inc., for street repaving, surface seals, and repair services, in an amount not to exceed \$7,600,000, for a one-year term, May 1, 2021, through April 30, 2022.
23. Purchase of Hot Mix Asphalt Materials
Move City Council approve the purchase of hot mix asphalt materials from Vulcan Materials Company, utilizing City of Tempe Contract No. T19-143-01, in an amount not to exceed \$150,000.
24. Introduction of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District
Move City Council introduce and tentatively adopt Ordinance No. 4953 granting an irrigation easement to Salt River Project Agricultural Improvement and Power District at the northwest corner of Arizona Avenue and Queen Creek Road, at no cost, to formalize an existing United States Government undefined irrigation easement at this location.
25. Introduction of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District
Move City Council introduce and tentatively adopt Ordinance No. 4956 granting three (3) irrigation easements to the Roosevelt Water Conservation District (RWCD) within portions of Chandler Heights Road on either side of the Cooper Road intersection, at no cost, to accommodate the Cooper Road Improvement Project, from Alamosa Drive to Riggs Road.
26. Purchase of an XBroom Street Sweeper
Move City Council approve the purchase of an XBroom Street Sweeper from Nescon, LLC, utilizing Maricopa County Contract No. 190170-S, in the amount of \$293,185.26.
27. Introduction of Ordinance No. 4948 Adopting Updated Versions of Previously Adopted Public Works Design and Construction Standards

Move City Council introduce and tentatively adopt Ordinance No. 4948 adopting updated versions of previously adopted 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.E, 43-4.5.G, and 43-4.5.I of the Code of the City of Chandler, relating to the adoption of these updated design and construction standards.

INFORMATIONAL

28. Regular Meeting Minutes of the November 18, 2020, Planning and Zoning Commission
29. Study Session Minutes of the November 18, 2020, Planning and Zoning Commission Meeting

ADJOURNMENT: The meeting adjourned at 6:25 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: February 11, 2021

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 25th day of January 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of February, 2021.

City Clerk