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CITY OF CHANDLER COUNCIL MEETING MINUTES

Regular Meeting

Thursday, February 11, 2021

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the City of Chandler Council Chambers, 88 E. Chicago St., Chandler, Arizona, on Thursday, February 11, 2021.

THE MEETING WAS CALLED TO ORDER BY VICE MAYOR MARK STEWART AT 6:10 P.M.

The following members answered roll call:

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

Councilmember Lopez attended 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

INVOCATION: The invocation was given by Susan Stevens-Clarke, Chandler Bahai Community.

PLEDGE OF ALLEGIANCE: Councilmember Harris led the Pledge of Allegiance.

CONSENT AGENDA DISCUSSION

None.

CONSENT AGENDA MOTION AND VOTE

COUNCILMEMBER ORLANDO MOVED TO APPROVE THE CONSENT AGENDA OF THE FEBRUARY 11, 2021, CITY COUNCIL MEETING; SECONDED BY COUNCILMEMBER ROE.

MOTION TO APPROVE THE CONSENT AGENDA CARRIED UNANIMOUSLY (7-0).

CONSENT AGENDA ITEMS

1. January 2021 Council Minutes
Move to approve the Council meeting minutes of the Study Session and Special Meeting of January 25, 2021, and the Regular Meeting of January 28, 2021.
2. Resolution No. 5434, Authorizing a Wireless License Agreement with CCTMO, LLC, for the Existing Monopalm Tower Adjacent to the Police Department Property and Evidence Yard
Move to approve Resolution No. 5434, authorizing the Mayor to execute the license agreement between the City of Chandler and T-Mobile West Tower, LLC, by and through CCTMO, LLC, for the existing Monopalm macro cell site currently located at the Police Property and Evidence Yard at 576 W. Pecos Road, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

BACKGROUND FROM COUNCIL MEMO:

Chapter 46 of the Chandler City Code sets forth the City's requirements for encroachment permits for use of the City's rights-of-way and public property, as well as the licensing requirements for telecommunications companies. On November 24, 2003, the City Council granted Voice Stream PCS III Corporation, a subsidiary of T-Mobile USA, Inc., a use agreement and encroachment permit to house facilities to provide wireless telecommunication services at the City's Police Property and Evidence Yard. The Council consented to the transfer of the agreement to T-Mobile USA, Inc., on October 26, 2006, via Resolution No. 4013 after restructuring occurred to reduce the total number of T-Mobile subsidiaries. On January 24, 2013, via Resolution No. 4664, the Council again consented to the transfer of the agreement from T-Mobile to T-Mobile West Tower, LLC, as another corporate restructuring move.

This Resolution No. 5434 grants a five-year license agreement, with three additional five-year extension periods, to CCTMO for non-exclusive use of the site pursuant to Chapter 46 and State law. This agreement also requires the company to adhere to requirements set by Chapter 35 of the City Code related to Wireless Communications Facilities. The City's Police, Fire, and Development Services departments have reviewed and are satisfied with the requirements specified in the proposed agreement and have found no interference issues that would present a problem to the City's emergency communications system.

FINANCIAL IMPLICATIONS

The licensee will pay permit, inspection, and pavement damage fees, as applicable. CCTMO will also pay \$1,665.63 in rent per month for the site, up from the current \$1,412.97 per month. For each additional third-party permitted to collocate at the site, the licensee will pay an additional \$365.93 per month. Provisions for annual rent increases of 2.5% of the total due are detailed in the agreement. A 2.75% transaction privilege tax also applies to any non-interstate telecommunication services.

3. Resolution No. 5435, Authorizing a License Agreement with Cellco Partnership, dba Verizon Wireless, for the Existing PHO Rubenstein Marco Cell Site
Move to approve Resolution No. 5435, authorizing the Mayor to execute the wireless license agreement between the City of Chandler and Cellco Partnership, dba Verizon Wireless, for the existing PHO Rubenstein macro cell site, located at the east side of Cooper Road and south of Buchanan Street, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

BACKGROUND FROM COUNCIL MEMO:

Chapter 46 of the Chandler City Code sets forth the City's requirements for encroachment permits for use of the City's rights-of-way and public property, as well as the licensing requirements for telecommunications companies. Cellco Partnership, doing business as Verizon Wireless, is a wireless telecommunications company with wireless antennas and facilities already installed at a site designated as PHO Rubenstein. The macro cell site is located in the right-of-way on the east side of Cooper Road south of Buchanan Street. Verizon's facilities are located on Salt River Project (SRP) property, which is located on a utility easement in City right-of-way. This existing site came under Chandler jurisdiction with the transfer of right-of-way of Cooper Road to the City of Chandler from the Town of Gilbert through the adoption of Ordinance No. 4822, which was approved by City Council on June 14, 2018. The right-of-way was annexed to meet the terms of a 1987 Intergovernmental Agreement between the City of Chandler and the Town of Gilbert which specifies roadway ownership and maintenance responsibilities as the two municipalities develop.

Resolution No. 5435 grants a ten-year license with one ten-year, non-exclusive use agreement to Cellco Partnership at the site pursuant to Chapter 46 and is consistent with State law. This agreement also requires the company to adhere to requirements set by Chapter 35 related to Wireless Communications Facilities. The City's Police, Fire, and Development Services departments have reviewed and are satisfied with the requirements specified in the Agreement and have found no interference issues that would present a problem to the City's emergency communications system.

FINANCIAL IMPLICATIONS

The City has received a \$3,000 application fee to cover the cost of processing this application. The company will pay permit, inspection, and pavement damage fees, if applicable. Cellco Partnership will also pay the City \$1,001.94 per month for use of the right-of-way, with provisions for rate increases of 3.5% annually detailed in the agreement. A 2.75% transaction privilege tax also applies to any non-interstate telecommunication services. Cellco Partnership will also pay \$31,122.56 in arrearages for right-of-way use from the time of right-of-way transfer in 2018 escalated from the 2018 monthly rate of \$935.32.

4. Resolution No. 5436, Authorizing an Intergovernmental Agreement with Maricopa County Regarding Regional Emergency Action Coordinating Team (REACT) Integrated Corridor Management (ICM) Pilot for the Loop 101 Price Freeway

Move City Council pass and adopt Resolution No. 5436 authorizing an Intergovernmental Agreement (IGA) between Maricopa County and the City of Chandler regarding the Regional Emergency Action Coordinating Team (REACT) Integrated Corridor Management (ICM) Pilot Project for the Loop 101 Price Freeway.

BACKGROUND FROM COUNCIL MEMO:

This Intergovernmental Agreement (IGA) would allow Maricopa County's REACT Team to respond to events on or near the Loop 101 Price Freeway. This effort is part of a region-wide pilot project for integrated corridor management (ICM) intended to ensure efficient and timely response to these incidents that have large, area-wide traffic impacts. During events that require the closure of at least two hours of the Loop 101 freeway or a freeway ramp, forcing traffic to divert onto adjacent arterial roadways, REACT coordinates with state and local public safety and the City's Traffic Management Center (TMC) staff to establish detour routes and support diversion of traffic onto these routes and back on the freeway upstream of the closure. This resource will benefit the City and its residents by

improving the safety and security at incident scenes and minimizing congestion affecting the traveling public.

The City's main role in this project will be to work with Maricopa County's Department of Transportation (MCDOT) to develop preapproved detour routes for major incidents on Loop 101. The City is also agreeing to allow REACT teams in the City's right-of-way and assigning two main contacts (one from the Police Department and one from the TMC) to act as liaisons with REACT. This agreement represents a three-year pilot project funded entirely with federal Congestion Mitigation and Air Quality (CMAQ) funds (no local funds are required). The IGA is scheduled to be voted on by the Maricopa County Board of Supervisors on February 24, 2021.

5. Resolution No. 5437, Introduction of Ordinance No. 4960, PLH20-0033 and PLH20-0034 Chandler La Paglia High School Seminary and Professional Offices

Area Plan

Move City Council approve Resolution No. 5437 Southeast Chandler Area Plan amendment, PLH20-0033, located south of the southwest corner of Gilbert and Ocotillo roads, as recommended by Planning and Zoning Commission.

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4960 approving PLH20-0034 La Paglia High School Seminary and Professional Offices, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for professional offices and institutional/educational uses located south of the southwest corner of Gilbert and Ocotillo roads, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0034 La Paglia High School Seminary and Professional Offices, for professional offices and institutional/educational uses located south of the southwest corner of Gilbert and Ocotillo roads, subject to the conditions as recommended by Planning and Zoning Commission.

BACKGROUND FROM COUNCIL MEMO:

Site is approximately 1.7 net acres. Annexation request is scheduled for the February 11, 2021, City Council meeting to request Initial City zoning of Agricultural District (AG-1). Annexation public hearing held on October 15, 2020. Site is currently vacant.

Surrounding Land Use Data

North	Commercial (Unincorporated - Arizona Olympian Gymnastics)	South	Commercial (Dollar Self storage)
East	Gilbert Rd. then new Chandler Unified School District high school	West	RWCD Canal

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change
Southeast Chandler Area Plan	Envisioned Community/Regional Open Space and Recreational Opportunities	Traditional Suburban Character

Proposed Development

Seminary	
Building Area	3,681 sq. ft. (+ 1,329 sq. ft. future expansion) Total of 5,010 sq. ft.
Building Height (max.)	22 ft.
Parking Required	25 spaces total (includes future expansion)
Parking Provided	27 spaces total
Future commercial offices/medical offices	
Building Area	6,336 sq. ft.
Building Height (max.)	30 ft.
Parking Required	43 additional spaces (1 space per 150 sq. ft.)
Parking Provided	70 total shared spaces

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the amendment to the Southeast Chandler Area Plan (SECAP). The Envisioned Community/Regional Open Space and Recreational Opportunities land use designation was identified at a time when the City owned property along the RWCD canal; however, the City property was sold and a regional open space and recreational area is no longer planned. A Traditional Suburban Character land use allows single story buildings along arterial streets, including for commercial and institutional/educational developments.

The request for rezoning to PAD provides for a limited list of permitted land uses which include the seminary (institutional/educational), general office, professional office, which generate low-traffic including but not limited to insurance, counseling, assisted living, real estate and title companies. Prohibited uses include medical and dental offices, retail of any kind, call centers, cleaners, barbers, personal services, animal boarding and similar businesses.

The site layout and building architecture is in conformance with the SECAP design guidelines for commercial/non-residential land uses. Architectural design of the future professional office building requires a new PDP application to evaluate building architecture. Signage for the future phase may require a PDP if the development prefers to modify the requirements of the Sign Code for PAD zoned properties. The seminary proposes one wall-mounted sign. Staff finds the proposal to be consistent with the goals of the General Plan and the SECAP, as amended, and recommends approval subject to conditions.

Traffic Analysis

Gilbert Road is currently undergoing improvements from Ocotillo to Chandler Heights roads. Improvements consist of re-striping, narrowing medians to allow for three lanes in the northbound and southbound direction, and modifications to the medians for turning movements. Traffic signals are proposed at two locations including the intersections of Gilbert and Brooks Farm road and the alignment of the existing driveway of the Olympian Gymnastics with the new entrance to the new high school. Pedestrian crossings will be designated at both traffic signals. The applicant states that the students will be transported by shuttle between the new high school and the new seminary.

Public / Neighborhood Notification

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A Neighborhood Meeting sign was posted on the property. A virtual neighborhood meeting was held on December 3, 2020. Three residents attended virtually to obtain project information. No questions were asked. No opposition to request was stated. An attendee commented the project is a nice fit. As of writing this memo, Planning staff is not aware of opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 20, 2021.

Motion to Approve.

In Favor: 7 Opposed: 0

Commission discussed the proposed permitted land uses and recommended that medical and dental office uses be prohibited uses due to traffic and circulation patterns both on site and off site. Stipulations No. 2 and No. 3 are revised to address Commission's direction.

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from Agricultural District (AG-1) to PAD for professional offices and institutional/educational uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The following uses shall be permitted:
Institutional uses including church, seminary, nursing home, and educational entity.
Commercial Office uses including general office, professional office, insurance, counseling, real estate and title companies.
Other similar institutional and/or office uses not listed here may be permitted upon determination by the Planning Administrator that it will not generate a greater or more intense traffic impact on the area.
3. The following uses shall be prohibited: medical and dental offices, retail, call centers, dry cleaners, personal services (e.g., barber, nail and beauty salons, tattoo, day spa), animal daycare and boarding, bakery, bars, drive-through and restaurants.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler water facility/recharge ponds that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property

deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler La Paglia High School Seminary and Professional Offices" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
 2. A separate Preliminary Development Plan approval shall be required for the future building (Phase 2).
 3. The site shall be maintained in a clean and orderly manner.
 4. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
 5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
 6. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
 7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
 8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. Introduction of Ordinance No. 4962, Annexation and Initial City Zoning ANX20-0002 for Approximately 1.71 Acres and Zoning to Agricultural District (AG-1), Located South of the Southwest corner of Gilbert and Ocotillo Roads
- Move City Council introduce and tentatively adopt Ordinance No. 4962 approving Annexation and Initial City Zoning ANX20-0002, South of the Southwest Corner of Gilbert and Ocotillo roads, as recommended by Planning staff.

BACKGROUND FROM COUNCIL MEMO:

Located south of the southwest corner of Gilbert and Ocotillo roads. Zoned Rural-43 (RU-43) within Maricopa County. Approximately 1.71 acres. Council Public Hearing held on October 15, 2020. An Area Plan Amendment, Rezoning, and Preliminary Development Plan also are on this City Council Agenda

Surrounding Land Use Data

North	Unincorporated Maricopa County (Arizona Olympian Gymnastics)	South	Commercial (Dollar Self storage)
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East	Gilbert Road, then new CUSD high school (under construction)	West	Canal, then City of Chandler water reclamation facilities
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General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change
Southeast Chandler Area Plan	Envisioned Community/Regional Open Space and Recreational Opportunities	Traditional Suburban Character

Utility Service

Existing municipal water service, wastewater service, and reclaimed water are available in Gilbert Road.

7. Introduction of Ordinance No. 4961, PLH20-0023, PLT20-0037 Pecos and McQueen Retail (Staff requests Continuance to the February 25, 2021, Council Meeting)
Move City Council continue PLH20-0023 Pecos and McQueen Retail, located at the southwest corner of Pecos and McQueen roads, to the February 25, 2021, City Council meeting, as recommended by Planning and Zoning Commission.

BACKGROUND FROM COUNCIL MEMO:

At the January 20, 2021, Planning and Zoning Commission meeting, Commission continued the case to their February 17, 2021, meeting for the purpose of holding a Design Review Committee meeting to address concerns regarding the proposed drive-through pads. Planning and Zoning Commission recommends the City Council continue PLH20-0023/PLT20-0037 Pecos and McQueen Retail to the February 25, 2021, City Council meeting.

8. Final Adoption of Ordinance No. 4954, PLH20-0028 Hudson Crossings
Move City Council 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.

BACKGROUND FROM COUNCIL MEMO:

Site is approximately 6.39 net acres. Site was zoned in 2007 as Planned Area Development (PAD) for multi-family (MF-3 standards), along with Area Plan Amendment on two acres of the 6.39 acre site from Special Use Commercial to High Density Residential 2007 approval included a stipulation requiring Preliminary Development Plan approval that was never submitted. Ordinance introduced and tentatively adopted on January 28, 2021.

Surrounding Land Use Data

North	Willis Rd. then City Water Treatment Facility	South	Loop 202 Santan Freeway
East	Consolidated Canal	West	Single family residential (under construction)

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change
Chandler Airpark Area Plan (CAAP)	High Density Residential (12.1- 18 du/ac)	Low-Medium Density Residential (3.6-8 du/ac)

Proposed Development

	Gated single family subdivision
# of Lots	43 single family lots
Density	6.73 dwelling units per acre
Building Setbacks (min.)	Front - 10 ft. to livable, 20 ft. to garage Sides - 5 ft. Rear - 20 ft. to livable, 10 ft. to patio (plans 3 and 4)
Lot Size	Min. 3,200 sq. ft., 40 ft. by 80 ft.
Lot Coverage (max.)	55 percent
Building Height (max.)	30 ft. to midpoint of peak
Building Architecture	Desert Contemporary, Modern Spanish, Mid-Century, Modern Prairie
Parking Spaces	Two car garages per home 11 visitor parking spaces
Amenities	Airport-themed tot lot and ramada

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the proposed amendment to the Chandler Airpark Area Plan. The proposed density of 6.73 du/acre is lower than the existing site's multi-family zoning, which permits a density of up to 18 du/acre. The proposed density is also compatible with the 35 lot single family subdivision, located to the west, which is being developed at a density of 5.83 du/acre.

The subdivision is proposed as a gated community with unique site constraints including single vehicular access to an arterial road (McQueen Road) and located at the termination of a dead-end street (Willis Road). Due to the infill nature of the site, the Residential Development Standards (RDS) for subdivision layout are not applicable. However, the RDS guidelines remain applicable to the architectural design of the homes. The proposed single family residential subdivision meets the intent of development standards and residential design guidelines. Staff finds the proposal to be consistent with the goals of the General Plan and the CAAP, as amended, and recommends approval subject to conditions.

Traffic Analysis

A Traffic Impact Study is not required for this size of residential development, as it is expected to generate less than 100 trips in an hour. Transportation Engineering staff reviewed and confirmed that both McQueen Road and Willis Road have ample capacity to accommodate the additional traffic generated by this proposed development.

Public / Neighborhood Notification

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

A virtual neighborhood meeting was held on October 28, 2020. Two residents attended virtually and asked questions regarding construction of a sound wall and vehicular turns from Willis Rd. onto McQueen Rd. and heading west on the Loop 202 Santan Freeway. No opposition to the project was stated. As of writing this memo, Planning staff is not aware of opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting November 18, 2020.

Motion to find a conflict with existing or planned airport operations.

In Favor: 5 Opposed: 0 Absent: 2 (Siegel, Kruse)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Planning Administrator has issued a conflict evaluation report indicating that the Airport Commission determined that the proposed development does constitute a conflict with existing or planned airport operations. A copy of the report detailing the Airport Commission's findings is attached to this memo. The Airport Commission's recommended mitigation measures to address the operational conflicts are included as zoning stipulations.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from PAD multi-family to PAD single family, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hudson Crossings" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Front Building Setback (min.)	10 feet to livable, 20 feet to garage
Side Building Setback (min.)	5 feet
Rear Building Setback (min.)	20 feet to livable, 10 feet to patio (plans 3 and 4)

5. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 1. Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and

further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.

2. The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
3. Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
4. The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
5. The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
6. All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
7. The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text: "This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."
6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a heliport at the Chandler Municipal Airport that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a heliport, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
7. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.
8. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a City of Chandler wastewater treatment facility that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property

deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

9. Final Adoption of Ordinance No. 4955, PLH20-0048 Valerio at Ocotillo and Residence Inn Expansion
Move City Council 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.

BACKGROUND FROM COUNCIL MEMO:

The proposed modifications cover an area of approximately 0.61 acres. Downtown Ocotillo Area Plan and zoning approved by City Council on February 22, 2007. Residence Inn zoned as part of the larger Downtown Ocotillo development. Valerio at Ocotillo rezoned to PAD/MF-1 in 2018. Downtown Ocotillo includes a mix of uses including retail, restaurant, a four-story residential condominium, and a four-story hotel. Ordinance introduced and tentatively adopted on January 28, 2021.

Surrounding Land Use Data

North	Agriculture (proposed office)	South	Lake then Multi-family and office
East	Commercial retail and multi-family	West	Lake then office

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Employment	No change
Downtown Ocotillo Area Plan	Multi-family Residential (.61 acres)	Commercial (.61 acres)

Proposed Development

Valerio at Ocotillo	Existing/Approved	Proposed
Site Area	5.2 acres	4.59 acres
# of Units	32	26
Density	6.15 du/acre	5.66 du/acre
Visitor parking	8 spaces	9 spaces
Residence Inn	Existing	Proposed
Site Area	4.27 acres	4.88 acres
Building Area	107,025 sq. ft.	147,780 sq. ft.
Units/rooms	142	201
Height	59 feet 6 inches top of parapet	60 feet 2 inches top of parapet

Parking Required	142 spaces	201 spaces
Parking Provided	152 spaces	186 spaces
Setback to residential	85 feet required	30 feet

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan and the Downtown Ocotillo Area Plan. The proposed modifications to .61 acres of each site and the hotel expansion are compatible with the overall Downtown Ocotillo Master Planned development. The proposal complies with applicable residential and commercial development standards. The proposal essentially involves two parts: replacing six lots at Valerio at Ocotillo development (approved as "Ocotillo Patio Villas" in 2018) with parking, and allowing a reduced setback from a new Residence Inn building.

Six residential lots that were located on the southern end of Valerio at Ocotillo will be removed and replaced with additional parking for the new Residence Inn building. The revised property line between the Valerio and Residence Inn developments will be closer to the remaining residential lots. A portion of the site where the six lots are removed will be landscaped and effectively increase common open space for the residential development. A pedestrian gate and pathway from this development to the hotel site is to be maintained per the original approval. To ensure the installation of the gate and pathway, staff recommends this element as a stipulation.

The second component of the request is construction of one additional, four-story hotel building adjacent to the Valerio at Ocotillo development. The new Residence Inn building continues the Santa Barbara architecture style utilizing same color and materials as the existing hotel. Several waivers are requested to reduce parking, reduce the width of the dissimilar land use buffer along the north property line, and remove the parking lot diamond requirement.

The parking reduction is supported as cross-parking/access easements exist throughout Downtown Ocotillo and allow hotel customers to park in the commercial retail lots. The diamonds in the lot are supported. However, staff recommends that the landscape buffer be increased from five feet to ten feet to allow for sufficient space for plant growth and survival. The date palms existing in the parking lot should either remain or be replaced with date palms to continue the Downtown Ocotillo landscape theme. Staff recommends these revisions as stipulations. Staff finds the proposal to be consistent with the goals of the General Plan and the Downtown Ocotillo Area Plan, as amended, and recommends approval subject to conditions.

Public / Neighborhood Notification

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

A Neighborhood Meeting sign was posted on the site. A virtual neighborhood meeting was held on November 19, 2020. Two residents registered for the event virtually and asked questions regarding traffic, parking, hotel amenities and construction timing. No opposition to the request was voiced. Positive feedback to the applicant was given by the attendees. Planning staff received one phone call asking about the number of total rooms and parking proposed for the hotel expansion. There is no known opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve rezoning from Planned Area Development for Medium Density Residential (PAD/MF-1) to PAD for Commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Valerio at Ocotillo and Residence Inn Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The minimum building setback for the hotel building shall be no less than 30 ft. from the north property line.

10. Final Adoption of Ordinance No. 4959, PLH20-0049 1st Pet Veterinary Centers

Move City Council 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.

BACKGROUND FROM COUNCIL MEMO:

Site was rezoned from Neighborhood Commercial (C-1) to Planned Commercial Office (PCO) in 1980. Site was rezoned again from Planned Commercial Office (PCO) to Planned Area Development (PAD) for PCO uses along with Preliminary Development Plan (PDP) for signage in 2016 to allow more flexibility with signage. The applicant currently operates a veterinary clinic on the adjacent parcel and seeks to expand to the subject site. Ordinance introduced and tentatively adopted on January 28, 2021.

Surrounding Land Use Data

North	Warner Rd., Single-family Residential - College Park	South	Single-family residential - Comanche Court
East	Veterinary Clinic (1st Pet Veterinary Centers)	West	Single-family residential - Brooks Crossing

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	Neighborhoods

Proposed Development

Unit and Lot Size	Lot size: 1.23 acres Building A (existing): 5,349.5 Square feet Building B (existing): 5,359.5 Square feet
Parking Required	72
Parking Provided	75

Review and Recommendation

In 1980, The Warner Professional Center (subject site) was originally envisioned as a 6-acre office center. The site did not fully develop, leaving only the 1.23 acres it occupies today. In 1994, the adjacent 1.3 acre property to the east that was originally envisioned as an extension to the office center was rezoned from PCO to PAD for an Animal Hospital. Due to no construction after the approval, the property reverted back to PCO in 1995. The applicant returned in 1999 to rezone the adjacent 1.3 acre property to PAD for an Animal Hospital and subsequently developed a 7,500 square foot building. The remainder of the undeveloped office center to the south was rezoned for 12 single family residential lots in June of 1997, now known as Comanche Court neighborhood.

Today, 1st Pet Veterinary Centers, the adjacent business on the 1.3 acre property with the 7,500 square foot animal hospital, is looking to expand its veterinary clinic. The subject property is currently zoned PAD for PCO uses, which does not allow a veterinary clinic by right. Staff finds a veterinary clinic to be compatible with the PCO uses and the veterinary clinic it is adjacent to. The site meets the parking standards for a veterinary clinic. Although the veterinary clinic currently only plans on using building "A", the full site would be able to support a veterinary clinic if it chooses to use building "B" in the future. The site is able to do so by providing 75 parking spots while both buildings together parked at 150 square feet per parking space require only 72 parking spaces. For this reason, staff supports expanding the allowed uses to include veterinary clinics as well as medical and dental offices and similar uses that require the same amount of parking. All equipment, storage of animals and services will be required to be wholly contained within the building. Any outdoor animal uses will require an additional use permit approval from City Council. Planning staff finds the proposal to be consistent with the goals of the General Plan, and Planning and Zoning Commission recommends approval subject to conditions.

Public / Neighborhood Notification

This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code. Due to COVID-19, the applicant hosted the required neighborhood meeting online as a video/phone conference on November 23, 2020 at 6:00pm. There were two participants at the neighborhood meeting. Both participants who live adjacent to the site indicated concerns regarding traffic noise, security lights being visible from the house, and the landscaping that was no longer there which led to the noise being more noticeable. In response, the veterinary clinic is looking into a solution for the light issue and landscaping. Another concern was parking on Comanche Drive. The clinic is hopeful that expanding the current veterinary facility general practice function to the new proposed location will help alleviate parking on Comanche Drive. The final concern was the location of the smoking area being near the adjoining wall of the properties and residents asked if it could be moved. Staff added conditions 2 - 5 to ensure missing landscaping is installed, exterior light sources are not visible, and the smoking area is moved away from residential properties. The applicant is in agreement with all of the conditions. At this time, staff has not received any further questions or complaints regarding the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting January 6, 2021.

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Heumann)

Recommended Conditions of Approval

Planning staff finds the request is in compliance with the General Plan and the Planning & Zoning Commission recommends approval of Rezoning from PAD to PAD Amended to allow PCO and Veterinary Clinic uses, subject to the following conditions:

1. The following uses shall be permitted: uses permitted in the Planned Commercial Office District, Veterinary Clinic, medical offices, dental offices and like uses.
 2. Landscaping shall be in compliance with current Commercial Design Standards.
 3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
 4. All exterior light sources shall be averted away from adjacent residential properties.
 5. The designated outdoor smoking area shall be setback a minimum of fifty (50) feet from adjacent residential properties.
 6. Compliance with original conditions adopted by the City Council as Ordinance No. 4723 in case DVR16-0021, except as modified by condition herein.
11. New License Series 10, Beer and Wine Store Liquor License, for Tawa Inc., dba 99 Ranch Market #53 Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 130676, a Series 10, Beer and Wine Store, for Kevin Arnold Kramber, Agent, Tawa Inc., dba 99 Ranch Market #53, located at 1920 W. Chandler Boulevard, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 300317 L10

BACKGROUND FROM COUNCIL MEMO:

This application for a liquor license was posted for hearing on February 11, 2021. The Police Department reports no objections to the issuance of this license, and no written protests pursuant to A.R.S. 4-201(B) have been received. With a Series 10, Beer and Wine Store Liquor License, the business may sell beer and wine only for off-premise consumption.

12. Professional Services Agreement with Wilson Engineers, LLC, for the Airport Water Reclamation Facility Membrane Pre-Design Services
Move City Council award Professional Services Agreement No. WW1901.202 to Wilson Engineers, LLC, for the Airport Water Reclamation Facility Membrane Pre-Design Services, in an amount not to exceed \$198,560.

BACKGROUND FROM COUNCIL MEMO:

The City receives and treats wastewater from over 260,000 residents. Wastewater is treated to produce A+ quality reclaimed water, which is delivered through the City's reclaimed water distribution system for several beneficial uses including irrigation of golf courses, parks, and neighborhood common areas, industrial cooling water supply and recharge of the aquifer for gaining groundwater storage credits. As demand for reclaimed water increases, staff has been considering alternatives to supplement the reclaimed water supply. A feasibility study was recently completed to evaluate a concept to utilize the Salt River Project (SRP) canal adjacent to the Airport Water Reclamation Facility (AWRF), located at 905 E. Queen Creek Road, to deliver a small volume of Chandler's Salt River and Colorado River water supplies to a new treatment facility located at the AWRF site to supplement current reclaimed water supplies. This added supply will meet growing demands, allow for annual storage and recovery of SRP water, increase underground recharge, and enhance the wildlife habitats at Veterans Oasis Park. Using advanced membrane treatment technology, this new process could treat up to 7 million gallons per day. The system would be designed and constructed at the AWRF and utilize the existing reclaimed water infrastructure for distribution.

The project scope of work consists of evaluating water quality parameters and permitting assistance for the design of the advanced membrane treatment system to be used as part of this process. The contract completion time is 210 calendar days following Notice to Proceed. Additional contracts associated with this project for the remainder of the design, construction, and construction management will be brought forward at future City Council meetings.

13. Agreement with Metering Services, Inc., for Small Water Meter Installation, Repair, and Consulting Services

Move City Council approve Agreement No. PW1-936-4262 with Metering Services, Inc., for small water meter installation, repair, and consulting services, in an amount not to exceed \$490,820.

BACKGROUND FROM COUNCIL MEMO:

The City maintains approximately 86,500 water meters. These meters record water use from residential, landscape, multi-family, commercial, government, school, medical and industrial water users. The life expectancy of a water meter based on industry standards is 15 years. Meters greater than 15 years old have a higher tendency to read inaccurately, resulting in incorrect billing or equipment failure. Staff routinely replace or repair failed meters to ensure customers are billed accurately. Due to the increasing number of meters that have reached the age for replacement, contractor assistance is required for meter installation.

As part of this agreement, the contractor will remove approximately 8,300 meters that have exceeded their life expectancy and replace them with meters compatible with the existing meter reading system and inventory. Included with the installation of these meters (ranging in size from 5/8-inch to 2-inch) are various replacements of lids and boxes to ensure compliance with standard detail specifications. The term on this agreement is 270 calendar days following Notice to Proceed. A related agreement with Core & Main, LP, for the purchase of water meters, is also scheduled for this City Council meeting.

14. Agreement No. PW0-890-4209, Amendment No. 1, with Core and Main, LP, for Water Meters

Move City Council approve Agreement No. PW0-890-4209, Amendment No. 1, with Core and Main, LP, for water meters, increasing the contract limit in the amount of \$2,509,180, for a revised amount not to exceed \$5,509,180, for a two-year period, September 1, 2020, through August 31, 2022.

BACKGROUND FROM COUNCIL MEMO:

The City maintains approximately 86,500 water meters. These meters record water use from residential, landscape, multi-family, commercial, government, school, medical and industrial water users. Staff routinely replace or repair failed meters to ensure customers are billed accurately. In addition to meter maintenance and replacement, staff installs meters for new customers connecting to the City's distribution system. This agreement authorizes the purchase of meters, registers, and meter parts compatible with the existing meter reading system, utility billing system, and inventory.

The life expectancy of a meter based on industry standards is 15 years. Meters greater than 15 years old have a higher tendency to read inaccurately, resulting in incorrect billing or equipment failure. Though staff routinely replaces or repairs failed meters, the increasing number of meters due for replacement requires additional meters to be purchased with this amendment. Included with the replacement of these meters (ranging in size from 5/8-inch to 2-inch) are various replacements of lids and boxes to ensure compliance with standard detail specifications. This Amendment will increase spending limit for

the City's water meter purchase agreement with Core and Main, LP, from \$3,000,000 to \$5,509,180 to purchase an additional 8,300 meters and 7,300 lids. Use of the City's existing meter purchase agreement provides the most cost-effective method to acquire the meter and meter-related parts needed for this project. A related agreement with Metering Services, Inc., for the installation of 8,300 replacement meters, is also scheduled for this City Council meeting.

15. Construction Contract with Cactus Asphalt, a Division of Cactus Transport, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project
Move City Council award Construction Contract No. ST1909.401 to Cactus Asphalt, a Division of Cactus Transport, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project, in an amount not to exceed \$2,077,524.50.

BACKGROUND FROM COUNCIL MEMO:

The Environmental Protection Agency (EPA) has developed ambient air quality trends for particle pollution, also called particulate matter. PM10 describes inhalable particles with diameters that are generally ten micrometers and smaller. In 2007, Maricopa County approved a regional PM10 reduction plan imposed by the EPA. The City continues to perform alleyway rehabilitation to adhere to this regional plan.

The project scope of work consists of removing and replacing the top four to six inches of alley roadway surface material with crushed and compacted asphalt millings materials. The new alley roadway surface will be sprayed with an asphalt sealer to rejuvenate the binder in the millings. This project will reduce dust by providing an asphalt driving surface on approximately 15.7 miles of alleyways. The construction contract time is 150 days following Notice to Proceed. A related Professional Services Agreement with Tristar Engineering and Management, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project, is also scheduled for this City Council meeting.

16. Construction Contract with Archer Western Construction, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive)
Move City Council award Construction Contract No. WA2006.401 to Archer Western Construction, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive), in an amount not to exceed \$1,202,980.

BACKGROUND FROM COUNCIL MEMO:

The City's Water Distribution Division currently maintains over 36,000 valves and 1,100 miles of pipe in the potable water system. This project is a continuation of a program to replace water mains that are susceptible to main breaks due to age and condition. The program evaluates water infrastructure, identifying high-priority water mains in need of replacement. Replacement of City water mains will result in improved system reliability and reduced liability from water damage as a result of main breaks. This project includes construction services to replace approximately 1,200 linear feet of water mains, ranging in size from 8-inch to 12-inch in diameter, located in Chandler Boulevard between Chippewa Place and Meadows Drive. In addition, water valves will be installed on Parklane Boulevard and Commonwealth Avenue to provide additional isolation capabilities in the area.

The project scope of work includes installation of new 12-inch ductile iron pipe (DIP) waterline, new 8-inch DIP waterline, associated water services and connections, removal and disposal of existing pipe, pavement, sidewalk, and landscape restoration. The contract completion time is 90 calendar days

following Notice to Proceed. A related Professional Services Agreement with Wilson Engineers, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive) construction management services, is also scheduled for this City Council meeting.

17. Professional Services Agreement with Wilson Engineers, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive)
Move City Council award Professional Services Agreement No. WA2006.451 to Wilson Engineers, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive), in an amount not to exceed \$105,730.

BACKGROUND FROM COUNCIL MEMO:

The City's Water Distribution Division currently maintains over 36,000 valves and 1,100 miles of pipe in the potable water system. This project is a continuation of a program to replace water mains that are susceptible to main breaks due to age and condition. The program evaluates water infrastructure, identifying high-priority water mains in need of replacement. Replacement of City water mains will result in improved system reliability and reduced liability from water damage as a result of main breaks.

This project includes the replacement of approximately 1,200 linear feet of water mains, ranging in size from 8-inch to 12-inch in diameter, located in Chandler Boulevard between Chippewa Place and Meadows Drive. In addition, water valves will be installed on Parklane Boulevard and Commonwealth Avenue to provide additional isolation capabilities in the area. New development is anticipated in this area in the near future and this project will replace potable waterlines before adjacent development commences.

The project scope of work consists of contractor oversight, construction administration and inspection, utility coordination, schedule review, review of progress payments, attendance at construction meetings, review of shop drawings and submittals, preparation of final as-built drawings, and project close-out. The contract completion time is 120 calendar days following Notice to Proceed. A related Construction Contract with Archer Western Construction, LLC, for the Chandler Boulevard Waterline Replacement (Chippewa Place to Meadows Drive), is also scheduled for this City Council meeting.

18. Report of City Manager Emergency Authorization of Project Agreement with Garney Companies, Inc., Pursuant to Job Order Contract for the Lone Butte Effluent Pipeline Repair
Move City Council accept the report of the City Manager emergency authorization of Project Agreement No. WW2103.402 with Garney Companies, Inc., pursuant to Job Order Contract No. JOC1914.401, for the Lone Butte Effluent Pipeline Repair, in an amount not to exceed \$111,220.02.

BACKGROUND FROM COUNCIL MEMO:

On Friday, September 4, 2020, the Public Works & Utilities Department was notified of a reclaimed water (effluent) main break located on the Gila River Indian Community (GRIC) downstream of the Lone Butte Wastewater Treatment Plant (LBWWTP). The City has a current lease agreement with GRIC for the operation and maintenance of the LBWWTP, which includes the effluent pipeline. Staff responded quickly by notifying GRIC Public Works personnel about the broken 36-inch diameter water transmission main.

The City and GRIC share a substantial interest in maintaining proper operation and long-term viability of this pipeline segment that delivers reclaimed water to a storage basin for GRIC's agricultural use. Due

to the impacts to an adjacent unpaved utility access road as well reclaimed water deliveries to GRIC, pursuant to City Code Chapter 3, Section 3-13.3 Special Circumstances-Emergencies, the City Manager authorized emergency procurement to hire an outside contractor to assist with initial clean-up of the area surrounding the main break, investigation of the cause of the break, and completion of necessary repairs to the reclaimed water transmission main. Following this authorization, the City coordinated with Garney Companies, Inc., to complete repairs to the ruptured reclaimed water main.

19. Professional Services Agreement with Tristar Engineering and Management, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project Construction Management Services
Move City Council award Professional Services Agreement No. ST1909.451 to Tristar Engineering and Management, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project Construction Management Services, in an amount not to exceed \$226,618.88.

BACKGROUND FROM COUNCIL MEMO:

The Environmental Protection Agency (EPA) has developed ambient air quality trends for particle pollution, also called particulate matter. PM10 describes inhalable particles with diameters that are generally ten micrometers and smaller. In 2007, Maricopa County approved a regional PM10 reduction plan imposed by the EPA. The City continues to perform alleyway rehabilitation to adhere to this regional plan.

The project scope of work includes pre-construction assistance, construction management contractor oversight, construction administration and inspection, utility coordination, materials testing quality assurance, Federal Highway Administration funding compliance, and project close-out. Services also include public outreach and coordination with affected residents and businesses. The contract completion time is 180 calendar days following Notice to Proceed. A related Construction Contract with Cactus Asphalt, a Division of Cactus Transport, Inc., for the Alley Rehabilitation PM10 Dust Emissions Project, is also scheduled for this City Council meeting.

20. Final Adoption of Ordinance No. 4953 Granting an Irrigation Easement to Salt River Project Agricultural Improvement and Power District
Move City Council approve final adoption of 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.

BACKGROUND FROM COUNCIL MEMO:

SRP, on behalf of the United States of America (USA), is requesting the City grant an irrigation easement over the west side of Arizona Avenue at the northwest corner of Arizona Avenue and Queen Creek Road. The USA has an existing easement in this area that was granted on August 29, 1923, by Quit Claim Deed. However, the width of the easement was not defined at the time. SRP has requested the City grant an irrigation easement to formalize the size of the previously granted easement. The easement will be granted to SRP at no cost. The new easement will be twenty feet wide and include a total area of approximately 12,225 square feet. Staff has reviewed and approved the easement and legal description for the requested easement. This Ordinance was introduced and tentatively adopted on January 28, 2020.

21. Final Adoption of Ordinance No. 4956 Granting Three (3) Irrigation Easements to Roosevelt Water Conservation District

Move City Council approve final adoption of 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.

BACKGROUND FROM COUNCIL MEMO:

To accommodate the construction of the City's Cooper Road Improvement Project from Alamosa Drive to Riggs Road, the City must grant three (3) irrigation easements to the Roosevelt Water Conservation District so that RWCD facilities can cross Chandler Heights Road at three (3) locations on either side of Cooper Road. Granting the easements to RWCD would be at no cost as they are required by a City of Chandler project. Staff has reviewed and approved the easement and legal description for the requested easement. This Ordinance was introduced and tentatively adopted on January 28, 2021.

22. Final Adoption of Ordinance No. 4948 Adopting Updated Versions of Public Works Design and Construction Standards

Move City Council approve final adoption of 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.

BACKGROUND FROM COUNCIL MEMO:

The City maintains and publishes Engineering Standard Details and Specifications, and Technical Design Manuals (TDM), which have been created to guide developers and City staff on the design and construction of the City's infrastructure. These documents are adopted by the City Council. In addition to various general revisions, this update includes revised City fiber optic communication cable and conduit standards, revisions to the Traffic Barricade Manual for new on-line application submittal process, and continued updates for Americans with Disabilities Act compliance.

The Engineering Design Standards Committee, with representation from multiple City departments, reviews proposed changes to the design standards and makes recommendations for annual updates. This process also involves reviewing the Maricopa Association of Governments (MAG) Specifications and Standards and their annually-proposed revisions to determine if City standards could be removed in favor of MAG standards. This Ordinance would amend the following design standards:

January 2020 Standard Details and Specifications Manual

January 2020 Technical Design Manual No. 1 & 2, Water & Wastewater System Design

January 2020 Technical Design Manual No. 3, Drainage Policies and Standards

January 2020 Technical Design Manual No. 4, Street Access and Design Control

January 2020 Technical Design Manual No. 5, Traffic Signal Design

January 2016 Technical Design Manual No. 7, Traffic Barricade Design

Adopt the 2021 revisions to the MAG Uniform Standard Specifications and Details with certain modifications

The revisions were provided to members of the development industry, including the Home Builders Association of Central Arizona (HBACA), the Arizona Multihousing Association (AMA), utility providers,

and engineering design consultants. Comments received were incorporated into these revisions, where appropriate. The complete set of current and revised Standard Details and Specifications is available for review on the City Unified Development Manual (UDM) website and on file with the City Clerk. A detailed summary of the changes is also attached. This Ordinance was introduced and tentatively adopted on January 28, 2021.

INFORMATIONAL

- 23. Study Session Minutes of the January 6, 2021, Planning and Zoning Commission Meeting
- 24. Regular Meeting Minutes of the January 6, 2021, Planning and Zoning Commission Meeting

UNSCHEDULED PUBLIC APPEARANCES

JOSEPH YANG, 4909 W. Joshua Blvd, Chandler, AZ, 85225, the president and founder of the Teen Unity Board which is a local non-profit that focuses on teen leadership and volunteering. Mr. Yang invited Council to the Chandler Teen Forum on March 6 at the San Marcos Town Plaza. Mr. Yang said there would be five panelists and would discuss a variety of topics. Mr. Yang said there have been many special guests invited to attend as well.

CURRENT EVENTS

1. Mayor's Announcements

MAYOR HARTKE wished everyone a Happy Lunar New Year.

MAYOR HARTKE invited everyone to attend the State of the City Address virtually on February 18.

MAYOR HARTKE announced the City Manager Marsha Reed would be retiring and Assistant City Manager Joshua Wright would be the Acting City Manager. Mayor Hartke said Mr. Wright was the Town Manager of Wickenburg and served as an Assistant City Manager in Marana.

2. Council's Announcements

COUNCILMEMBER HARRIS said the City Hall was lit red for Black History Month and thanked those who attended the lighting ceremony.

COUNCILMEMBER HARRIS hosted a Black Business Roundtable to talk about the needs and challenges during the pandemic and looked forward to meeting with business owners throughout the year.

COUNCILMEMBER HARRIS invited residents to West Alley BBQ for the closing of Black History Month on the last Sunday of February.

VICE MAYOR STEWART said the pandemic has been challenging and would be on Facebook Live to discuss mental wellness and discuss the challenges the kids are facing and resources available.

COUNCILMEMBER ELLIS said there would be volunteers to assist residents with their taxes through the Volunteer Income Tax Assistance Program. Councilmember Ellis said the service would last through April 13.

3. City Manager's Announcements

None.

ADJOURNMENT: The meeting was adjourned at 6:23 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: February 25, 2021

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Chandler, Arizona, held on the 11th day of February, 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