



CITY OF CHANDLER COUNCIL MEETING MINUTES

Regular Meeting

Thursday, March 25, 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, March 25, 2021.

THE MEETING WAS CALLED TO ORDER BY MAYOR KEVIN HARTKE AT 6:02 P.M.

The following members answered roll call:

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

Also in attendance:

Joshua Wright	Acting City Manager
Debra Stapleton	Assistant City Manager
Kelly Schwab	City Attorney
Dana DeLong	City Clerk

INVOCATION: The invocation was given by Pastor Victor Hardy, Congregational Church of the Valley.

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

CONSENT AGENDA – MOTION AND VOTE

COUNCILMEMBER ORLANDO MOVED TO APPROVE THE CONSENT AGENDA OF THE MARCH 25, 2021, CITY COUNCIL MEETING; SECONDED BY VICE MAYOR STEWART.

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

CONSENT AGENDA ITEMS

1. Professional Services Agreement No. PR2108.201 with J2 Engineering and Environmental Design for Pima Park Sidewalk Improvements

Move City Council award Professional Services Agreement No. PR2108.201 to J2 Engineering and Environmental Design, for Pima Park Sidewalk Improvements Design Services, in an amount not to exceed \$39,308.00.

BACKGROUND FROM COUNCIL MEMO:

Pima Park is a 31.75-acre Community Park located at 625 North McQueen Road, within the square mile bordered by Ray Road, Cooper Road, Chandler Boulevard, and McQueen Road. Pima Park was initially developed in 1980 and later expanded in 1999. The park offers numerous recreational opportunities including youth ball fields, playground, restroom, lighted walking paths, group ramadas and a parking lot. As part of the 1999 expansion, approximately 5,310 linear feet of 6-foot wide asphalt walking paths were installed throughout the park. The existing asphalt walking paths have deteriorated due to use, time and the quality of the asphalt material used. Despite the repairs that have been made, cracks continue to re-appear as the paths have outlasted their expected lifespan. As a part of the City's Americans with Disabilities Act Transition Plan, the walking paths at Pima Park were audited. The audit noted several ADA deficiencies related to the asphalt walkways' slope and surface condition.

The project scope of work for this contract consists of preparation of a survey, construction documents for demolition, grading, horizontal control, and hardscape improvements, special provisions, and opinion of probable cost to replace the asphalt walking paths with a concrete sidewalk and ensure that the improvements comply with ADA accessible standards. The contract completion time is 120 calendar days following Notice to Proceed.

Evaluation:

The City's selection process was conducted in accordance with City policy and procedure and State law. This project is being performed under the On-Call Consultant Pre-Qualified List for Design Services. Staff recommends approval of this agreement with J2 Engineering and Environmental Design based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Fiscal Impact

Account No.	Fund Name	Program Name
401.4580.6210.6PR530	General Government Capital	Existing Comm Park Imp / Repairs

Dollar Amount	CIPFunded Y/N
\$39,308	Y

2. Purchase of Playground Products and Services from Dave Bang Associates, Inc.; Exerplay, Inc.; FlexGround, LLC; Miracle Playground Sales, Inc.; Play it Safe Playgrounds & Park Equipment, Inc.; and Shade 'N Net of Arizona, Inc.

Move that City Council approve the purchase of playground products and services, utilizing 1 Government Procurement Alliance (1GPA) Contracts 18-04P-02, 18-04P-03, 18-04P-04, 18-04P-06, 18-04P-07 and 18-04P-09, listed respectively, with Dave Bang Associates, Inc.; Exerplay, Inc.; FlexGround, LLC; Miracle Playground Sales, Inc.; Play it Safe Playgrounds & Park Equipment, Inc.; and Shade 'N Net of Arizona, Inc.; in a combined amount not to exceed \$700,000.

BACKGROUND FROM COUNCIL MEMO:

The City frequently uses outside vendors for repairs and maintenance of playgrounds, ramadas, and park amenities. These contracts will provide the City with six (6) contractors for repairs and replacement of ramadas, park amenities, shade structures, playground surfacing, and

playgrounds within Chandler's parks. Sunset Park, Tumbleweed Park, Fox Crossing Park, and Pima Park have all been identified for ramada, playground equipment or amenities replacement for Fiscal Year (FY) 2020-21.

Evaluation:

The Pinal County Education Service Agency, as a lead agency for 1GPA, competitively solicited and awarded a contract to Dave Bang Associates, Inc.; Exerplay, Inc.; FlexGround, LLC; Miracle Playground Sales, Inc.; Play it Safe Playgrounds & Park Equipment, Inc.; and Shade 'N Net of Arizona, Inc.; for playground products and services. The City has a current intergovernmental Agreement with 1GPA allowing for cooperative use of its contracts.

Staff recommends use of this contract based on price, quality, service and warranty provided. This contract provides a wide range of products and services at competitive pricing. The contracts are valid through November 15, 2022.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
420.4580.6611.6PR044	Park Bonds	Tumbleweed Regional Park Dev	\$200,000	Y
420.4580.6210.6PR530	Park Bonds	Existing Community Park Improv	\$300,000	Y
420.4580.6210.6PR049	Park Bonds	Existing Neighborhood Park Improv	\$200,000	Y

3. Resolution No. 5449 Authorizing Modification of the Assessment Diagram; Making a Statement and Estimate of Expenses for the Downtown Chandler Enhanced Municipal Services District; Completing the Assessment; Setting the Date for the Hearing on the Assessment; and Ordering the Giving of Notice of Such Hearing

Move City Council adopt Resolution No. 5449 authorizing modification of the Assessment Diagram; making a Statement and Estimate of Expenses for the Downtown Chandler Enhanced Municipal Services District; completing the Assessment; setting the date for the hearing on the Assessment; and ordering the giving of notice of such Hearing.

BACKGROUND FROM COUNCIL MEMO:

On November 17, 2005, City Council adopted Resolution No. 3905, creating the Downtown Chandler Enhanced Municipal Services District with the mission to provide marketing, promotion, security, enhanced beautification, and district management within the Downtown. The City subsequently executed a master contract with the Downtown Chandler Community Partnership (DCCP) to perform such services for a period of 10 years and has renewed the agreement every year thereafter. Fiscal Year 2021-22 represents the 16th operating year of the District.

As part of the annual assessment procedures each year, the Assessment Diagram and Assessment Roll need to be updated due to changes in ownership, plats, and land uses. Additionally, a public hearing must be held, along with the opportunity for District property owners to file objections.

Discussion:

The following documents are submitted with this memorandum: (i) Resolution No. 5449; (ii) Notice of Hearing on Assessments; (iii) Boundary Map; (iv) Statement and Estimate of Expenses for

the District; (v) Modified Assessment Diagram; and (vi) the District Assessment Roll proposed for Fiscal Year 2021-22.

The purpose of Resolution No. 5449 is to set the Public Hearing to notify property owners of the intent to modify the Assessments for property in the District, a required formal step. This Resolution also authorizes the City Council to make an estimate of the expenses for the District for 2021-2022, to set the date for the hearing on the Assessment, and to give the Public Notice of the hearing date.

As a result of Resolution No. 5449, the hearing for the setting of the Assessments will be held May 13, 2021, at 6:00 p.m., in the City Council Chambers. DCCP staff will appropriately notify all property owners within the District boundary, and the City will publish the notice of the hearing in a daily newspaper for five consecutive days, as required by state statute.

Assessments in the District will be based on three weighted factors, including assessed value, building square footage, and land square footage. All properties will be assessed at the same rate, with the exception of buildings along the Historic Square, which will be assessed double the building square footage rate. Additional resources are spent in this area due to increased pedestrian traffic. Downtown parking garages are exempt from the building square footage calculations, but are still assessed on the other two factors (assessed value and land square footage).

In May, staff will return with a Resolution to approve the Annual Assessment Roll, which will memorialize the amount assessed to each parcel and property owner. After City Council approval, the roll will be sent to the Maricopa County Assessor for inclusion on the fall property tax bills. In June, staff will present the Chandler Enhanced Municipal Services Agreement with the DCCP for Fiscal Year 2021-22, which will include an Operating Plan and District Budget.

4. Introduction to Ordinance No. 4961, Preliminary Development Plan and Preliminary Plat Approval, PLH20-0023/PLT20-0037 Pecos and McQueen Retail, located at the Southwest Corner of Pecos and McQueen roads Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4961 approving PLH20-0023 Pecos and McQueen Retail, located at the southwest corner of Pecos and McQueen roads, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Neighborhood Commercial (C-1) uses, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH20-0023 Pecos and McQueen Retail, located at the southwest corner of Pecos and McQueen roads, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Plat

Move City Council approve Preliminary Plat PLT20-0037 Pecos and McQueen Retail, located at the southwest corner of Pecos and McQueen roads, subject to the condition recommended by Planning and Zoning Commission.

BACKGROUND FROM COUNCIL MEMO:

- The site is approximately 3.5 acres

- The applicant is currently working with the City to acquire an approximate 2,660 sq. ft. City of Chandler-owned parcel located at the immediate corner of the intersection (an ordinance authorizing the sale of this parcel also appears as a separate item on this agenda)
- Site is currently vacant

Surrounding Land Use Data:

North	Pecos Rd., then commercial	South	Single-family residential
East	McQueen Rd., then single-family residential and vacant commercial	West	Single-family residential

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No Change
Chandler Airpark Area Plan	Neighborhood Commercial	No Change

Proposed Development

Site area	3.5 acres plus future acquisition of approximate 2,660 sq. ft. City parcel
Building Area	Pad A: 2,306 sq. ft. (restaurant) Pad B: 2,800 sq. ft. (restaurant) Pad C: 13,000 sq. ft. (daycare) Total : 18,106 sq. ft.
Building Height (max.)	22 ft.
Building Setbacks	Required: Arterial landscaped intersection 50 ft. by 250 ft. Proposed: 35 ft. min. by 223 ft. along Pecos Rd. 23 ft. min. by 250 ft. along McQueen Rd. West: 20ft. Accessory structure 50 ft. Main building South: 50 ft.
Parking Required	101 parking spaces
Parking Provided	112 parking spaces
Building Architecture	Contemporary with stucco, brick veneer, metal railings, and steel
Comprehensive Sign Program	One development sign, two monument signs, wall-mounted signs

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods and the Chandler Airpark Area Plan designation of Neighborhood Commercial. The General Plan land use designation allows Neighborhood Commercial uses within developments located at arterial intersections to serve commercial needs of low-density residential communities.

The site layout provides three pad sites, including two proposed restaurants and a daycare. Pad site A is proposed as a Starbucks drive-through. Pad site B is proposed as a future restaurant/drive-through and a daycare is proposed for Pad C. Building architecture is contemporary. Building and

site layout comply with the intent of the Commercial Design Standards.

Late-hour business policy defines any restaurant that opens its doors to the public one or more hours between midnight and 6 a.m., one or more days a week. Also, the policy is applicable when commercial development is within 300 ft. of existing residential zoning. The proposed Starbucks anticipates business hours from 4:30 a.m. to 10 p.m., daily. These hours and building distance of approximately 206 ft. to the west residentially-zoned parcels require approval of the proposed businesses hours from 4:30 a.m. to 6 a.m. Mitigation proposed includes an 8 ft. tall solid wall along the entire site perimeter and several landscaped areas.

The applicant requests relief from the Zoning Code requirement that initial construction include a minimum of 12,000 sq. ft. of building area in Phase One. The request is to allow the flexibility to construct Pads B and C in future phases. Development Booklet Attachment A (see attached) identifies improvements that will be completed during phase one, which includes Pad A and all site improvements including landscaping, driveways, and parking except for Pad B building area on the south and Pad C and associated parking area to the north of Pad C. Pad sites B and C would be covered with decomposed granite until market conditions allow development.

The second request is to reduce the 50 ft. by 250 ft. landscape intersection along both Pecos and McQueen roads. The reduced landscaped intersection allows the two drive-through pad sites additional distance from existing residential and the proposed daycare. The applicant is currently working with the City's Real Estate division to purchase the City owned parcel of approximately 2,660 sq. ft. located at the immediate corner of the site.

Staff supports the requested waivers due to the infill nature of the site, site acreage and driveway location constraints. Staff finds the proposal to be consistent with the goals of the General Plan and recommends approval subject to conditions:

Traffic Analysis

A Traffic Impact Analysis was prepared to analyze existing conditions and traffic with the proposed development. Based on the analysis, traffic impacts of the proposed development could be mitigated by making adjustments to the existing traffic signal timing at the McQueen Road/Pecos Road intersection to maintain acceptable levels of service. Additionally, the Transportation Engineering Division will continue to work with the applicant to establish a circulation plan for the Day Care/Pre-

K. This is being done in an effort to document pick-up/drop-off procedures and minimize potential implications to the adjacent public roadways that have occurred with similar land uses. Staff recommends a stipulation to address the future daycare's drop off/pick up circulation plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on July 21, 2020. Ten residents attended virtually to obtain project information. Questions and concerns voiced relate to traffic, construction timing, existing irrigation ditch, drive through locations, vehicle exhaust, land uses, and children's safety (daycare). No opposition to the request was stated.
- Planning staff received letters from residents in opposition to the proposed Starbucks stating

they would rather support local businesses.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting March 3, 2021. Motion to Approve.

In Favor: 5 Opposed: 1 (Pekau) Absent: 1 (Kimble)

At the January 20, 2021, Planning and Zoning Commission meeting, the case was continued to conduct a Design Review Committee (DRC). On February 3, 2021, the DRC provided the applicant suggestions on revising the site plan which include shifting Pad sites A and B further away from the proposed daycare. The applicant requested further continuance to the March 3, 2021, Planning and Zoning Commission meeting to allow additional time to address the DRC's guidance. At the March 3 meeting, the Planning and Zoning Commission modified Preliminary Development Plan stipulation number 9 by adding "e", effectively requiring all offsite and onsite improvements during phase one except for building pads B and C. The drive-through lane for Pad B is included as an exception to the required phase one improvements.

Recommended Conditions of Approval

Rezoning

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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. Late hour businesses shall not be open to the public from 10 p.m. to 4:30 a.m., seven days a week.

Preliminary Development Plan

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pecos and McQueen Retail" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0023, 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 site shall be maintained in a clean and orderly manner.
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. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. Solid walls no less than 48 inches in height shall be constructed to screen all drive-through

lanes.

7. Prior to issuance of a building permit, a circulation plan shall be approved by the City's Traffic Engineering Division for a daycare/Pre-K business.
8. No more than two drive-through pad sites shall be permitted.
9. Phase 1 on-site improvements shall at a minimum include the following:
 - a. Construction of Pad A building, associated parking and landscaping
 - b. All perimeter landscaping
 - c. Driveways to Pads A and B and landscaping along said driveways
 - d. Parking areas for Pad B and landscaping within said parking areas
 - e. Landscape and parking north and east of Pad C.
10. 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.
11. 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.

Preliminary Plat

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

5. Use Permit, PLH21-0004, Move Human Performance Center
Move City Council approve Use Permit, PLH21-0004, Move Human Performance Center, located approximately one-quarter mile east of the southeast corner of Arizona Avenue and Elliot Road subject to the conditions recommended by Planning and Zoning Commission.
6. Entertainment Use Permit (EUP), PLH20-0042 Rock Lobster Dining Room Expansion
Use Permit or EUP
Move City Council approve Entertainment Use Permit, PLH20-0042, Rock Lobster Dining Room Expansion, located on the southwest corner of Queen Creek and Dobson roads, subject to the conditions recommended by Planning and Zoning Commission.
7. Agreement with Atkins North America, Inc., for Facility Space Assessment
Move City Council award Agreement No. BF1-918-4271, to Atkins North America, Inc., dba Faithful+Gould, for a facility space assessment, in an amount not to exceed \$85,113.
8. Agreement No. FS0-060-4131, Amendment No.1, for OEM Auto Parts and Service
Move City Council approve Agreement No. FS0-060-4131, Amendment No. 1, with Tex Chevrolet dba Earnhardt Chevrolet; Earnhardt Enterprises dba Earnhardt Toyota Scion; Earnhardt Gilbert Dodge, Inc., dba Earnhardt Chrysler Dodge Jeep Ram; Earnhardt Chandler Cadillac, Inc.; Earnhardt Ford Sales Company; and Courtesy Auto of Mesa dba Courtesy Dodge for OEM Auto Parts and Service, for a period of one year, April 1, 2021, through March 31, 2022, in a combined total amount not to exceed \$350,000.
9. Agreement No. AS8-405-3826, Amendment No.1, with Senergy Petroleum, LLC; Supreme Oil Co.; and Western Refining Southwest dba Flyers Energy, LLC, for Fuel
Move City Council approve Agreement No. AS8-405-3826, Amendment No. 1, with Senergy Petroleum, LLC; Supreme Oil Co.; and Western Refining Southwest dba Flyers Energy, LLC; for the

purchase of fuel, for a three-year period, April 1, 2021, through March 31, 2024, in a combined total amount not to exceed \$7,800,000 for the three-year term.

10. Agreement No. BF1-910-4275, with FiveOliver, LLC; Classic Roofing, LLC; National Waterproofing & Roofing, LLC; and Sprayfoam Southwest, Inc., dba Global Roofing Group; for Roofing Repairs and Maintenance
Move that City Council approve Agreement No. BF1-910-4275, with FiveOliver, LLC; Classic Roofing, LLC; National Waterproofing & Roofing, LLC; and Sprayfoam Southwest, Inc., dba Global Roofing Group; for Roofing Repairs and Maintenance in a combined amount not to exceed \$860,000, for a one-year term, April 1, 2021, through March 31, 2022.
11. Competition Impracticable Purchase of Building Assessment Services from Faithful + Gould, Inc.
Move City Council approve the competition impracticable purchase of building assessment services from Faithful + Gould, Inc., in the amount of \$64,405.
12. Resolution No. 5444 authorizing the submission of projects for consideration under the 2022 Governor's Office of Highway Safety Grant Program for the Child Safety Seat Clinic program
Move City Council pass and adopt Resolution No. 5444, authorizing the submission of a Governor's Office of Highway Safety Grant, for the Child Safety Seat Clinic program, in the amount of \$49,114, and authorizing the City Manager, or designee, to perform grant-specific negotiations and submit documentation on behalf of the City of Chandler.
13. Resolution No. 5445 adopting an agreement with Honor Health to train Chandler Fire Department paramedic students during their required clinical rotations
Move City Council pass and adopt Resolution No. 5445, authorizing the City of Chandler to enter into an agreement with Honor Health to train Chandler Fire Department paramedic students during their required clinical rotations.
14. Resolution No. 5450 approving an agreement with Maricopa Medical for the provision of ambulance services
Move City Council pass and adopt Resolution No. 5450, approving an agreement between the City of Chandler and Maricopa Medical for the provision of ambulance services.
Council Focus Area(s):
15. Agreement No. FD9-345-4024, Amendment No. 2, for Fire Emergency Medical Supplies
Move City Council approve Agreement No. FD9-345-4024, Amendment No. 2, with Bound Tree Medical, LLC, for fire emergency medical supplies, in an amount not to exceed \$150,000, for the period of April 1, 2021, through March 31, 2022.
16. Resolution No. 5446 adopting an agreement with Dignity Health to train Chandler Fire Department paramedic students during their required clinical rotations
Move City Council pass and adopt Resolution No. 5446, authorizing the City of Chandler to enter into an agreement with Dignity Health to train Chandler Fire Department paramedic students during their required clinical rotations.

17. Resolution No. 5447 adopting an agreement with Banner Health to train Chandler Fire Department paramedic students during their required clinical rotations
Move City Council pass and adopt Resolution No. 5447, authorizing the City of Chandler to enter Into agreement with Banner Health to train Chandler Fire Department paramedic students during their required clinical rotations.
18. Agreement No. HR9-962-4000, Amendment No. 2, with Devau for Temporary Staffing Services
Move City Council approve Agreement No. HR9-962-4000, Amendment No. 2, with Devau Human Resources, for temporary staffing services, in an amount not to exceed \$1,097,000, for a one-year period, April 1, 2021, through March 31, 2022.
19. Purchase of Servers and Storage from vCore Technology Partners
Move City Council approve the purchase of servers and storage from vCore Technology Partners utilizing Omnia Partners Contract No. R191902 in the amount of \$320,000.
20. Agreement No. IT1-910-4232, Amendment No. 1, with WorkGroup Connections, Inc., for Office 365 Implementation and Migration Design Plan
Move City Council approve Agreement No. IT1-910-4232, Amendment No. 1, with WorkGroup Connections, Inc., for Office 365 Implementation and Migration Design Plan, in the amount of \$140,000, for additional email data migration services.
21. Agreement No. WH7-670-3783, Amendment No. 4, for Plumbing and Irrigation Supplies
Move City Council approve Agreement No. WH7-670-3783, Amendment No. 4, with Sprinkler World of Arizona, Inc.; Ewing Irrigation and Landscape Supply; Horizon Distribution, LLC; and Best Plumbing Specialties for the purchase of plumbing and irrigation supplies, for a period of one year, March 23, 2021, through March 22, 2022, in a combined total amount not to exceed \$250,000.
22. New License Series 12, Restaurant Liquor application for Blacksheep Wine, LLC, dba Blacksheep Wine & Merchant
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 135786, a Series 12, Restaurant Liquor License, for Lauren Kay Merrett, Agent, Blacksheep Wine, LLC, dba Blacksheep Wine & Merchant, located at 98 S. San Marcos Place, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 300235 L12.
23. Purchase of Office Supplies from Staples Business Advantage
Move City Council approve the purchase of office supplies from Staples Business Advantage, utilizing the Sourcewell Contract No. 012320-SCC, for the period of April 1, 2021, through March 31, 2022, in an amount not to exceed \$133,000.
24. Project Agreement No. AZ0001.401 with Caliente Construction, Inc., for Neighborhood Resources Capital Renovations
Move City Council award Job Order Project Agreement No. AZ0001.401 to Caliente Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1910.401, for Neighborhood Resources Capital Renovations in an amount not to exceed \$128,037.08.

25. Agreement No. PD6-680-3619, Amendment No.5, with Universal Police Supply Company for Police Supplies
Move City Council approve Agreement No. PD6-680-3619, Amendment No. 5, with Universal Police Supply Company, for police supplies, in an amount not to exceed \$266,549.25, for the period of July 1, 2020, through June 30, 2021
26. Resolution No. 5453 Pertaining to the Submission of Projects for Consideration in Arizona's 2021 Highway Safety Plan
Move City Council pass and adopt Resolution No. 5453 pertaining to the submission of projects for consideration in Arizona's 2022 Highway Safety Plan, and authorize the Chief of Police to conduct all negotiations and to execute and submit all documents necessary in connection with such grant.
27. Introduction of Ordinance No. 4964 Authorizing the Sale of a Parcel of City-Owned Land at the Southwest Corner of McQueen Road and Pecos Road
Move City Council introduce and tentatively adopt Ordinance No. 4964 authorizing the sale of a parcel of City-owned land at southwest corner of McQueen Road and Pecos Road to WNDG, LLC, an Arizona Limited Liability Company.
28. Purchase of Refuse and Recycling Containers and Parts from Otto Environmental Systems
Move City Council approve the purchase of refuse and recycling containers and parts, from Otto Environmental Systems,utilizing City of Mesa Contract No. 2018048, in an amount not to exceed \$325,000.
29. Professional Services Agreement No. WW1901.201, Amendment No. 2, with Wilson Engineers, LLC, for the Water Reclamation Facility Improvements
Move City Council award Professional Services Agreement No. WW1901.201, Amendment No. 2, to Wilson Engineers, LLC, for additional design services, for the Water Reclamation Facility Improvements, in the amount of \$222,570, for a revised contract amount not to exceed \$4,122,380.
30. Resolution No. 5448, Approving an Intergovernmental Agreement with the Flood Control District of Maricopa County for the City of Chandler Stormwater Management Master Plan Study
Move City Council pass and adopt Resolution No. 5448, approving an Intergovernmental Agreement with the Flood Control District of Maricopa County for the City of Chandler Stormwater Management Master Plan Study and Authorizing the Mayor to execute the agreement.
31. Project Agreement No. WW2014.402, with FPS Civil, LLC, for the Sewer Manhole Rehabilitation
Move City Council award Project Agreement No. WW2014.402, to FPS Civil, LLC, pursuant to Job Order Contract No. JOC1902.401, for the Sewer Manhole Rehabilitation, in an amount not to exceed \$1,046,278.53.
32. Professional Services Agreement No. WW2014.452, with Dibble CM, LLC, for the Sewer Manhole Rehabilitation Construction Management Services
Move City Council award Professional Services Agreement No. WW2014.452, to Dibble CM, LLC, for the Sewer Manhole Rehabilitation Construction Management Services, in an amount not to exceed \$175,000.

33. Resolution No. 5451, Approving the Intergovernmental Agreement with the Flood Control District of Maricopa County for Detroit Basin Area Drainage Improvements
Move City Council pass and adopt Resolution No. 5451, approving the Intergovernmental Agreement with the Flood Control District of Maricopa County for the Detroit Basin Area Drainage Improvements, and Authorizing the Mayor to Execute the Agreement
34. Project Agreement No. ST2017.402, with DBA Construction, Inc., for the Quiet Zone Improvements, Phase 2
Move City Council award Project Agreement No. ST2017.402 to DBA Construction, Inc., Pursuant to Job Order Contract No. JOC1916.401, for the Quiet Zone Improvements, Phase 2, in an amount not to exceed \$1,322,738.40.

PUBLIC HEARINGS:

35. Annexation Public Hearing, Approximately 9.0 Acres located East of the Southeast Corner of Cooper and Chandler Heights Roads

1. Open Public Hearing

MAYOR HARTKE opened the Public Hearing.

2. Staff Presentation

MR. CERECERES introduced the item. Mr. Cereceres said the property is located east of the southeast corner of Chandler Heights and Cooper roads. He said the site is approximately nine acres, currently zoned Rural 43, and contains a single family home which will be removed. The site is bordered by county land and zoned Rural 43 to the west, east and south, with existing single-family lots, zoned Planned Area Development to the north and southeast of the proposed site. The General Plan designates this site as Neighborhood and more specifically the Southeast Chandler Area Plan designates the land use of rural/Agrarian. City services are available from Chandler Heights Road. The applicant has submitted a rezoning and preliminary development plan for a 22 single-family lot subdivision, which is currently being reviewed by staff and will appear on an upcoming agenda. Upon annexation, initial City zoning will be AG-1 (Agricultural District). The site was posted for public hearing and staff has not received any inquiries.

3. Council Discussion

COUNCILMEMBER ORLANDO asked what the time frame is for the home project coming forward.

MR. CERECERES responded that there is no set date yet.

4. Discussion from the Audience

MAYOR HARTKE asked if there was any public comment. There was none.

5. Close Public Hearing

MAYOR HARTKE closed the public hearing.

36. Annexation Public Hearing, Approximately 5.11 Acres located at the Southeast Corner of Arizona Avenue and Appleby Road

1. Open Public Hearing

MAYOR HARTKE opened the Public Hearing.

2. Staff Presentation

MR. MEHLHORN introduced the item. He said the property is located at the southeast corner of Arizona Avenue and Appleby Road. He said the parcel is approximately 5.11 acres and currently zoned Rural 43 within Maricopa County. A single-family home currently exists on the site to be demolished upon redevelopment. The abutting land uses are as follows; Appleby Road to the north, a vacant lot owned by an existing church and a single-family sub-development currently under construction; to the east is the Union Pacific Railroad track and further east is a large unincorporated lot currently being utilized as a commercial nursery; to the south is a single-family subdivision zoned PAD for single family and to the west is Arizona Avenue and Hamilton High School. This request was noted and three signs were posted on site. Staff has not received any comments in regards to this annexation. Utilities are available off of Arizona Avenue. A rezoning and preliminary development plan request for a multi-family development has also been submitted for the site and is currently being reviewed by staff. This will be appear on a forthcoming Council agenda, with the date to be determined. The initial City zoning upon annexation will be Agricultural.

3. Council Discussion

COUNCILMEMBER ORLANDO asked if this has gone through the public hearing process and if it is a multi-family project.

MR. MEHLHORN responded that it has not, and that it is potentially a multi-family project.

VICE MAYOR STEWART stated this is being presented as an annexation for multi-family housing. He asked if staff knows what type of density the housing would look like.

MR. MEHLHORN responded that given it has not gone through any public process yet, it is subject to change. As of the most recent plan 78 units are being proposed on 5.1 acres, which is medium density.

4. Discussion from the Audience

MAYOR HARTKE asked if there was any public comment. There was none.

5. Close Public Hearing

MAYOR HARTKE closed the public hearing.

UNSCHEDULED PUBLIC APPEARANCES

MAYOR HARTKE asked Kelly Schwab, City Attorney, if there was on-going litigation related to Mr. Wessell's subject regarding the Chandler Municipal Airport.

MS. SCHWAB responded that there is on-going litigation as well as a complaint with the FAA that is being processed.

MARVIN WESSELL JR., 100 S. Stellar Parkway, Chandler, AZ 85226. Said he is a stakeholder in the Chandler Municipal Airport. He stated he's already made aware that it is the City's obligation to file the FAA registrants packet. He has worked with City Management for several years to improve the City's compliance. He said that the City's resistance to comply left him with no choice but to file an informal complaint with the FAA. The formal signed response to the FAA from the City contained untruthful statements. He thought the person who submitted these statements, the FAA knows some of those statements are false, committed perjury. At this time he did not know if he was dealing with a dishonest person from the City or a dishonest City. As a long-term resident of Chandler, he hoped that he would find that it is only a few bad apples. He said he discovered at a personal level, the fire protection services provided at the Chandler Airport are disgraceful, less than standard, especially since that is consistently ranked top 20 busiest general aviation airports in the country. He said he has attempted to let City management be aware of this for several years, and hopefully he was getting his point across to someone who can implement positive changes. Mr. Wessell said that the FAA grant also requires the City to undertake reasonable consultation with affected parties using the airport at which projects are proposed. The web revitalization project completed last year was done so without consultation. The end product are aircraft tie downs that are ineffective and degraded the value of the usefulness of the ramp. The current Airport Master Plan Planning Advisory Committee excluded several hundred users at the airport such as private hangar owners, City hangars and City tie down tenants. Why this has excluded a majority of the airport users from actively participating is unknown to the users. The only opportunity for airport users to participate in the Airport Master Plan is to leave comment cards or leave comments on the website after watching the fully prepared YouTube presentation. Approximately six airport users label it as an impromptu meeting on a Friday morning. That one hour meeting was nothing more than an argument about fire protection or the lack thereof. The current Airport Master Plan is a \$100 million plan that can only be described by the users as ridiculous. Suggesting to move the airport terminal 50 yards for the cost of \$8 million, and zero dollars for any upgrade to improve fire access or add a fire station are examples of the obscurity of the plan. He said if the current plan is voted upon favorably by the City, he would do my best to see that it will be litigated by the FAA due to failure to comply with the FAA regulations. This will give the airport the opportunity to be active participants in the Airport Master Plan.

VICTOR HARDY, 2220 E. Spruce Drive, Chandler, AZ 85286, thanked the Council for the honor to speak briefly regarding For Our City Chandler, a group of non-profits, faith based, social service groups, business volunteer and the City of Chandler. He said that For Our City Chandler focuses on three things; collaboration, compassion and community. As the executive director of For Our City he would like to give the Council an update of the activities from 2020 and plans for 2021. He said 2020 was a productive year for their groups as for many of the projects were smaller and focused more on helping non-profits with resources to serve Chandler residents. They had a few notable successes. One was helping to allocate \$90,000 to Chandler non-profits going above and beyond during the pandemic and another was putting on a drive through Operation Back to School event. The event was located at four schools in Chandler and included distribution of 3,309 socks, 2,315 masks, 3,000 backpacks, 1,200 uniforms, 2,000 community bags and 691 shoes. He said 180 volunteers helped with 627 volunteer hours, which makes a total relative value of \$17,000. The total added back to the to the community was \$149,153. This can only happen with over 40 community partners. He said they also work with Title 1 school counselors and Fans Across America for more socks, shoes and underwear. In 2021, they are excited to share the For Our City

Chandler Board, it has officially been created and has begun meeting. They will soon be kicking off their 2021 Operation Back to School event campaign and planning committee. He said they have also distributed a resource guide for residents. In the book people will find resources for fifteen partners that include childcare resources, domestic violence shelters, dental services, employment and education, food assistance, legal assistance, medical assistance, special needs programs, transportation, emergency housing, emergency home repair and other services.

CURRENT EVENTS

1. Mayor's Announcements

MAYOR HARTKE shared Governor Ducey's new Executive Order regarding the wearing of face coverings amongst a number of other guidelines. He said that the City is looking at how this will be implemented. Mayor Hartke expressed that he is extremely grateful for the actions of our Chandler businesses and residents have done to reduce the spread of COVID-19 over this past year and we continue to see positive signs as the end of the pandemic is near, with people being able to be vaccinated and the number of cases decline in our community. He stated as of today we will comply with the Governor's guidelines and will be encouraging best practices including social distancing, vaccinations, wearing face coverings when you do not have the opportunity to social distance as well as hand washing as this moves across the state from a mandate to encouragement. He stated businesses are able to establish their own measure, as well as non-profits and other enterprises can set and enforce their own policies. Mayor Hartke stated it's going to be confusing and shared that a number of emails have been received asking for clarification. He mentioned that there is mixed messaging and asks everyone to respect their neighbors and the policies that are set by different establishments, until further clarification is defined as we work together in this community and across this state.

MAYOR HARTKE announced earlier this week he had the pleasure of attending Intel's announcement of its \$20 billion expansion at their Ocotillo campus in south Chandler. This is the largest private investment of any kind in Arizona history. The construction of the two new fabrication facilities is slated to start later this year. More than 21,000 direct, indirect and construction jobs will be supported by this project. This is an incredible investment in our community, and a great example to the innovative and world changing technology that is created right here in Chandler. Mayor Hartke thanked Acting City Manager, Josh Wright, Economic Development Director, Micah Miranda, and Public Works and Utilities Director, John Knudson for working swiftly with Intel to make this possible. He also thanked Intel on their continued partnership with the City of Chandler.

2. Council's Announcements

COUNCILMEMBER HARRIS shared that he kicked off Women's History Month by hosting a roundtable with women from all over the community to discuss their needs and concerns. He thanked Mayor Hartke for proclaiming March 8th as International Women's Day in Chandler. He also thanked the women who participated. Councilmember Harris said he looks forward to continuing discussions throughout the rest of this year with other groups in the community.

COUNCILMEMBER HARRIS shared this past weekend he was acknowledged by the Veterans, asking him to come to their post and speak. He shared his appreciation to Post 75 for their recognition and mentioned they were celebrating their 103 birthday in Chandler.

COUNCILMEMBER HARRIS shared this past weekend he was joined by hundreds of people from across the Valley for the "Stop Asian Hate" rally at City Hall. This peaceful and powerful demonstration shows our commitment to supporting the many cultures our diverse community is home to, and our intolerance toward discrimination against any of our neighbors. He thanked Mayor Hartke, former Councilmember Sam Huang, and all those who came out in support.

COUNCILMEMBER LOPEZ acknowledged Intel's announcement and recognized them for being a great partner and their involvement in the community.

COUNCILMEMBER LOPEZ shared that the Chandler Jazz Festival is scheduled for April 8-10, and it returns to Downtown Chandler just in time to celebrate Jazz Appreciation Month. To ensure the health and safety of jazz aficionados and Downtown visitors alike, this year's free festival will take place over three days at four open areas throughout Chandler's Historic Square. The complete entertainment schedule is available on line.

VICE MAYOR STEWART said now that the weather is starting to warm up, it is the perfect time to get outside and enjoy everything Chandler has to offer. He shared the Chandler's Annual Easter Celebration is coming up on April 3. Registration is still open through March 31 for the Chandler Family Bike Ride, which will take place April 10-18. Vice Mayor Hartke also mentioned the Downtown's weekly Farmer's Market continues each Saturday. Check out Visit Chandler's event calendar for all the fun ways to experience our community this spring. He also thanked Intel, GPEC, ACA and our staff for continuing to create opportunities for our community.

COUNCILMEMBER ROE mentioned that Council met earlier this month to review the progress made toward our Strategic Framework goals and to discuss how we could improve upon our Focus Areas. This working retreat was very valuable for both the experienced Councilmembers and those new to this dais. There were a lot of big ideas and great suggestions made, and he looks forward to continuing those discussions so we can do our best in planning for the future. He also thanked Intel and the incredible City staff for all their efforts and professionalism.

COUNCILMEMBER ROE also acknowledged Victor and Cynthia Hardy for their presence and involvement in the community.

COUNCILMEMBER ELLIS shared that as part of the kick off for Women's History Month, she had the pleasure of meeting Girl Scout Troop 3599. She stated they were interested in learning about democracy and she spent the whole time discussing it with them and answering their detailed questions.

COUNCILMEMBER ELLIS recognized the women working in the City and those women married to our Councilmembers. She recognized each Councilmembers' wife and presented each Councilmember with a small gift to give to their wives.

COUNCILMEMBER ORLANDO mentioned Northrop Grumman announced this week they have been awarded a contract by the Missile Defense Agency for the Next Generation Inceptor program. This is a \$3.9 billion contract for the rapid development and flight test of an interceptor designed to defend the nation against the most complex long-ranged threats. He mentioned that he was in the industry, now unclassified, when we conducted the first intercept missile and it was his team, at that time Northrop Grumman was Space Data. Northrop Grumman has teamed up with Raytheon Missiles & Defense to deliver this solution on an accelerated schedule. Northrop Grumman is one of Chandler's largest employers, and with this contract will be adding hundreds of job opportunities. Congrats to Northrop Grumman!

COUNCILMEMBER ORLANDO thanked City employees for their services, especially during the pandemic. He stated the announcement tonight is not a declaration of victory, just that we're moving to the next stage. Councilmember Orlando mentioned to the Acting City Manager that the policies set forth to protect the employees runs parallel with what employees have mentioned to him.

3. City Manager's Announcements

ACTING CITY MANGER WRIGHT had no announcements.

ADJOURNMENT: The meeting was adjourned at 6:39 p.m.

ATTEST: *Dana R. DeKey*
City Clerk

Kevin Hanth
Mayor

Approval Date of Minutes: April 8, 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 25th day of March, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 8 day of April, 2021.

Dana R. DeKey
City Clerk

