

# Meeting Minutes

## City Council Regular Meeting

March 21, 2024 | 6:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:02 p.m.

### Roll Call

#### Council Attendance

Mayor Kevin Hartke  
Vice Mayor OD Harris  
Councilmember Angel Encinas  
Councilmember Christine Ellis  
Councilmember Mark Stewart  
Councilmember Matt Orlando  
Councilmember Jane Poston

#### Appointee Attendance

Josh Wright, City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

### Invocation

The invocation was given by Rev. Dr. Candace J. Lansberry, Chandler United Methodist Church.

### Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Poston.

### Scheduled Public Appearance

1. Outstanding Citizen Award

MAYOR HARTKE presented Ethan Cakmak with the Outstanding Citizen Award and invited Police Chief Deanda, Assistant Fire Chief Hargis, and Chandler High School to accept.

### Consent Agenda and Discussion

City Clerk

1. Board and Commission Appointments

Move City Council approve the Board and Commission appointments as recommended.

**City Manager**

2. Agreement No. CS1-745-4293, Amendment No. 2, for Concrete Repair and Maintenance Services

Move City Council approve Agreement No. CS1-745-4293, Amendment No. 2, with Degan Construction, LLC; Lincoln Constructors, Inc.; Precision Concrete Cutting, Inc.; Vincon Engineering Construction, LLC; and W.L. Emshoff, for concrete repair and maintenance services, in a combined amount not to exceed \$1,395,000, for a one-year term, May 1, 2024, through April 30, 2025.

**Community Services**

3. Resolution No. 5783, Authorizing an Intergovernmental Agreement Between the City of Chandler and the Maricopa County Parks and Recreation Department for Shared Recreational Opportunities, Programs, Marketing, and Events Within the Maricopa County Park System

Move City Council pass and adopt Resolution No. 5783, approving an intergovernmental agreement between the City of Chandler and Maricopa County Parks and Recreation Department for shared recreational opportunities, programs, marketing, and events within the Maricopa County Park System, and further authorizing the City Manager to sign all documents and take all actions necessary or appropriate to carry out the terms of the agreement.

4. Resolution No. 5784, Authorizing an Intergovernmental Agreement Between the City of Chandler and the Arizona Game and Fish Commission for a Community Fishing Program

Move City Council pass and adopt Resolution No. 5784, approving an intergovernmental agreement between the City of Chandler and the Arizona Game and Fish Commission for operation of a Community Fishing Program at Desert Breeze Park Lake and Veterans Oasis Park Lake, and further authorizing the City to take all actions necessary or appropriate to carry out the terms of the agreement.

5. Resolution No. 5781, Authorizing the City to Enter Into a Subrecipient Grant Agreement With the Trust for Public Land (TPL) for U.S. Department of Agriculture Forest Service Inflation Reduction Act Urban & Community Forestry Grant Program Funding and to Accept the Grant Funds in the Amount Not to Exceed \$767,000

Move City Council pass and adopt Resolution No. 5781, approving the city to enter into a subrecipient grant agreement with TPL for pass-through funding from the U.S. Department of Agriculture Forest Service (USFS) in an amount not to exceed \$767,000 for irrigation improvements, tree planting, and public education about trees in disadvantaged communities within Chandler, and further authorizing the City Manager or designee to

execute the grant agreement and take other action necessary or appropriate to implement the grant.

### Cultural Development

6. Resolution No. 5782 Authorizing Modification of the Assessment Diagram for the Downtown Chandler Enhanced Municipal Services District; 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 pass and adopt Resolution No. 5782 authorizing modification of the assessment diagram for the Downtown Chandler Enhanced Municipal Services District; making a statement and estimate of expenses for the district; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.

### Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5086, Historic Preservation District, PLH23-0066 Silk Stocking Historic Preservation District, Generally Located East of the Northeast Corner of Arizona Avenue and Chandler Boulevard  
Move City Council introduce and tentatively adopt Ordinance No. 5086, PLH23-0066 Silk Stocking, establishing a Historic Preservation District zoning overlay subject to the conditions as recommended by the Planning and Zoning Commission and the Historic Preservation Commission.

COUNCILMEMBER ORLANDO thanked the residents, former Councilmember Sepulveda, and Derek Horn, for their efforts in making the project a reality. He acknowledged that it had been a long journey but was grateful for the collective efforts of the community members.

8. Introduction and Tentative Adoption of Ordinance No. 5088, Annexation, ANX22-0003 Hamilton Commerce Center, Generally Located North of the Northeast Corner of Queen Creek Road and Union Pacific Railroad  
Move City Council introduce and tentatively adopt Ordinance No. 5088 approving ANX22-0003 Hamilton Commerce Center, annexing two parcels totaling approximately 13.4 acres as recommended by Planning staff.
9. Introduction and Tentative Adoption of Ordinance No. 5089, Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH22-0028/PLT23-0011 Schnitzer Commerce Parks, Generally Located One Quarter Mile East of the Southeast Corner of Arizona Avenue and Ryan Road within Two Sites

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5089 approving PLH22-0028 Schnitzer Commerce Parks, Rezoning from AG-1 to PAD for an industrial business park, subject to the conditions as recommended by Planning and Zoning Commission.

#### Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH22-0028 Schnitzer Commerce Parks for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

#### Preliminary Plat

Move City Council approve Preliminary Plat PLT23-0011 Schnitzer Commerce Parks, subject to the condition recommended by Planning and Zoning Commission.

### **Economic Development**

10. Resolution No. 5770, Authorizing Support for a Foreign Trade Zone Designation and Application for AES Direct Express, LLC, dba SKU Distribution; Approving the Related Intergovernmental Agreement Between the City of Chandler and the City of Phoenix  
Move City Council pass and adopt Resolution No. 5770, authorizing support for a Foreign Trade Zone designation and application for AES Direct Express, LLC, dba SKU Distribution; approving the related Intergovernmental Agreement between the City of Chandler and the City of Phoenix; and authorizing the Mayor to execute the Intergovernmental Agreement on behalf of the City of Chandler.
11. Agreement No. ED2-918-4422, Amendment No. 2, with 2060 Digital, LLC, for Digital Marketing Services  
Move City Council approve Agreement No. ED2-918-4422, Amendment No. 2, with 2060 Digital, LLC, for digital marketing services, in an amount not to exceed \$300,000, for the period of one year, beginning March 1, 2024, through February 28, 2025.

### **Facilities and Fleet**

12. Agreement No. BF1-910-4275, Amendment No. 3, for Roofing Repairs and Maintenance  
Move City Council approve Agreement No. BF1-910-4275, Amendment No. 3, with Five Oliver, LLC; Classic Roofing, LLC; and National Waterproofing & Roofing, LLC, for roofing repair and maintenance, in a combined amount not to exceed \$900,000, for the period of one year, beginning April 1, 2024, through March 31, 2025.
13. Agreement No. FS0-060-4131, Amendment No. 4, for OEM Auto Parts and Service  
Move City Council approve Agreement No. FS0-060-4131, Amendment No. 4, 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.; and Earnhardt Ford Sales Company, for OEM auto parts and service, for a



period of one year, April 1, 2024, through March 31, 2025, in a combined total amount not to exceed \$350,000.

14. Agreement No. AS8-405-3826, Amendment No. 2, for Fuel  
Move City Council approve Agreement No. AS8-405-3826, Amendment No. 2, 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, 2024, through March 31, 2027, in a combined total amount not to exceed \$7,800,000 for the three-year term.

### Fire Department

15. Resolution No. 5785 Approving Governor's Office of Highway Safety (GOHS) Grant Application, Agreement, and Funds Acceptance  
Move City Council pass and adopt Resolution No. 5785, authorizing a grant application, agreement, and funds acceptance under the Governor's Office of Highway Safety's 2025 Highway Safety Plan to support the Chandler Child Safety Seat Clinics in the amount of \$64,252, and authorizing the Fire Chief of the Chandler Fire Department, or his designee, to execute the grant agreement and submit documentation on behalf of the City of Chandler.
16. Resolution No. 5786 Approving the Federal Emergency Management Agency (FEMA) Assistance to Firefighters (AFG) Grant Application and Agreement  
Move City Council pass and adopt Resolution No. 5786, approving a grant application and agreement with the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) for the FY2023 Assistance to Firefighters Grant (AFG), in an amount up to \$207,797, and if awarded, authorizing the acceptance of AFG grant funds and local match contribution of non-federal funds in an amount up to \$20,779.
17. Agreement No. FD2-340-4440, Amendment No. 1, with LN Curtis, Swift Group, Velocity Fire, and United Fire, for Fire Turnouts and Personal Protective Equipment (PPE)  
Move City Council approve Agreement No. FD2-340-4440, Amendment No. 1, with LN Curtis, Swift Group, Velocity Fire, and United Fire, for fire turnouts and PPE, in a combined amount not to exceed \$500,000, for a one-year term, February 1, 2024, through January 31, 2025.

### Information Technology

18. Agreement No. IT2-918-4438, Amendment No. 3, with CE Wilson Consulting, for Professional and Project Consulting Services  
Move City Council approve Agreement No. IT2-918-4438, Amendment No. 3, with CE Wilson Consulting, for professional and project consulting services, in an amount not to exceed \$430,000, for the period of one year, beginning January 1, 2024, through December 31, 2024.
19. Purchase of Information Technology Temporary Staffing Services

Move City Council approve the purchase of information technology temporary staffing services, from Computer Aid, Inc., utilizing the Sourcewell Contract No. 071321-CAI, in an amount not to exceed \$839,351.

20. Purchase of Citywide WiFi Services

Move City Council approve the purchase of citywide WiFi services, from Hye Tech Network and Security Solutions, LLC, utilizing the 1GPA Contract No. 22-02PV-08, in an amount not to exceed \$676,338.

21. Purchase of Proofpoint Network Security Software

Move City Council approve the purchase of Proofpoint network security software, from SHI International, Inc., utilizing the Omnia Partners Contract No. 2018011-02, in an amount not to exceed \$237,994, for the period of one year, April 11, 2024, through April 10, 2025.

### Management Services

22. Agreement No. 4744, with WSP USA Environment & Infrastructure, Inc., for Airport Site KK Environmental Remediation Services

Move City Council approve Agreement No. 4744, with WSP USA Environment & Infrastructure, Inc., for Airport Site KK environmental remediation services, in an amount not to exceed \$7,006,678.94, and approve a contingency transfer of \$410,000 from the Uninsured Liability Self-Insurance Fund, Non-Departmental Cost Center, Contingency Account, to the Environmental Management Liabilities Cost Center, Professional Services Account, to fund this agreement.

23. New License Series 4, In State Wholesalers Liquor License Application for Nancy Jo Claycomb, Agent, Claywines LLC, DBA Claywines

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 275376, a Series 4, In State Wholesalers Liquor License, for Nancy Jo Claycomb, Agent, Claywines, LLC, DBA Claywines, located at 1974 W. Peninsula Circle, and approval of the City of Chandler, Series 4, In State Wholesalers Liquor License No. 306729.

24. New License Series 12, Restaurant Liquor License Application for Phuc Kim Huynh, Agent, Galbi BBQ & Hotpot, LLC, DBA Galbi BBQ & Hotpot

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 272497, a Series 12, Restaurant Liquor License, for Phuc Kim Huynh, Agent, Galbi BBQ & Hotpot, LLC, DBA Galbi BBQ & Hotpot, located at 2051 W. Warner Road, Suite 12, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 306857.

### Police Department

25. Resolution No. 5780, Authorizing Amendment No. 1 to the Intergovernmental Agreement for Site Sharing between City of Chandler and Salt River Project  
Move City Council pass and adopt Resolution No. 5780 authorizing Amendment No. 1 to the Intergovernmental Agreement for Site Sharing between the City of Chandler and Salt River Project Agricultural Improvement and Power District (SRP); authorizing the Mayor and Chief of Police to sign the Agreement; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such Agreement.

### Public Works and Utilities

26. Introduction and Tentative Adoption of Ordinance No. 5082 Granting a Non-Exclusive Utility Easement to Salt River Project Agricultural Improvement and Power District, at No Cost, to Accommodate the Arrowhead Park Court Lighting Project  
Move City Council introduce and tentatively adopt Ordinance No. 5082 granting a non-exclusive utility easement to SRP, at no cost, to accommodate the Arrowhead Park Court Lighting Project.
27. Introduction and Tentative Adoption of Ordinance No. 5085 Authorizing and Approving the Dedication in Fee of Assessor's Parcel Number 303-32-007U, Located on the East Side of McQueen Road, Just North of the Ryan Road Alignment, for Public Right-of-Way (Roadway) Purposes  
Move City Council introduce and tentatively adopt Ordinance No. 5085 authorizing and approving the dedication in fee of assessor's parcel number 303-32-007U, located on the east side of McQueen Road, just north of the Ryan Road alignment, for public right-of-way (roadway) purposes.
28. Purchase of Maintenance, Repair, and Operations (MRO) Supplies and Related Services  
Move City Council approve the purchase of MRO supplies and related services, from WESCO Distribution, Inc., utilizing Omnia Partners Contract No. R192008, in an amount not to exceed \$770,000.
29. Purchase of Laboratory Testing Services  
Move City Council approve the purchase of laboratory testing services from Aquatic Consulting & Testing, Inc.; Testamerica Laboratories, Inc., dba Eurofins Testamerica; and Legend Technical Services, utilizing City of Mesa Contract No. 2021181, in the combined amount not to exceed \$675,000, for a one-year term, March 20, 2024, through March 19, 2025.
30. Purchase of SCADA DMZ Network and Firewall Upgrades

Move City Council approve the purchase of SCADA DMZ Network and Firewall upgrades, from Sentinel Technologies, Inc., utilizing 1GPA Contract No. 22-02PV-18, in an amount not to exceed \$737,256.

31. Competition Impracticable Purchase for the Rental of Belt Filter Press

Move City Council approve the competition impracticable purchase for the rental of a belt filter press, from Phoenix Process Equipment Co., for a period of two years, in an amount not to exceed \$452,340.

## **Consent Agenda Motion and Vote**

Councilmember Stewart moved to approve the Consent Agenda of the March 21, 2024, Regular City Council Meeting; Seconded by Vice Mayor Harris.

Motion carried unanimously (7-0).

## **Action Agenda Item No. 32**

32. Introduction and Tentative Adoption of Ordinance No. 5084, Rezoning & Preliminary Development Plan, PLH23-0044 QuikTrip Convenience Store and Gas Station, Located at 2000 W. Ray Road, Generally Located at the Northwest Corner of Dobson and Ray Roads

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5084 approving PLH23-0044 QuikTrip Convenience Store and Gas Station, to amend the Planned Area Development (PAD) zoning for commercial use to permit a fuel service station, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH23-0044 QuikTrip Convenience Store and Gas Station for site layout and building architecture on approximately 2.5 acres, subject to the conditions as recommended by Planning and Zoning Commission.

BENJAMIN CERECERES, Planner, presented the following presentation.

PLH23-0044 QuickTrip Convenience Store & Gas Station

- Request
  - Amendment to PAD zoning for commercial uses to permit a fuel service station with convenience store
  - Preliminary Development Plan for site layout & building architecture for a fuel station with convenience store
- Proposal
  - 2.51 net acres
  - 5,321 sq. ft. convenience store

- 7,287 sq. ft. fuel canopy
  - 8 fuel pumps
  - 30 parking spaces required/50 provided
- Elevation
- Neighborhood Outreach
  - Applicant mailed notice to all property owners within 600' & HOA/RNO's within ¼ mile
  - Neighborhood meeting held on October 03, 2023, with 25 neighbors in attendance
  - Meeting sign posted on the site and on social media via Nextdoor
  - As of writing this memo, staff is aware of support and opposition to the request
  - Neighborhood Concerns
  - Potential transients, increase in crime and traffic
- Opposition
  - 29 Confirmed Chandler Residents
  - 2 Business Address
  - 7 No Address provided
  - 38 Total Emails/Letters
- Support
  - 10 Confirmed Chandler Residents
  - 3 No Address
  - 13 Total Emails/Letters
- Petition
- Two petitions provided opposing the request
- Online Petition (change.org)
  - 44 stated Chandler residents
  - 52 non-Chandler residents
  - 1 no city provided
  - 97 total signatures
- Written Petition
  - 214 confirmed Chandler residents
  - 78 None-Chandler residents
  - 109 no address provided
  - 401 total signatures
- 258 total chandler residents

MAYOR HARTKE said I understand that the applicant is requesting a continuance. This means they would have further meetings with the neighbors, and we would pick up this case later. Mayor Hartke asked Mr. Ray if this was what the applicant desired.

BRENNAN RAY, Attorney with Burch & Cracchiolo, 1850 North Central, said we represent Quick Trip in this application. Due to concerns and support expressed by the community, we request a

continuance. We would like to have a neighborhood meeting to discuss the case and ensure everyone knows what we are proposing.

MAYOR HARTKE asked if we need to make a motion and second to continue this.

KELLY SCHWAB, City Attorney, said the recommendation is to take a motion and vote on this.

COUNCILMEMBER ORLANDO asked for a timeframe of either 60 or 90 days to ascertain how far out it will be necessary to plan for the current concern. To make a well-informed decision, gathering more information and data is necessary, as is keeping residents informed. Once this information is obtained, a motion can be made.

MR. RAY said we would request a 30-day continuance.

COUNCILMEMBER ORLANDO asked if they would be able to do this in 30 days.

MR. RAY said this was their top priority. His partner Brian Greathouse and Daniel Chambers from QuikTrip have already gone door-to-door. Their goal is to inform as many people as possible via public records requests, email, and mail. They estimate a two-week timeline for arranging a neighborhood meeting to present the information.

- Traffic Concerns
  - Traffic statement provided by the applicant and reviews by City Traffic Engineer, who agrees with the findings
- Amount of traffic added by proposed development
  - Trips generated: 4,114
  - Pass-by trips: 3,100
  - Net new trips
- Intersection Volumes
  - 2023: 64, 600 vpd
  - New trip = 1.5% increase

Additional comments received on Action Agenda item 32. PDF attached.

## **Action Agenda Item No. 32 Motion and Vote**

Councilmember Orlando moved to continue Item No. 32 to the Regular City Council meeting of April 18, 2024; Seconded by Councilmember Encinas.

Motion carried unanimously (7-0).

## Informational

33. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
34. Contracts and Agreements Administratively Approved, Month of February 2024

## Unscheduled Public Appearances

Steven Brenner, 9329 East Cherrywood Drive., Chandler, AZ, 85248, addressed the issue of the extremely dirty conditions on North Dobson Road, Chaparral Way, and other surrounding streets due to the construction at Intel's site. The streets were very clean until 2022, but starting a year ago, dirt was consistently dragged onto Dobson Road, turning the place into a mess. He communicated with Intel's Community Affairs manager, who stated that it was Chandler's responsibility to keep the streets clean. Some days, cars create a cloud of dirt and dust as they drive up and down the road, which must be bad for the homes that back up to Dobson Road. Their backyards and homes must be very dirty. He then communicated with Intel, who emailed them that it was the City of Chandler's responsibility to keep the streets clean. The resident hopes the City Council can take additional action to clean up the dirtiest street in Chandler. He has seen many buildings constructed on Price Road with barely any dust or dirt being dragged onto the streets. They believe that Intel should adopt that model for their construction, as others have shown they can keep the neighborhood clean.

Bridget Vega, Gilbert, AZ 85233, said she is a voice for the voiceless and the children as we should not have to beg as the community is crying for help or simply asking everyone to do their jobs to protect the children. CUSD board has been given major red flags of covering up sexual assault, teen violence, bullying, including rape, drugs going on in the campuses in the bathrooms that kids will not even use as they do not feel safe. Leadership from the top down starts with everyone taking action as actions speak louder than words. She thanked Vice Mayor Harris for speaking at Preston's walk last month but from Mayor and Council the silence is deafening. Jaylan Collins Santan Valley teen who attended Queen Creek High School was shot and killed at Snedigar Park. As a community we would like continued condemnation on teen violence it is perplexing why the city council has been so silent on this case especially when Vice Mayor Harris and Mayor Kevin Hartke have been so vocal. If you see something say something. She asked so please keep the Collins family in your prayers. She asked for a moment of silence for Jaylen Collins, Preston Lord, and all the youth that have been assaulted physically mentally sexually and for all the youth that has been murdered due to senseless acts of violence.

## Current Events

### Mayor's Announcements

MAYOR HARTKE spoke about the Intel announcement and the recent visit by President Biden to Chandler, who announced additional investments from the Chips and Science Act. This investment



will expand innovation opportunities and create high-quality jobs in our community. Chandler's business-friendly tax climate, regulatory policies, reliable infrastructure, and world-class educational partners have helped cement the city as a leader in the semiconductor industry. Yesterday's event was a wonderful reminder of the exceptional impact our city has.

MAYOR HARTKE announced that they traveled to Washington, D.C. for the National League of Cities, to discuss Chandler's federal priorities and pain points with their Congressional representatives and staff. They also explored ways to collaborate on behalf of their residents. It was an impactful time for them to work together, and they were honored to be there.

MAYOR HARTKE announced Brian Chapman, Assistant Police Chief of Phoenix, has been appointed as the new Police Chief for Chandler. He has over 28 years of experience and will join the team in early April to maintain the city's top law enforcement agency status.

MAYOR HARTKE wished everyone a happy Easter, which falls on Sunday this year, as well as acknowledging Cesar Chavez Day, which also falls on Sunday the 31st.

### **Council's Announcements**

COUNCILMEMBER ENCINAS announced Cesar Chavez Day is on March 31st, which is his birthday. It is an opportunity for the community to celebrate his work in organizing and advocating for labor rights. One of the first United Farmworker National offices was in downtown Chandler on Boston Street. It still stands today. Our D.E.I division has various events through the end of the month, including "Cafecito and Conversations," where the community can share their stories about Cesar Chavez.

COUNCILMEMBER ENCINAS announced a day of service on Saturday, March 30th, in Downtown Chandler. The event aims to clean up the neighborhood and provide residents with materials to freshen their surroundings. A re-proclamation of Cesar Chavez Day will also be held in the Courtyard of our city hall. Everyone is invited to participate.

COUNCILMEMBER STEWART announced a Family Easter Celebration on Friday, March 29th. Everyone is invited to attend.

COUNCILMEMBER ORLANDO announced Ramadan is happening now. Happy Ramadan to those who celebrate. Passover is next month.

COUNCILMEMBER POSTON spoke about the visit to the NLC as part of the Congressional Delegation. She was appointed to the Public Safety and Crime Prevention Committee. One of the crucial issues they discussed with council members and delegates from across the country was mental health, which is a pressing concern for Chandler. They also heard from a speaker who shed light on some of the challenges faced by young people in our community. Being part of this

committee was an enriching and valuable experience, and she believed it was essential to work that we can bring back to Chandler.

COUNCILMEMBER POSTON announced Chandler National Little League's opening day is this Saturday, March 23rd. As a council member, I will be there to welcome them. The Little League is a great representation of Chandler from toddlers to older players. They are having a fun event at Snedigar Park.

### City Manager's Announcements

None.

## Adjourn

The meeting was adjourned at 6:37 p.m.

ATTEST: *Dana R. DeLong*  
City Clerk

*Kevin Hardie*  
Mayor

Approval Date of Minutes: April 4, 2024

## Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 21st day of March 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 4<sup>th</sup> day of April, 2024.

*Dana R. DeLong*  
City Clerk





## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. 32  
(If applicable)

☒ Support

☐ Oppose

### Comments:

QT is clean, safe and great for the community. It gives people in the area a more affordable place to get gas than the competitor on the other corner. When heading West down Ray & Chandler there are no easy options to get gas while commuting on the 101.

Name: Mary Testa

Address: 121 N California St #20

City/State/Zip: Chandler, AZ 85225

Phone: 480-5248-4345

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/22/24 32

Agenda Item No. PLH 23-0044 QT ☒ Support  
(If applicable)

☐ Oppose

### Comments:

\*Prefer not to speak please.

Name: Samantha Serrano

Address: 1140 E. Martin Dr.

City/State/Zip Chandler, AZ 85226

Phone: 480-295-7479

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. PL2423-0044  
(If applicable)

☒ Support

☐ Oppose

Comments:

I don't need to speak

Name: Taren Dodson  
Address: 836 W Fairway Dr  
City/State/Zip 85225  
Phone: 830-837-1733

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. PLZH23-0044  
(If applicable)

☒ Support

☐ Oppose

**Comments:**

no need to speak

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Name: Lowell Peterson  
Address: 836 W. Fairway Dr  
City/State/Zip Chandler, AZ 85225  
Phone: 602-390-0146

\*Note: Contact information is included as part of the Public Record.



Bryce Miller

**COMMENT CARD**

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. PLH-23-0044  
(If applicable)

☐ Support

☒ Oppose

**Comments:**

I would like to offer my time to  
David Miller while I run the powerpoint  
and he speaks on our behalf.

Name: Bryce Miller

Address: 1989 W Ray Rd.

City/State/Zip Chandler, AZ,

Phone: 949.241.2167

\*Note: Contact information is included as part of the Public Record.





## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3-21-2024

Agenda Item No. PLH23-0044 AT  
(If applicable)

☐ Support

☒ Oppose

**Comments:**

Opposed to this location - street already  
too busy - too close to day care & schools

Too many accidents already at this intersection

Name: Barbara Anderson

Address: 915 N Pholla St

City/State/Zip: Chandler 85024

Phone: \_\_\_\_\_

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3-21-24

Agenda Item No. PCH 23-2044QT ☐ Support  
(If applicable)

☒ Oppose

### Comments:

- \* I Feel that it is a terrible location due  
to traffic & accident rates.
- \* Homeless drug/drug transactions/drug handling
- \* Put our children at risk

Name: Shelly Miller  
Address: 1989 W. Ray Rd  
City/State/Zip: Chandler AZ 85224  
Phone: 949-233-0239

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. PLH230044 QT  
(If applicable)

☐ Support

☒ Oppose

### Comments:

• increased traffic / longer work commutes • an increase in accidents  
• proximity to schools • increased littering, homelessness and  
crime •

Name: Natalie Mazur

Address: 1989 W Ray RD

City/State/Zip Chandler, AZ

Phone: 774 274 2639

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. 32  
(If applicable)

☐ Support

☒ Oppose

Comments:

SUBMITTED PREVIOUS E-MAIL TO COUNCIL  
ON THIS ITEM.

Name: MIKE COLLARD  
Address: 2180 W. SHANNON ST.  
City/State/Zip: CHANDLER, AZ 85224  
Phone: \_\_\_\_\_

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

# 32

Agenda Item No. PLH23-0044 2T ☐ Support

(If applicable)

☒ Oppose

### Comments:

As an Employee at the Chevron for the last  
8 years, I have seen first hand how dangerous  
the intersection has become and my biggest  
concern is, the safety of the students  
for

Name: Tristen Fresh

Address: 2141 n Evergreen st.

City/State/Zip Chandler AZ 85225

Phone: \_\_\_\_\_

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date:

3/21/24

# 32

Agenda Item No.

PLH23-0044 QT  
(If applicable)

☐

Support

☒

Oppose

### Comments:

The Traffic issues and the added crime is  
is not what we want our children or neighbors  
in Chandler.

Name:

Tyler Gresh

Address:

2141 N Evergreen St

City/State/Zip

Chandler, AZ 85275

Phone:

(480) 278-5460

\*Note: Contact information is included as part of the Public Record.





## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: \_\_\_\_\_

Agenda Item No. PLH23-0044 27  
(If applicable)

☐ Support

☒ Oppose

**Comments:**

Not a good Location

Name: Audrea Washington

Address: 2054 W Megan St Chandler

City/State/Zip Chandler AZ

Phone: 602-940-1154

\*Note: Contact information is included as part of the Public Record.





## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date: 3-21-2024

Agenda Item No. PLH23-0044 QT ☐ Support  
(If applicable)

☒ Oppose

### Comments:

- I oppose QT in this location,
- potential more homeless
  - traffice will increase
  - Safety of schools
  - Noise
  - Safety of working children
  - Accidents

Name: Percy & Maryann Washington

Address: 2054 W. Megan St

City/State/Zip Chandler AZ 85224

Phone: 480-251-9729

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendaized or not, please complete this form and submit to the City Clerk.

Date:

3/19/24

Agenda Item No. \_\_\_\_\_

(If applicable)

☐ Support

☒ Oppose

### Comments:

concern of traffic, safety, nearby  
schools

Name:

Kalencia Sanders

Address:

1521 W Park Ct

City/State/Zip

Chandler AZ 85224

Phone:

480.233.3102

\*Note: Contact information is included as part of the Public Record.



## COMMENT CARD

If you wish to submit written comments to the City Council regarding any item, agendized or not, please complete this form and submit to the City Clerk.

Date: 3/21/24

Agenda Item No. QuikTrip  
(If applicable)

☐ Support

☒ Oppose

### Comments:

MAJOR Traffic congestion ALready in that area  
Many Accedents on that corner. Lack of Law  
enforcement in area.

Name: J McKinney

Address: 2634 W. Calle del Norte

City/State/Zip CHANDLER

Phone: \_\_\_\_\_

\*Note: Contact information is included as part of the Public Record.

## Tera Scherer

---

**From:** City of Chandler <no-reply@chandleraz.gov>  
**Sent:** Thursday, March 21, 2024 1:34 PM  
**To:** CityClerkDivision; Tera Scherer  
**Subject:** Webform Submission From: City Council Meeting Public Comment

Submitted on Thu, 03/21/2024 - 01:34 PM

Submitted by: Anonymous

Submitted values are:

**Name**

Margaret Borns

**Address**

6 South Stellar Parkway  
Chandler, Arizona. 85226

**Phone Number**

(480) 403-1187

**Agenda Item No.**

Ordinance No, 5084

**Support/Oppose**

Oppose

**Comments**

The proposed QuikTrip on the NW corner of Ray Dobson Roads is too close to four schools: Seton Catholic Preparatory HS, Andersen JHS, Hope Christian Academy, Tutor Time. This is one of the busiest intersections in the City. Safe access is limited to SB traffic on Dobson and EB on Ray Rd. There already exists ample retail market opportunities in the vicinity of the Dobson and Ray intersection including a Fry's, a Chevron Station and a Sprouts. One mile South on Dobson are Circle K, Walgreen's, CVS, and Ranch Markets NE. One mile north of the proposed site are another Walgreens, another CVS and a 7-11. The addition of one more mini-market that draws customers for liquor sales and tobacco products is oversaturating this location in the City. This part of our City has a number of long established neighborhoods and high concentration of vulnerable minor children traveling to and from their schools. On the web anyone can find data that describes QuikTrip Stores as havens for homeless.

[https://www.reddit.com/rQuikTrip/comments/16o13x6/love\\_qt\\_but/?rdt47924](https://www.reddit.com/rQuikTrip/comments/16o13x6/love_qt_but/?rdt47924). I strongly urge the Chandler City Council and Planning and Zoning Commission to NOT approve Ordinance No. 5084

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**Agenda Item No. 32**  
**March 21, 2024**

**Support Letter for QuikTrip Corporation Dobson/Ray**

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the northwest corner of Ray and Dobson. I'm in support for the rezoning of the property to allow QuikTrip here as it allows me more options to fuel my family vehicles.

I have meet with QuikTrip and understand what is proposed. I think the development is a good fit for the area and will not have any negative impacts to the community.

Shane Johannsen



1221 N Central Ct, Chandler AZ

Shane.johannsen@gmail.com



## Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) proposed at the NWC of Ray and Dobson. I'm in support of the rezoning of the property to allow QuikTrip to have a fuel station and C-mart.

I have met with QuikTrip and understand what is proposed. I believe the development fits appropriately with the existing development in the area. I am a 30+ year resident of the City of Chandler. I have long considered QuikTrip "first in class" with their store operations, cleanliness, friendly staff and competitive pricing.

Signature

A handwritten signature in black ink, appearing to read "Philip D. Bramsen", written over a horizontal line.

Philip D. Bramsen

1510 W. Desert Broom Drive

Chandler, AZ 85248

PH: (602) 717-7447

Email: [pbramsen@santanca.com](mailto:pbramsen@santanca.com)



## Support Letter for QuikTrip Corporation

I'm writing the Mayor and City Council to express my support for the QuikTrip Project (PLH23-0044) located at the NWC of Ray and Dobson. I'm in support for the rezoning of the property to allow Quik to have a fuel station.

I have meet with QuikTrip and understand what is proposed. I believe the developments fits appropriately with the existing development in the area.



Signature

Damon Testa

Printed Name

121 N. California St #20

Street Address

Chandler 85225

480 248 9348

Phone Number

azdamontegmail.com

Email



## **PLH23-0044 QuikTrip Convenience Store and Gas Station**

### **Letters of Opposition**

## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:47 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: [Fwd: QT gas station protest]

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** aeaton@cybermesa.com <aeaton@cybermesa.com>  
**Sent:** Friday, October 27, 2023 10:32 AM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** [Fwd: QT gas station protest]

Hi,  
Had the wrong e-mail for you when I first sent this, so I am forwarding my initial e-mail.

----- Original Message -----

Subject: QT gas station protest  
From: aeaton@cybermesa.com  
Date: Fri, October 20, 2023 8:37 am  
To: Harley.Mehlhorn@chandler.az.gov  
Cc: mayorandcouncil@chandleraz.gov

---

Dear Mr. Mehlhorn,

I write today to protest the proposed zoning changes that will allow the QuikTrip Corporation to build a gas station on the northwest corner of Dobson and Ray roads. I would have made my voice be heard at the neighborhood meeting that took place on October 3, 2023, but could not attend as I was out of town.

I am a longtime homeowner at Pennington Place which is a gated community near the northeast corner of Dobson and Ray roads. I pass through that intersection in my car at least one hundred times per month. The traffic flow is extremely busy and chaotic. Motor vehicle accidents are very frequent at that intersection. I believe the City of Chandler is aware of this. Allowing a gas station to be built near the intersection will increase the congestion and more than likely the rate of accidents.

That intersection is also a main artery to four nearby schools especially Seton Catholic Prep and Tudor Time. These two schools are adjacent to the

lot where this proposed gas station is to be built. My daughter graduated from Seton in 2018 so I am very familiar with the foot traffic of the high school students there. They walk by that corner going to and from school and during their lunch breaks for trips to Burger King. They would have to contend with vehicles pulling in and out of the driveway to the gas station and the possibility of encountering unsavory characters loitering around the business.

Other concerns about having a gas station in that location include the potential for increased crime and decreased property values in the area.

I strongly oppose this zoning change and believe the City of Chandler needs to side with the citizens of Chandler who want to keep their community safe and not with the QuikTrip Corporation.

Sincerely,

Audrey Eaton MD

1848 W Orchid Ln  
Chandler, AZ 85224  
Cell: 575-640-3365

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## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:45 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: Oppose QT from establishment of Store and Gas station at Ray & Dobson

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Bang Le <banglekim.hp@gmail.com>  
**Sent:** Monday, October 2, 2023 12:26 PM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** Oppose QT from establishment of Store and Gas station at Ray & Dobson

Hi Harley,  
I am Kim Bang Le, living at 991 N Santa Anna Pl, Chandler, AZ, 85224, corner of Ray & Dobson.  
I am writing this email to oppose QT from building new Store and Gas Station at the corner of Ray and Dobson(case number PLH23-0044). That will impact us (including my 3 kids) who are living on other side of Ray.  
Thanks,  
Bang Le

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10/10/23, 1:06 PM

Mail - Harley Mehlhorn - Outlook

## Stop QT Development at Ray and Dobson Roads

Julie Straughn <juks14@gmail.com>

Thu 9/28/2023 9:49 PM

To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

To Whom It May Concern:

I, Julie Straughn, and my husband J. Chris Straughn, oppose the development (establishment) of a QT Convenience Store and Gas Station near our residential neighborhood and schools. After carefully considering the pros and cons of this possibility, my husband and I are extremely concerned about the significant risks this establishment would inherently pose for this already overdeveloped community. As a retired educator, who has worked with children of all ages (kindergarten through high school), we see more harm than good - specifically the well-being of our children and the well-established and cared for communities that surround the proposed location for QT. There must be other locations being considered, and I would hope that they would be.

Due to circumstances beyond our control, we will not be able to attend the October 3rd 6:00 P.M. meeting at Crossroads Nazarene Church. Please do the right thing by keeping QT from being constructed on the Northwest corner of Ray and Dobson. It's enough to have a gas station on the Southeast corner, with a shopping/restaurants' strip mall behind it. This area is surrounded by our Chandler schools, Seton Catholic High School, and daycare facilities. All are in proximity to this QT proposed location, and the children's (of all ages) safety and well-being MUST NOT be compromised.

As a Chandler resident and homeowner since 1981, currently residing in the Capriana community, since it was built in 1995, I find that this area has already been undergoing many changes in recent years, including the daily visibility of homeless people on street corners, in our parks and in front of the existing stores, traffic congestion (accidents on that corner all the time), increased crime rates (SWAT has been to my neighborhood several times this year already), loitering issues. . .this list goes on. Chris and I believe a QT will add to these ever-increasing concerns. PLEASE DO THE RIGHT THING! Find another location for a QT. Repurpose the Northwest corner of Ray and Dobson in a way that keeps our community, and, ESPECIALLY, our children safe, as well as our adult members too. Look at the statistics, please. Again, I plead that you take immediate action to prevent the establishment of a QT Convenience Store and Gas Station near our home, living community, the children, and the people who love this area and want to continue living here. Thank you for your time.

Respectfully submitted,

Mrs. Julie Straughn (J. Chris Straughn)  
912 N. Santa Anna Place  
Chandler 85224

--

Julie Straughn, M.Ed.  
Educational Consultant - Instructional Coach  
**JSEC, LLC**

*"If a child can't learn the way we teach, maybe we should teach the way they learn."*

- Ignacio Estrada

10/10/23, 1:05 PM

Mail - Harley Mehlhorn - Outlook

RE: CASE NO PLH23-0044 (Meeting to oppose QT)

maryann washington <mwdesert@hotmail.com>

Tue 9/26/2023 6:25 PM

To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

Harley,

I will be attending the meeting on October 3rd, 2023, unfortunately my husband Percy will not be able to go and will be working. My back yard faces Ray Rd which is close to the intersection of Ray and Dobson Rd. When we purchased this home, we knew we would hear the traffic noise but we do not want a QT and have traffic noise to increase and especially in the middle of the night and on weekends. Ray and Dobson are a high traffic area and during the week traffic is so bad between 4 pm and 6 pm. Increasing this by adding a QT will create more noise and traffic. Thank you for hearing me out.

Best regards,

Maryann M. Washington  
Percy R. Washington

WNC Transporters, LLC  
480-251-9729

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## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:46 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: QuikTrip fuel station issue

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Mike T Savino Jr. <miketsjr03@outlook.com>  
**Sent:** Tuesday, October 3, 2023 12:03 PM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** QuikTrip fuel station issue

Dear Mr. Mehlhorn,

I am a resident of Anderssprings here in Chandler for the past 16 years. I participated in the Fry's Fuel Station closing its endeavor to place a gas station at the location on Ray. Although this location is different the issues are the same with two major differences. Those being that the proposed location is next to a busy Day Care School as well as 3 other schools. The fumes and traffic around that Day-care center where I have a 3 year old grandson will place all the children in jeopardy as it will increase various illnesses to put it simply.

I urge the COC to disallow the efforts of another large uncaring profit driven corporation from placing a gas station near our children and obviously increasing traffic flow both on Dobson and Ray Rds. Isn't it currently bad enough. This traffic will certainly curtail the level of business's on Dobson that will also be effected by this potential.

PLEASE CONTINUE TO BE A PROACTIVE EFFECTIVE MEMBER OF OUR TOWN MANAGEMENT TEAM AND LET IT BE KNOWN THAT THIS GAS STATION IS NOT A VIABLE AND EFFECTIVE CONTRIBUTOR TO OUR GREAT TOWN.

Thank you in advance.

Michael and Paula Savino

Sent from [Mail](#) for Windows

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Opposition from Carolyn Mapes, lives in Capriana and has concerns over traffic, noise, homelessness, and delinquency.

480-370-6816

Susan Mathis

Opposed to the project, citing traffic concerns.

480-277-5393

Shannon Kelly (?)

Pennington Place

Concerned and opposed

602-295-4963

---

10/10/23, 1:09 PM

Mail - Harley Mehlhorn - Outlook

## QuickTrip Dobson/Ray Rd

cookerr4u@aol.com <cookerr4u@aol.com>

Fri 9/29/2023 5:44 PM

To: Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>

----- Forwarded Message -----

**From:** MAILER-DAEMON@aol.com <mailer-daemon@aol.com>

**To:** "cookerr4u@aol.com" <cookerr4u@aol.com>

**Sent:** Friday, September 29, 2023 at 02:48:51 PM MST

**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[Harley.Mehlhorn@chandler.az.gov](mailto:Harley.Mehlhorn@chandler.az.gov)>:

No mx record found for domain=chandler.az.gov

----- Forwarded message -----

Good afternoon,

My name is Sandra Miller and I own a home on W Calle Del Norte. I would like to express my concerns regarding the proposed development of a QuikTrip at the intersection of Dobson Rd and Ray Rd. That intersection is busy enough and riddled with accidents already, without adding more to the mix. I'm also concerned with the amount of homeless that seem to take up residence around these properties. While I understand that Chandler is a growing City and it will never be the once quiet, enjoyable and less populated City it once was, I don't want this gas station in my backyard. If I'm honest, I don't like the building that is happening all around me and the amount of people it brings with it. I recently retired from the City of Tempe and I don't go out near as much as I used to because of all the traffic. When it takes 20 minutes to drive up Ray Rd. to go to the Sunset Library, well, that's just nuts! I will be signing the petition that has started to circulate for a NO vote on this development. That island is looking better and better! Thank you for taking the time to read my email. (hopefully)

Regards,  
Sandra Miller  
resident of Chandler 23yrs

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## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:44 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: QT station proposal on NW corner of Ray and Dobson

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Sharon <wiley\_taz@yahoo.com>  
**Sent:** Saturday, October 28, 2023 1:25 PM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** QT station proposal on NW corner of Ray and Dobson

Mr. Mehlhorn,

As a resident of Dobson Terrace, just west of Seton High School, I'm asking you as city manager, to not rezone this area for the QT station. It was already dismissed for Fry's when they wanted to construct a gas station.

Having this in our neighborhood would promote vagrancy, be an eye-sore, produce litter, increase congestion with traffic and most of all a safety issue being next to several schools.

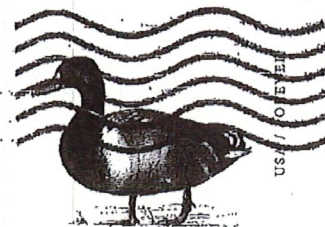
I don't see this as a positive addition for our neighborhood.

Sincerely,

Sharon Sousa  
602-619-8880

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PHOENIX AZ 852  
JEFF & JILL 2023 PM 10 L  
2338 W. ORCHID LANE  
CHANDLER, AZ 85224



TO: MAYOR KEVIN HARTKE  
MAIL STOP 003  
PO. BOX 4008  
CHANDLER, AZ 85224-4008

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DEAR MAYOR HARTKE  
I LIVE IN THE DOBSON  
TERRACE COMMUNITY MY  
NEIGHBORHOOD LOVES OUR  
COMMUNITY BECAUSE ITS  
CLEAN, SAFE, AND A  
GREAT PLACE TO RAISE  
A FAMILY. OUR COMMUNITY  
DOES NOT WANT A QT  
IN IT, THESE ARE AN  
EYE SORE. IT WOULD  
ENDANGER OUR STUDENTS  
IT WOULD PRODUCE LITTER  
AND PROMOTE VAGRANCY  
PLEASE, NO QT. LET'S PUT  
SOMETHING ON THAT LOT  
THATS GOING TO MAKE OUR  
COMMUNITY BETTER AND  
LET'S PROTECT OUR SMALL  
BUSINESSES. PLEASE DONT  
SELL OUT DOBSON TERRACE  
THANK YOU, JEFF LANG



## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:44 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: Stop QT

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Jeff rey <langj01@gmail.com>  
**Sent:** Monday, October 9, 2023 11:38 AM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** Re: Stop QT

Ok. Thanks Harley.

Sent from my iPhone

On Oct 9, 2023, at 10:50 AM, Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov> wrote:

Jeff,

The Commission you are referencing is Planning and Zoning Commission. As for the contact, if you want to send something to them, please provide it to me and I will forward it as they are just volunteer citizens and per policy we do not give out their personal contact information.

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Jeff rey <langj01@gmail.com>  
**Sent:** Sunday, October 8, 2023 9:06 PM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** Re: Stop QT

Hi Harvey,

At the meeting the other night there was reference of some committee that looks over proposed building projects before it goes to city council.

If I heard that right, who is that committee? Is there a contact I could have to express my opposition to? Thank you.

Jeff

Sent from my iPhone

On Sep 29, 2023, at 3:39 PM, Jeff rey <langj01@gmail.com> wrote:

Thanks Harley. Do we have a good chance at blocking QT?

Whoever distributed the flyer may want to know though that they got your email address wrong on it.

Have a great weekend.

Jeff

Sent from my iPhone

On Sep 29, 2023, at 3:31 PM, Harley Mehlhorn  
<Harley.Mehlhorn@chandleraz.gov> wrote:

Jeff,

I did not distribute this flyer, I am the case planner in charge of the processing of this request through the public hearings.

If you have any questions or comments beyond the statement of opposition please let me know,

Thank you and have a blessed weekend,

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** Jeff rey <langj01@gmail.com>

**Sent:** Thursday, September 28, 2023 7:38 PM

**To:** Harley Mehlhorn



<Harley.Mehlhorn@chandleraz.gov>

**Subject:** Stop QT

Hello,  
Got your flyer, thanks. I don't want qt in our neighborhood. How can I help?

The email, btw, on the flyer was wrong. I figured it out though.

Thanks,  
Jeff  
Sent from my iPhone

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**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

## Benjamin Cereceres

---

**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:45 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: QT rezoning at Dobson & Ray Rd

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: harley.mehlhorn@chandleraz.gov

---

**From:** David Miller <azoilpartners@gmail.com>  
**Sent:** Thursday, October 5, 2023 5:32 AM  
**To:** Harley Mehlhorn <Harley.Mehlhorn@chandleraz.gov>  
**Subject:** QT rezoning at Dobson & Ray Rd

Harley, it was nice to meet you at the neighborhood meeting last night. I'm really not sure what came out of it though except for most of the attendees were not supportive of QT going in at the intersection. QT would not answer direct questions as to the number of gallons they projected to sell there which ties into the number of cars that will enter and exit their site. As you are aware, QT is the highest gasoline retailer on a per site basis only second to Costco. My experience of 30+ years in this business tells me that they will have at least 60,000 cars per month entering and then exiting their site. Realistically, with their convenience store customers adding to this, it will exceed that number and be closer to 80,000 +. In the article I provided at the meeting from the Arizona Republic, this intersection was shown to be the 3rd most dangerous with accidents in the city of Chandler. This intersection is also home to Tutor Time, Seton Catholic school, a church, Andersen Spring Junior High and Andersen Springs Elementary. Children are constantly walking and riding bikes through this area. As much as QT tried to deny it, they do have a big problem with vagrants, the homeless, panhandlers and drug use on their sites. I provided photographs that I took at 2 of their locations just the day before. During both day and nighttime hours. They cannot deny this, it's a fact! The ingress and egress that their site will have will create a very dangerous situation for motorists and pedestrians. East bound Ray Rd traffic will come through Tutor Times most western driveway and through their parking lot, playground and pick up and drop off area. I asked you if the city would allow another median cut for a left in to the other driveway between Tutor Times and QT and you assured me that the city would not for reasons that it's too close to the left turn lane for the intersection and would be very dangerous for cars coming through the intersection at speed. I agree with that. North bound Dobson Road traffic does not have a left turn in lane either to use that driveway on Dobson. Cars will undoubtedly either stop in the through traffic lane causing rear end collisions or they will merge into the oncoming traffic's left turn only lane at the intersection. There are no good options as this use will endanger this community, it's citizens and it's children. I gave you a petition with over 400 signatures that do not support this rezoning application. This was gathered in just 5 days. The community does not want this use. It is a high volume traffic generator and will only endanger our community and our children. Please stop this process! Thank you again for coming to the meeting. I am available to meet with you or other city officials anytime.

David Miller  
480-510-4633

DAVID MILLER | PRESIDENT

WEB: [WWW.WASHWERKSEXPRESS.COM](http://WWW.WASHWERKSEXPRESS.COM)

PHONE: O: [480-844-WASH](tel:480-844-WASH)(9274) C: [480-510-4633](tel:480-510-4633)

EMAIL: [AZOILPARTNERS@GMAIL.COM](mailto:AZOILPARTNERS@GMAIL.COM)

ADDRESS: 2060 WEST BROADWAY ROAD, MESA, ARIZONA 85202

HOURS: MONDAY – SATURDAY: 7AM – 7PM, SUNDAY: 8AM – 7PM

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## Benjamin Cereceres

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**From:** Harley Mehlhorn  
**Sent:** Thursday, January 25, 2024 11:45 AM  
**To:** Benjamin Cereceres  
**Subject:** Fw: QuikTrip Case No. PLH23-0044

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: [harley.mehlhorn@chandleraz.gov](mailto:harley.mehlhorn@chandleraz.gov)

---

**From:** David Miller <[azoilpartners@gmail.com](mailto:azoilpartners@gmail.com)>  
**Sent:** Friday, September 29, 2023 3:40 PM  
**To:** Harley Mehlhorn <[Harley.Mehlhorn@chandleraz.gov](mailto:Harley.Mehlhorn@chandleraz.gov)>  
**Subject:** Re: QuikTrip Case No. PLH23-0044

Thank you. I will send them over the weekend. Have a nice weekend.

David

On Fri, Sep 29, 2023 at 3:29 PM Harley Mehlhorn <[Harley.Mehlhorn@chandleraz.gov](mailto:Harley.Mehlhorn@chandleraz.gov)> wrote:  
David,

This has been received and entered into the record.

If you would like to shoot those over as well I will put them in the file.

Harley Mehlhorn, City Planner  
City of Chandler Development Services  
Planning Division  
Ph: 480-782-3054  
Em: [harley.mehlhorn@chandleraz.gov](mailto:harley.mehlhorn@chandleraz.gov)

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**From:** David Miller <[azoilpartners@gmail.com](mailto:azoilpartners@gmail.com)>  
**Sent:** Friday, September 29, 2023 8:41 AM  
**To:** Harley Mehlhorn <[Harley.Mehlhorn@chandleraz.gov](mailto:Harley.Mehlhorn@chandleraz.gov)>  
**Subject:** Re: QuikTrip Case No. PLH23-0044

Hi Harley, I am following up to confirm you received my email and letter. I also have several signatures from homeowners in the immediate area that oppose the rezoning. Do I forward them to you as well? Thank you for your help.

David Miller  
480-510-4633

On Thu, Sep 28, 2023 at 9:03 AM David Miller <[azoilpartners@gmail.com](mailto:azoilpartners@gmail.com)> wrote:

Dear Mr. Mehlhorn, I have attached a letter in opposition of the proposed rezoning case above. Please review and call me if you have any questions. I can be reached at 480-510-4633. Thank you.

David Miller  
The Market Chevron

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**Subject:** RE: Chandler City Council Meeting Thursday, March 21, 2024 6:p, Item #32 - QT Dobson/Ray

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**From:** MICHAEL <[mgcolland@msn.com](mailto:mgcolland@msn.com)>

**Sent:** Monday, March 18, 2024 4:55:22 PM (UTC-07:00) Arizona

**To:** Kevin Hartke <[Kevin.Hartke@chandleraz.gov](mailto:Kevin.Hartke@chandleraz.gov)>; Matt Orlando <[Matt.Orlando@chandleraz.gov](mailto:Matt.Orlando@chandleraz.gov)>; Christine Ellis <[Christine.Ellis@chandleraz.gov](mailto:Christine.Ellis@chandleraz.gov)>; Angel Encinas <[Angel.Encinas@chandleraz.gov](mailto:Angel.Encinas@chandleraz.gov)>; OD Harris <[OD.Harris@chandleraz.gov](mailto:OD.Harris@chandleraz.gov)>; Jane Poston <[Jane.Poston@chandleraz.gov](mailto:Jane.Poston@chandleraz.gov)>; Mark Stewart <[Mark.Stewart@chandleraz.gov](mailto:Mark.Stewart@chandleraz.gov)>

**Subject:** Chandler City Council Meeting Thursday, March 21, 2024 6:p, Item #32 - QT Dobson/Ray

Dear Councilmembers,

I am writing in response to Council Item #32 below.

32. **Introduction and Tentative Adoption of Ordinance No. 5084, Rezoning & Preliminary L Store and Gas Station, Located at 2000 W. Ray Road, Generally Located at the Northv**

**Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 5084 approving PLH23-004. amend the Planned Area Development (PAD) zoning for commercial use to permit a fuel servi Planning and Zoning Commission.

**Preliminary Development Plan**

Move City Council approve Preliminary Development Plan PLH23-0044 QuikTrip Convenience architecture on approximately 2.5 acres, subject to the conditions as recommended by Plannir

Council Focus Area(s):



I have been a Chandler resident for 25 years and have resided in the neighborhood immediately south of the planned QT convenience station for nearly 20 years. My children attend the nearby elementary school and also Seton Catholic high school immediately north of the planned QT site.

I attended the Planning and Zoning meeting on 2/21/24 to hear more about the developer's plan for this site and I provided public comment in front of the commission. Only the chairman of the planning and zoning commission voted NO on the planning change, but many valid issues were left unanswered by the developer's representative and City staff at the meeting.

I am requesting that the honorable City Council, who were duly elected by City residents, at the very least delay a decision on the approval of this site until the developer and City staff address public concerns regarding access and turning movements. The Ray/Dobson intersection has been quoted by City staff as the #3 most dangerous intersection in Chandler. The City in the span of several years have installed an intersection camera and also added a designated EB Ray Road to SB Dobson turn lane to help alleviate traffic and to reduce accidents at this intersection. In my opinion, it has not improved much and will only become



more dangerous with increased traffic to the QT and the proposed traffic improvements with the development.

The most concerning topic that came from the Planning and Zoning commission meeting was that the developer and City intend to add a raised median to Dobson Road, thus prohibiting any northbound to westbound turning movements and southbound to eastbound turning movements. I do not believe that is feasible, and definitely does not address the Seton Catholic end of day dismissals and access/egress to the athletic events. The Seton parking lot immediately north of the planned QT serves as student parking during the day and sport event parking on gamedays. A raised median only allowing southbound turning movements from this lot will cause extensive traffic congestion and an increase in accidents.

I understand that this site has sat vacant through much of the COVID era, once an Osco Drug store, and then two different Pet shops, but a high traffic gasoline and convenience store sandwiched between the Tutor Time daycare, Seton Catholic High School, and Anderson Middle School is not a good fit.

I will be attending the regular council meeting to hear the Council's position on this item on Thursday, March 21.

Sincerely,  
Mike Colland (chandler resident)

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2050 West Ray Road  
Chandler, AZ 85224  
(480) 820-7111  
(602) 337-1839 fax  
6080@tutortime.com

**QuikTrip Convenience Store and Gas Station**  
**Case Mo. PLH23-0044**

Mr. Mehlhorn,

My name is Ashlee Teague and I am the Director of the Tutor Time located at the intersection of Dobson & Ray Road here in Chandler, AZ. I am very concerned and not supportive of the proposed QT gas station possibly going in at the corner. The increase in traffic at an already dangerous intersection will not be good for our business or our community. This intersection already has more accidents than any others I have witnessed. The large increase of traffic on the Ray Road shared driveway will be very dangerous for our parents and children that are being dropped off and picked up. I know that drivers will choose to use our parking lot for a way to get to the QT as the Intersection is so busy already and our parking lot will have an easier way for people to get to the QT. We are very busy school and have children coming in and out of our building. I am concerned of the safety for our Families as we will get more traffic flow. I also can not afford to lose any parking spots that are available for staff and Families.

With the QT being situated with the back of the store to the West, that puts it right up against our playground. The potential for crime, loitering and the homeless adopting this area as their place is not good or safe for our children. High volume gas stations like QT bring this element to our neighborhoods. It is not a good fit! I am also concerned for my staff as our Dumpster is farther out and closer to the QT building. With the more traffic flow and my concern of homelessness leads be to be concerned for my staff as they take out trash.

We have a nice community, and QT will not bring goods or services that are not already offered in this area. Traffic at this intersection is already maxed out. Approval of this proposed use would only increase traffic and put families and their children at risk. We at Tutor Time adamantly do not support this use!

Sincerely

A handwritten signature in black ink that reads "Ashlee Teague". The signature is written in a cursive, flowing style. Below the signature, the name "Ashlee" is printed in a small, black, sans-serif font.

Center Director

## Webform Submission From: City Council Meeting Public Comment

City of Chandler <no-reply@chandleraz.gov>

Thu 3/21/2024 1:34 PM

To:CityClerkDivision <CityClerkDivision@chandleraz.gov>;Tera Scherer <Tera.Scherer@chandleraz.gov>

Submitted on Thu, 03/21/2024 - 01:34 PM

Submitted by: Anonymous

Submitted values are:

**Name**

Margaret Borns

**Address**

6 South Stellar Parkway  
Chandler, Arizona. 85226

**Phone Number**

(480) 403-1187

**Agenda Item No.**

Ordinance No, 5084

**Support/Oppose**

Oppose

**Comments**

The proposed QuikTrip on the NW corner of Ray Dobson Roads is too close to four schools: Seton Catholic Preparatory HS, Andersen JHS, Hope Christian Academy, Tutor Time. This is one of the busiest intersections in the City. Safe access is limited to SB traffic on Dobson and EB on Ray Rd. There already exists ample retail market opportunities in the vicinity of the Dobson and Ray intersection including a Fry's, a Chevron Station and a Sprouts. One mile South on Dobson are Circle K, Walgreen's, CVS, and Ranch Markets NE. One mile north of the proposed site are another Walgreens, another CVS and a 7-11. The addition of one more mini-market that draws customers for liquor sales and tobacco products is oversaturating this location in the City. This part of our City has a number of long established neighborhoods and high concentration of vulnerable minor children traveling to and from their schools. On the web anyone can find data that describes QuikTrip Stores as havens for homeless.

<https://www.reddit.com/r/QuikTrip/comments/16o13x6/iloveqtbut/?rdt47924>. I strongly urge the Chandler City Council and Planning and Zoning Commission to NOT approve Ordinance No. 5084

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