

Meeting Minutes

City Council Regular Meeting

April 18, 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 6:00 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 Reverend Sarah Oglesby-Dunegan, Valley Unitarian Universalist.

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Orlando.

Consent Agenda and Discussion

City Clerk

1. Approval of Minutes
Move City Council approve the Council meeting minutes of the Study Session of April 1, 2024, the Special Meeting of April 4, 2024, and the Regular Meeting of April 4, 2024.
2. Board and Commission Appointments
Move City Council approve the Board and Commission appointments as recommended.

Cultural Development

3. Agreement No. CD4-918-4725, with AMS Planning & Research Corp., for the Arts Facilities Needs Assessment
Move City Council approve Agreement No. CD4-918-4725, with AMS Planning & Research Corp., for the Arts Facilities Needs Assessment, in the amount of \$122,900.

Development Services

4. Introduction and Tentative Adoption of Ordinance No. 5091, Rezoning and Preliminary Development Plan, PLH23-0055 Irgens Ascend, Generally Located at the Northwest Corner of Cooper Road and Germann Road
Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5091 approving PLH23-0055 Irgens Ascend, amending the existing Planned Area Development (PAD) zoning to allow showroom uses, subject to the conditions as recommended by Planning and Zoning Commission
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH23-0055 Irgens Ascend for site layout and building architecture for an industrial building and a showroom building, subject to the conditions as recommended by Planning and Zoning Commission.
5. Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility, located at 2500 W. Frye Road, generally located one-half mile south and east of Chandler Boulevard and Price Road
Move City Council continue Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, to the May 9, 2024, City Council meeting.
6. Resolution No. 5796, Authorizing a License Agreement between Light Source Communications LLC, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Communications Systems
Move City Council pass and adopt Resolution No. 5796, authorizing the Mayor to execute the license agreement between Light Source Communications LLC, and the City of Chandler for the use of facilities in the city's rights-of-way and public places to establish Class 4 and Class 5 Communications Systems, and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

Facilities and Fleet

7. Agreement No. BF2-910-4446, Amendment No. 3, for Electrical Maintenance, Repair, and Installation Services

Move City Council approve Agreement No. BF2-910-4446, Amendment No. 3, with Corbins Service Electric; DECA Southwest; Hampton Tedder Technical Services; Hawkeye Electric, Inc.; K2 Electric, LLC; and Swain Electric, Inc., for electrical maintenance repair and installation services, in an amount not to exceed \$1,260,000, for the period of six months, beginning April 1, 2024, through September 30, 2024.

8. Agreement No. FF4-918-4729, Citywide Security Camera Assessment
Move City Council approve Agreement No. FF4-918-4729, with IXP Corporation, for a citywide security camera assessment, for an amount not to exceed \$158,500.
9. Purchase of Furniture and Related Services for Space Utilization Improvements
Move City Council approve the purchase of furniture and related services, utilizing the State of Arizona Contract No. CTR067396, with Corporate Interior Systems, Inc., and the State of Arizona Contract No. CTR067402, with Goodmans, Inc., in an amount not to exceed \$637,328.

Fire Department

10. Purchase of Fire Apparatus
Move City Council approve the purchase of a fire apparatus, utilizing the Houston Galveston Area Council (H-GAC) Contract No. FS12-19, or the Sourcewell Contract No. 113021, in an amount not to exceed \$1,250,000 and approve a General Fund Contingency transfer of \$1,250,000 to allow for creation of the purchase order in the current fiscal year.

Information Technology

11. Agreement No. 4538, Amendment No. 3, with SAR Systems, LLC, for Professional Services to Implement Human Resources Benefits Administration System and Human Resources System Enhancements
Move City Council approve Agreement No. 4538, Amendment No. 3, with SAR Systems, LLC, for professional services to implement human resources benefits administration system and human resources system enhancements, increasing the spending limit by \$400,000.
12. Purchase of Enterprise Asset Management (EAM) System Annual Support and Maintenance
Move City Council approve the purchase of enterprise asset management (EAM) system annual support and maintenance, from CentralSquare Technologies, LLC, in an amount not to exceed \$114,927, for the period of one year, beginning July 1, 2024, through June 30, 2025.
13. Purchase of Microsoft Software Licenses
Move City Council approve the purchase of Microsoft software licenses, from CDW-G, utilizing the Sourcewell Contract No. 081419-CDW, for a period of three years, in an amount not to exceed \$2,021,655 in the first year.

Law

14. Settlement in Allstate Insurance Co. vs. City of Chandler
Move City Council authorize the settlement in the matter of Allstate Insurance Co vs. City of Chandler in full and final satisfaction of all claims asserted without admitting liability for the amount of \$140,000.00 and further authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of settlement in this action.

Management Services

15. Resolution No. 5790 Authorizing Submittal of an Indian Gaming Revenue Sharing Grant Application from Dignity Health Foundation - East Valley to Fort McDowell Yavapai Nation
Move City Council pass and adopt Resolution No. 5790 authorizing the submittal of a \$25,000 pass-through Indian Gaming Revenue Sharing Grant Application from the Dignity Health Foundation – East Valley to the Fort McDowell Yavapai Nation to provide oral health care and minimally invasive treatments for 120 children.
16. New License Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, EJG Group II, LLC, DBA Maple House
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 282818, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, EJG Group II, LLC, DBA Maple House, located at 198 W. Boston Street, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 304098.

Neighborhood Resources

17. Introduction and Tentative Adoption of Ordinance No. 5092, Approving a Ground Lease at 77 North McQueen Road with Villas on McQueen, LLC
Move City Council introduce and tentatively adopt Ordinance No. 5092, approving a ground lease at 77 North McQueen Road with Villas on McQueen, LLC, and authorizing the Mayor to sign the lease and the City Manager to sign all related documents.
18. Resolution No. 5793 Approving and Authorizing the City Manager to Allocate Fiscal Year 2024–2025 HOME Investment Partnerships Program Funds
Move City Council pass and adopt Resolution No. 5793 approving and authorizing the City Manager or his designee to allocate Fiscal Year 2024-2025 HOME Investment Partnerships Program funds; authorizing execution of all contracts and subrecipient agreements; and authorizing the City Manager to take all actions necessary and prudent to implement the adopted FY 2024-2025 HOME funding allocations.

19. Resolution No. 5792 Approving and Authorizing the City Manager to Execute and Submit the Community Development Block Grant Fiscal Year 2024–2025 Annual Action Plan to the United States Department of Housing and Urban Development; Authorizing Execution of All Subrecipient Contracts

Move City Council pass and adopt Resolution No. 5792 approving and authorizing the City Manager or designee to execute and submit the Community Development Block Grant Fiscal Year 2024–2025 Annual Action Plan to the United States Department of Housing and Urban Development; authorizing execution of all subrecipient contracts; and authorizing the City Manager or designee to take all action necessary or prudent to implement the approved FY 2024-2025 Annual Action Plan

Police Department

20. Resolution No. 5794 Acceptance and Approval of a Grant from the Office of the Arizona Attorney General Child and Family Advocacy Fund in the amount of \$36,437.62 for the Chandler Child and Family Advocacy Center

Move City Council pass and adopt Resolution No. 5794 authorizing acceptance and approval of a grant from the Office of the Arizona Attorney General Child and Family Advocacy Fund in the amount of \$36,437.62; and authorizing the Chief of Police, as designated by the City Manager, to conduct all negotiations and to execute and submit all documents necessary in connection with such grant.

Public Works and Utilities

21. Introduction and Tentative Adoption of Ordinance No. 5090, Granting a Non-Exclusive Underground High Voltage Power Easement to Salt River Project Agricultural Improvement and Power District to Accommodate the Development of the Aligned Data Center Facility

Move City Council introduce and tentatively adopt Ordinance No. 5090 granting a non-exclusive underground high voltage power easement to SRP, in consideration of the payment of four thousand (\$4,000) dollars, to accommodate the development of the Aligned Data Center facility at Price Road and Continuum Street.

22. Resolution No. 5772 Authorizing the Acquisition of Real Property in Fee or by Easement Required for the Price Road Sewer Rehabilitation Project No. WW2302

Move City Council pass and adopt Resolution No. 5772 authorizing the acquisition of real property in fee or by easement required for the Price Road Sewer Rehabilitation Project WW2302; authorizing the city's real estate administrator to sign, on behalf of the city, the purchase agreements, and any other documents necessary to facilitate the acquisitions; authorizing eminent domain proceedings as needed to acquire said the real property and obtain immediate possession thereof; and authorizing relocation assistance as may be required by law.

23. Construction Agreement No. ST2007.401, with Action Direct, LLC, dba Redpoint Contracting, for the Hamilton Street Improvements from Iris Place to Appleby Road
Move City Council award Construction Agreement No. ST2007.401, to Action Direct, LLC, dba Redpoint Contracting, for the Hamilton Street Improvements from Iris Place to Appleby Road, in an amount not to exceed \$4,518,727.
24. Agreement No. SW2-100-4480, Amendment No. 2, with Sierra Container Group, LLC, for Refuse and Recycling Containers
Move City Council approve Agreement No. SW2-100-4480, Amendment No. 2, with Sierra Container Group, LLC, for refuse and recycling containers, in an amount not to exceed \$500,000, for the period of one year, beginning May 16, 2024, through May 15, 2025.

Consent Agenda Motion and Vote

Councilmember Stewart moved to approve the Consent Agenda of the April 18, 2024, Regular City Council Meeting; Seconded by Councilmember Ellis.

Motion carried unanimously (7-0).

Action Agenda

25. 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 (continued from the meeting of March 21, 2024)
Rezoning
Move City Council tentatively adopt Ordinance No. 5084 approving PLH23-0044 QuikTrip Convenience Store and Gas Station, amending the Planned Area Development (PAD) zoning for commercial uses to permit a fuel service station, subject to the conditions as recommended by Planning and Zoning Commission.

BENJAMIN CERECERES, PLANNER, presented the following presentation.

- PLH23-0044 QuikTrip 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

COUNCILMEMBER STEWART asked about the need for rezoning for fuel and if an ordinance previously mandated it.

MR. CERECERES said that to obtain a fuel service station, you need to either obtain a use permit or rezone the property.

MR. CERECERES continued the following slides.

- Proposal
 - 2.51 net acres
 - 5,312 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
- 2nd Neighborhood Outreach
 - 2nd Neighborhood meeting held on April 03, 2024 with 20 individuals in attendance
 - Meeting sign posted on the site and on social media via Nextdoor
 - Applicant mailed to all property owners within 600' & HOA/RNO's within ¼ mile
 - Concerns:
 - Traffic
 - Safety/crime/transients
 - 7 Individuals spoke in opposition
 - 2 Individuals spoke in support
- Neighborhood Input
 - Potential transients, increase in crime and traffic
 - Opposition
 - 39 Confirmed Chandler Homes
 - 2 Business's
 - 8 No Address/County
 - 49 Total Emails/Letter
 - Support
 - 16 Confirmed Chandler Homes
 - 14 Business's
 - 10 No Address/County
 - 65 Total Emails/Letters
- Petition – Opposition
 - Three petitions provided opposing the request
 - Online Petition (Change.org):
 - 44 stated Chandler Homes

- 52 non-Chandler Homes
- 1 no city provided
- 97 total signatures
- Written Petition
 - 214 confirmed Chandler Homes
 - 78 non-Chandler Homes
 - 109 no address provided
 - 401 total Signatures
 - Petition (Provided April 17, 2024):
 - 33 Chandler Homes
 - 291 total chandler homes – Opposed
- Petition – Support
 - One Petition provided supporting the request
 - Written Petition
 - 483 confirmed Chandler Homes
 - 920 non-Chandler Homes
 - 43 no Address Provided
 - 811 Not Finish Confirming
 - 2,257 total signatures
 - 483 confirmed Chandler Homes – Support

COUNCILMEMBER ORLANDO asked who is the most impacted, who supports, and who opposes as opposed to someone just living in Chandler.

MR. CERECERES said we did not discuss how closely the properties are aligned regarding support or opposition.

COUNCILMEMBER ORLANDO said it explains why we received many emails from people who just stated whether they supported or opposed it. We need to consider this.

MR. CERECERES continued the following slides.

- P&Z Commission Recommendation
- Motion to approve:
 - In Favor: 4
 - Opposed: 1(Heumann)
 - Increased traffic concern
 - Absent: 2 (Lopex & Barichello)
 - Enhancements
 - Pedestrian path off Dobson
 - Increase tree size
- Staff Recommendation

- Consistent with General Plan
- Zoning Code standards met (setbacks, lot coverage, parking, etc.)
- P&Z recommends approval

MAYOR HARTKE asked about the traffic improvements and their goals. Was a staff member assigned to address this, or was it discussed with QT.

MR. CERECERES said our traffic engineer is available to answer questions about the CIP project. The applicant should present their case to address the residents' traffic concerns.

MAYOR HARTKE said the concern is about crime at gas stations, particularly QT. Is there data supporting claims that QT stations are more crime-prone than other brands? He also wants general information about gas stations, such as their quantity and locations.

MR. CERECERES said the applicant would be better equipped to answer questions about how they handle transients and any potential concerns about crime on the property.

COUNCILMEMBER ELLIS asked what the vote at the planning and zoning commission was.

MR. CERECERES said the vote passed in Planning and Zoning Commission by majority, 4-1.

COUNCILMEMBER STEWART asked for feedback on transit and crime at different gas stations in the Chandler Market.

MELISSA DEANDA, Acting Police Chief, said the police department reviewed calls for service at four Quick Trip locations in Chandler, Arizona, from March 5th, 2023, to March 5th, 2024. We separated the calls into criminal and non-criminal. Criminal offenses included theft, trespassing, disorderly conduct, and warrant arrests. Non-criminal events included vehicle lockouts, traffic accidents, public information, or potentially suspicious activity that did not result in anything criminal-related. All three convenience stores we reviewed had similar criminal calls for service. However, Quick Trip had more non-criminal calls for service than the other two locations. The reasons for this could be non-criminal related.

MAYOR HARTKE asked why, for the sake of argument, these three were chosen at random. He saw one of each.

CHIEF DEANDA said she choose this location because Ray and Dobson are where Quick Trip intends to expand. These are three convenience store locations within that area with similar crime rates.

COUNCILMEMBER ORLANDO asked about the reasons for the call for service in these three areas, other than crime.

CHIEF DEANDA said there were 128 calls for service at Arizona Ave and Warner, 39 of which were criminal and 89 non-criminal. At the Chevron located at Dobson and Ray, there were 55 calls for service, 37 of which were criminal and 18 of which were non-criminal. Similarly, at Circle K, located at Alma School and Knox, there were 95 calls for service, 38 of which were criminal and 57 non-criminal.

COUNCILMEMBER STEWART said the neighbors are worried about the increasing crime rate around the gas stations and convenience stores. They fear this crime may spill over into the neighborhoods, leading to more traffic and unwanted visitors. Is there any data available on the incidents in these areas.

CHIEF DEANDA said she did not have any specific heat map-related information for extended calls for service outside of the Quick Trip, and could not speak accurately about that right now.

VICE MAYOR HARRIS asked how people navigate the community and approach gas stations is interested in understanding the typical behaviors of drivers looking for gas.

CHIEF DEANDA said convenience stores are extremely popular in Chandler and any city. People need to fuel up, and they need the convenience of food and drink inside. Convenience stores generate a lot of business, and you will see increased traffic throughout the city because of an essential need.

VICE MAYOR HARRIS asked whether gas stations or QTs are considered as destinations. Do they attract heavy traffic, or are they just serving the local community. Are they more focused on serving the area they are in or are they a popular destination spot that people travel to.

JOSHUA WRIGHT, City Manager, answered Vice Mayor Harris's question, suggesting that it might be best to direct the inquiry to the traffic engineering team. He explained that the topic seemed more related to driver behavior than the criminal aspect.

COUNCILMEMBER POSTON asked about the unhoused population and if the assistant had any information on the matter. They were concerned about the possibility of attracting more people.

CHIEF DEANDA said she would defer to Leah Powell, Neighborhood Resources Director, for that information.

LEAH POWELL, Neighborhood Resources Director, said they investigated the convenience stores and Quick Trip in Chandler city. The Homeless Management Information System did not provide

specific addresses, only geographic locations. The investigation revealed no correlation between an increase in homelessness and Quick Trip. One individual accounted for most interactions with The Navigators, living in an alley behind another business. The QT location covering Queen Creek had zero interactions with Navigators over two years, while the Arizona and Warner locations had the highest number of interactions, with one individual accounting for about 20 of them.

COUNCILMEMBER POSTON asked if it seemed to be an attraction because it is a convenience store or because of its location.

MS. POWELL said the location is more relevant than Quick Trip since there is no specific connection, even after reviewing case notes and heat maps. The information pertains to the general area.

COUNCILMEMBER ELLIS asked about comparing a heat map with a hypothetical one on Arizona and Fry. They were curious to know how the numbers on both maps would compare.

MS. POWELL said that due to the way HMIS data is collected, it is difficult to attribute certain data points specifically to the convenience center. In fact, their address appears to be in the same location as the convenience center on the heat map, leading to confusion among individuals seeking services. This skews the numbers for that location, and unfortunately, it is impossible to isolate data for that specific business due to this issue.

COUNCILMEMBER ELLIS said the proposed location may attract more homeless individuals, despite efforts to address homelessness in the area.

MS. POWELL said there is no evidence to suggest a connection between an increased number of homeless people and the Quick Trip intersection in question. Rather, most calls they receive are related to a group of well-known panhandlers who travel around the valley, stopping at various locations to solicit money. These panhandlers are not actually homeless but portray themselves as such. They frequent the Quick Trip intersection and nearby locations such as the Chevron and Frye.

COUNCILMEMBER ELLIS said regardless of whether someone is across the street at Chevron or at Fry, their location would be accurately registered on that corner.

MS. POWELL said that is correct.

MAYOR HARTKE said the heat map of the Arizona Corridor appears to be stronger in areas with more services, such as the Salvation Army, the city, and others. He mentioned that it makes sense for people to receive calls in those areas. However, he also noted that it would be difficult to pinpoint any specific store or gas station that becomes a magnet for calls based on the map alone.

The only clear clusters are downtown Arizona Avenue and the West Chandler area close to the freeway.

MS. POWELL said there is no evidence to suggest that any specific convenience store is more of a magnet for people experiencing homelessness than any other location. On the west side, the issue is spread throughout some of the hotels, convenience stores, other businesses in the area, and vacant properties in the industrial area. It is worth noting that every time the navigation team interacts with someone and can identify them, the incident gets logged in the HMIS system, even if the person does not provide any identifying information.

BRIAN GREATHOUSE, Attorney, Burch & Cracchiolo Law Firm, presented the following.

- QuikTrip
- NWC Ray Road & Dobson Road
- What's Happened Since March 21st
- Follow-up Neighborhood Meeting: 4/3/2024, 420+ invites sent, 20+ attendees
 - Heard and addressed concerns regarding traffic safety
 - Head support and excitement for the new QT store
- In-Person Outreach: Significant outreach to both businesses and residents
 - Heard an outpouring of support
 - 1,359 individually signed letters of support from Chandler residents
 - 898 individually signed letters of support from others who live in the surrounding area
 - 14 letters of support from businesses located at the Ray & Dobson intersection

COUNCILMEMBER STEWART asked to see one of the form letters and one from the businesses that signed it.

MR. GREATHOUSE continued the following slides

- Community Support
- Supporting Businesses
- Proposed QT Development
- Perspective from Ray Road
- Perspective from Dobson/Ray Intersection
- Perspective from Dobson Road
- Existing Zoning and Permitted Uses
- Existing Zoning & Proposal
 - Zoned PAD in 1998 for Community Commercial (C-2) uses.
 - 17,042 sf Osco Drugstore & 50,682 sf of commercial uses.
 - Vacant Osco building is on Site, inviting potential vagrancy
 - The site will develop at some point and create impacts to the area
 - OT is proposing a sustainable solution on this infill redevelopment site
- Several of the following C_2 Permitted Uses could be built on site:

- Fast food Restaurants with drive-thrus
 - Retail
 - Convenience market (e.g. 7-Eleven, Joe's Mini Market etc.)
- Why are we requesting a PAD Amendment?
 - 8 fuel stations, the same number as Chevron across the street
- Common Concerns
- Traffic
- Safety

JAMIE BLAKEMAN, Traffic Engineer, Lokahi Engineering, presented the following slides.

- QT Trip Generation
- 4,100 QT Trips per day
- 3,100 pass-by trips per day
- 1,000 new trips per day
- Dobson Road
 - 11,800 Trips per day
 - 1,100 Trips per day QT
- Ray Road
 - 20,900 Trips per day
 - 2,000 Trips per day QT
- New Trips to the Ray Rd & Dobson Rd Area
 - Employees
 - Supplies & Product Deliveries
- Pharmacy/Drugstore with Drive-Thrus
 - 27% Fewer Trips Overall
- Fast-Food with Drive-thru
 - 17% Fewer Trips Overall
- Fast-Food without Drive-Thru
 - 55% Fewer Trips
- Coffee/Donut Shop with Drive-Thru
 - 62% Fewer Trips
- Dobson Road with Proposed Development
 - Total Capacity: 36,300 VPD
 - Available Capacity 32.0%
 - QuikTrip New Trips 1,100 VPD 24,700 3.0%
 - Background Traffic: 23,600 VPD 65.0%
 - Total Capacity: 36,300 VPD
- Ray Road with Proposed Development
 - Total Capacity: 54,800 VPD
 - Available Capacity 21.7%
 - QuikTrip New Trips: 1,100 VPD 42,900 2.0%

- Background traffic: 41,800 VPD 76.3%
 - Total Capacity: 54,800 VPD
- Access
 - All access points existing
 - No changes to driveway locations or existing traffic patterns
 - Existing cross-access agreement
- Dobson Capital Improvement Project
 - New median on Dobson Road
 - Dual left turn lanes
 - Protected “Left Turns”
 - Right turn lanes
 - Bike lanes
 - CIP is full funded
- Ray Road & Dobson Road Crash Data 2021-2022
 - Potentially correctable with CIP Improvements

COUNCILMEMBER STEWART asked Joshua Wright, City Manager, about the timeline for that intersection blowout.

JOSHUA WRIGHT, City Manager, said Federal funding for construction in 2026 was available. As Ms. Blakeman mentioned, the project was previously approved under contract and is currently in the design phase.

COUNCILMEMBER STEWART said it is already in the process of improving.

MR. WRIGHT said correct.

COUNCILMEMBER STEWART asked about the project timeline and how far it had gone.

MR. WRIGHT said he does not know the Quick Trip construction timeline. The applicant can answer that if approved. Our project starts in 2026 when funding is available.

Council Member Stewart said we are scheduled to turn the light on in 2026. However, if this proposal passes, it will happen sooner.

MR. GREATHOUSE said QT anticipates opening the door in approximately 18 months, which would be the end of 2025.

MAYOR HARTKE asked how someone would get into QT if they were heading east on Ray Rd.

MS. BLAKEMAN continued the slides

- Characteristics of Gas Stations
 - OT likely to serve SB & WB
 - Chevron likely to serve NB & EB

MAYOR HARTKE said there are alternate routes for travelers, advising a left and right turn for those heading north and south. These routes are convenient for three out of four directions.

MAYOR HARTKE asked how the data for other stores was collected and whether it was based on traffic or proximity. How did Circle K calculate the numbers for this intersection compared to QT.

MS. BLAKEMAN said we calculate trips using National formula data points. These data points are graphs of convenience stores and gas stations plotted across the US. They undergo a long vetting process to determine formulas, including size, trips, and best-fitted curves. This method is widely accepted and the only one we use.

MAYOR HARTKE asked for clarification on the data points, specifically if they were based on the actual number of trips and if they were specific to a particular area. He was trying to apply the data to a specific intersection.

MS. BLAKEMAN said the data analysis uses averages instead of considering the specific area. However, we have minimums and maximums to determine where the data points fall. We use the best-fitted curve to analyze the data.

MAYOR HARTKE asked if the same data points would apply to smaller or denser areas than this one. He felt the data might be skewed and wanted to know how it would apply to a town of 287,000 like this one.

MS. BLAKEMAN said that when dealing with rural areas with limited population, they rely on minimums or maximums or look at outline data points. In more walkable areas, they may factor that in as well. However, this is just the starting point. The calculations, formula, and methodology used for the quick trip are the same as those used for fast food and all other calculations. No reductions or inflations were made.

MAYOR HARTKE said those may or may not be accurate numbers.

MS. BLAKEMAN said they are approximations. This gives us a magnitude. Now, these individuals and humans choose to turn left and right on a given day. They certainly are your approximations.

MAYOR HARTKE compared the numbers, but they may vary depending on the location. In some rural areas, there may be only 10 cars passing by, whereas in an urban area, there could be 12 cars going to a donut place.

MS. BLAKEMAN said certain numbers would be used in calculations. For example, if a company like QuikTrip could not generate 4,000 trips due to not having 4,000 people available, factors could be applied to reduce that number. The idea is to consider each situation's unique circumstances and adjust the calculations accordingly.

COUNCILMEMBER ENCINAS asked if the newest QT here in Chandler on Chandler Boulevard and McQueen were compared to the comparisons made prior to that being built and the new numbers now with that being built and the traffic, whether the numbers increased or decreased, or stayed the same.

MR. GREATHOUSE presented the following slide.

- Chandler Blvd & McQueen Rd – Real Life Case Study
- 2022 – Before QT
 - 52,800 vpd
- 2023 – Post QT
 - 53,375 vpd
 - +575 vpd (1.09%)

COUNCILMEMBER ORLANDO asked what the averages were looking at the data.

MS. BLAKEMAN said the average numbers are weekday volumes over the course of the day.

COUNCILMEMBER ORLANDO said he would like to double-check the average numbers.

COUNCILMEMBER ELLIS asked if a traffic engineer was present and requested traffic flow information for a specific corner, including the number of people stopping at QT versus those driving past Chevron or towards the East, West, North, or South.

RAYMOND HUANG, Senior Engineer, said the pass-by number is the number we get from the national manual. In general, we do not specify what gas station, whether a QT or Chevron; they just specify if there are gas stations. This is the pass-by number they will use and the number that just shows on the screen for the new gas stations and new QT on Chandler Blvd and McQueen; those are the accurate numbers we collect data.

COUNCILMEMBER ELLIS asked about the study findings regarding the placement of a QT gas station across from Chevron. How will the road's capacity handle traffic and would the presence of a stop impede traffic flow.

MR. HUANG said that traffic at Ray and Dobson remains unchanged. After the CIP project, a median on Dobson will restrict left turns in the northbound direction, resulting in fewer movements on that leg. The pass-by traffic percentage remains the same at both locations.

COUNCILMEMBER ORLANDO asked significantly on these 575 new trips, are we tying that to the QT. It is only less than a year or about a year.

MR. HUANG said they put a counter on each of the four legs and counted the total number, but we do not know whether they go into quick trips.

COUNCILMEMBER ORLANDO asked if there had been significant housing construction in that area.

MR. HUANG said we no.

COUNCILMEMBER ORLANDO asked if there had been any new business in that area.

MR. HUANG said no.

COUNCILMEMBER ORLANDO said we really have not had any major build-up since the QT.

MR. HUANG said correct.

MAYOR HARTKE asked if traffic would change between 2022 and 2023 due to the pandemic. Would we have fully recovered, or would the effects still be felt. Would the roads return to usual capacity, or would more people be working from home affect traffic. Have you noticed any changes that could affect this.

MR. HUANG said we saw a significant decrease in 2020 and 2021, and while 2022 is almost back to pre-pandemic levels, it is not quite there yet.

MAYOR HARTKE said it is hard to tell which location you are referring to since QT and Andes are almost equidistant from the freeway. However, it does not seem to be a big issue.

MR. HUANG said correct.

COUNCILMEMBER ENCINAS asked about a future CIP project and the median on Ray Rd. Will it stay open or become solid. There is an entry point to turn left into the Tutor Time area, so the Councilmember wondered how much that will be used as an access point for people heading east. He also asked if the CIP project is still happening and if it will affect the median.

MR. HUANG said that access would remain, but the CIP budget would not touch that access.

COUNCILMEMBER STEWART asked if the bus barn will be moved or will remain.

MR. HUANG said the bus barn will remain in the same proximity location with a pull-in.

COUNCILMEMBER STEWART suggested relocating the bus stop to prevent collisions with cars trying to pull into the QT.

MR. HUANG clarified the bus space is south of Ray Road and asked if that was the one he referred to.

COUNCILMEMBER STEWART said he referred to Google Maps and a bus stop on an earlier slide.

MR. HUANG said they will need a deceleration lane for a Quick Trip that will be shared with a bus. Like other shared routes, if a bus is present, it will use the lane, while cars can go around it.

COUNCILMEMBER STEWART said that moving the bus location is not an option.

MR. HUANG said at this point, no.

COUNCILMEMBER STEWART asked if it would make sense to do that if this were approved.

MR. HUANG said that could be determined by the team.

MR. GREATHOUSE continued the following slides.

- Security & Safety – Policies & Training
 - QT Policy: Friendly, Fair, Firm
 - Staff is trained to prevent and deal with issues such as loitering and theft
 - Strict positions on alcohol and tobacco sales
 - OT coordinates regularly with local police
 - Store are designated as Safe Places for At-Risk Youth through partnership with Safe Place (<https://www.nationalsafeplace.org/>)
- Security & Safety – Security Cameras
- Security & Safety -CPTED
- QT designs the Site using Chandler PD's Crime Prevention through Environment Design (CPTED)
 - Natural Access Control – Controlling and reducing the number of access points, e.g., gates
 - Natural Surveillance – intended users can observe the property, e.g., lighting
 - Territorial Reinforcement – clear delineation of space and separates your space from non-legitimate users

- Activity Support – placing activity where individuals become part of the natural surveillance
- Maintenance – regularly scheduled maintenance

VICE MAYOR HARRIS asked if the police have access to CCTV feeds for real-time crime capture. Is this part of their coordination with the cameras during emergencies.

DANIEL CHAMBERS, QuikTrip, said they partner regularly with local police departments and have a dedicated team that interfaces with police and provides camera footage for investigations.

VICE MAYOR HARRIS asked if police could access surveillance footage in real time. Is there a way to tap into the feed directly instead of showing up and going through the process.

MR. CHAMBERS said he is unsure if they have ever given someone direct access to their cameras. He stated that they have live access to the cameras but have never shared it or had a way for others to tap into their system.

MAYOR HARTKE thought they should take a real look at the possibility of a real-time crime center, it might be an ask or a possibility in the future, He knew they were not there yet.

MR. GREATHOUSE continued the following slides.

- Schools
 - Met with Seton Catholic, no further concerns and no objections
 - Discussion with Tutor Time. We've offered the following
 - Add wayfinding signage
 - Add no parking signage
 - Add speed bumps on TT site
 - Provide additional lighting around TT dumpster

MAYOR HARTKE asked if Tutor Time had confirmed that their concerns had been met. He said they have made statements about Seton, but asked what Tutor Time was saying. Have they met their concerns as well.

MR. CHAMBERS said he spoke with Ashley Teague, the general manager of Tutor Time. They discussed adding speed bumps and a light at the dumpster to address her concerns. As a result, they will implement these changes during the building of the Quick Trip for Tutor Time.

- Why QT?
 - High-end, Best-in-Class, reputable company
 - More than just a place to get fuel: freshly made food from Kitchen, specialty coffees, ice teas, smoothies, ice cream, etc.

- Job creation: Will employ dozens of workers
- Will provide significant sales tax revenues to the City of Chandler
- Will make good use of this infill redevelopment site
- Low traffic generating use compared to many other permitted commercial uses (multiple fast food drive-thrus and/or convenience markets)
- Request City Council's Approval in Accordance with Planning Commission and Staff's Recommendations
- And the 1,359 Letters of Support from Chandler Residents & 14 Neighboring Business Owners

VICE MAYOR HARRIS said he wanted to let the council members know he reached out to the principal at Seton Catholic, who supports it.

COUNCILMEMBER STEWART asked about the concessions, but he did not see their support letter. Is that correct.

MR. GREATHOUSE said he knew of no actual support letter or anything in writing stating their support.

COUNCILMEMBER STEWART asked if they offered any reason, they did not want to do that.

MR. CHAMBERS said they did not discuss obtaining a support letter. They sought to be a good neighbor, understand concerns, and establish a long-term relationship. They were not seeking a support letter. During the communication, she brought up the items and kept them in the loop by copying him in all the communication. We did this to maintain transparency throughout the process with the city.

COUNCILMEMBER ORLANDO asked if this is approved, will they put that as a stipulation to work with Tutor Time.

MR. GREATHOUSE said they would be happy to accept the stipulation if necessary, and they have spoken with Kevin Mayo about that.

COUNCILMEMBER ORLANDO requested that any motion to approve the matter at hand should include the stipulations discussed. He emphasized that the promises made on the presentation slide should be legally binding. Thus, if a motion is made, it should be in writing and address Tutor Times' concerns.

MAYOR HARTKE asked if the process could be explained in more detail to ensure that there would be someone available to address any concerns or complaints about zoning immediately. It is important to make sure that the area is safe for children and other neighbors and that there is

assurance that any issues will be addressed promptly. Is it correct to assume that someone in charge is responsible for addressing complaints and concerns.

COUNCILMEMBER ORLANDO said they have four things they will work with Tutor Time on and make sure the motion maker in the second adds that stipulation that they will do those four things for Tutor Time to time so that our staff if they are not being done, could then work with you to make sure they are done.

COUNCILMEMBER ENCINAS asked if the letters of support were from the businesses. Are these the business owners, is it management, is it just an employee. He did not know who signed these letters.

MR. GREATHOUSE offered to bring up the individual who obtained the signature. He also mentioned that a business card is stapled to the support letter.

- CIP Project
 - Dobson & Ray widening
 - Federal safety funds for dual left turn lanes on all approaches
 - Raised median on north leg that eliminates northbound left-turns to/from proposed development
 - Timeline
 - 2023: Council approved design contract on 9/18/23
 - 2024: design and public outreach (30% design)
 - 2025: utility relocation
 - 2026: construction and public outreach (anticipated start in late 2025 or early 2026)
- QY Comparison
- McQueen & Chandler QuikTrip
- Intersection Volumes
 - 2022: 52,800 vpd
 - 2023: 53,375 vpd
 - Difference: +575 vpd
- Traffic Concerns
 - Traffic statement provided by the applicant and reviewed 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: 1,014
 - Intersection Volumes
 - 2023: 64,600 vpd

- New trip = 1.5% increase
- Traffic Concerns
 - Dobson & Ray Intersection
 - #71 on latest (November 2023) MAG Crash Risk List
 - City applied for federal safety grant in May 2022 (awarded in February 2023)
 - Council advanced City funds in 2024-2033 CIP budget to coincide with federal safety funding
 - U-turns are common at arterial intersections and No U-Turn signs can be posted, if necessary
- Table 1 – Trip Generation (Proposed Development)
- Table 3 – Trip Generation – Potential Development Under Existing Zoning
- Table 4 – Trip Generation Comparison (Proposed and Existing Development vs. Previous Zoning Case Development)

DAVID MILLER 1989 W. Ray Road., Chandler AZ, spoke in opposition to the proposed rezoning of the northwest corner of Dobson and Ray, which would allow Quick Trip to build a large corporate gas station. He strongly objected to the rezoning, stating that it would endanger the safety of children attending nearby schools and those living there. He highlighted the high traffic volume in the area, the dangers of peak traffic periods, and the potential for accidents. He also mentioned Quick Trip's consultant's flawed and incomplete traffic study. Lastly, he urged the decision-makers to carefully consider arguments against this development and prioritize the community's safety and well-being.

COUNCILMEMBER ORLANDO asked about parts two and three.

MR. MILLER found out that the TIS study was incomplete with only one-third of it being done. The second and third parts of the study were not completed, which included estimating peak hours' directional movements and trip distribution. The report was accepted by the city staff despite its incompleteness. Completing the study requires special traffic capacity software to estimate the traffic carrying capacity at the signalized intersection, which is standard for all public agencies.

COUNCILMEMBER ORLANDO said we will get with our staff to review the second and third, but he wanted to explore that further.

MAYOR HARTKE asked Mr. Miller if there were other things he would like to discuss.

MR. MILLER emphasized the importance of using the Tutor Time parking lot for drop-offs and pick-ups. It also discusses crime statistics, mentioning that gas stations are a common location for violent crime, and Quick Trip is the busiest gas station in the world. A customer reported spending over 100 hours in a Quick Trip parking lot and seeing unprecedented traffic. The notes also state

that Quick Trip is the second busiest gas station after Costco. Finally, the text refutes the claim that the project will not generate any more traffic than what was previously approved.

VICE MAYOR HARRIS asked for more information on traffic flow, accidents, and related data to make a well-informed decision. He emphasized the importance of not dismissing any information and ensuring that all questions regarding traffic are answered.

COUNCILMEMBER STEWART asked if the neighbors all paid for a traffic study.

MR. MILLER said no, but he paid for the traffic study as a Chevron business owner.

VICE MAYOR HARRIS asked staff to further clarify the business owners' concerns.

MR. HUANG said a traffic study is usually required for sites that generate significant traffic. However, no traffic study was required since the proposed QT generates less traffic than the existing site. They provided a traffic statement that exceeded our requirements, so no further parts are needed.

COUNCILMEMBER STEWART asked if their report about the gas station concerns you.

MR. HUANG said he had not seen the report and was only reviewing the applicant's traffic statement.

COUNCILMEMBER STEWART said he is interested in seeing the report on Chevron's impact and any similar issues they may be causing.

COUNCILMEMBER ORLANDO asked Mr. Huang if he had seen the report.

MR. HUANG said no, we have not.

COUNCILMEMBER ORLANDO asked about the meaning of parts two and three and whether they are related to disaster and wants to understand the gentleman's perspective.

MR. HUANG discussed the three-part analysis of a new project's impact: estimating new trips generated, determining their origin, and assessing any negative impact on lower-level services. The median on Ray Road and Dobson will restrict movement, resulting in most new trips coming from the south and west. Further examination is required to confirm this.

COUNCILMEMBER ORLANDO asked whether parts two and three concerned them. Once the road improvements are made, both concerns will be addressed.

MR. HUANG said that the new site has generated more traffic, and it is not necessary to subtract the passes by two or three.

COUNCILMEMBER ORLANDO asked if there were concerns that parts two and three were not done or overlooked.

MR. HUANG said the report we received does not seem to have a negative impact on the existing infrastructure.

COUNCILMEMBER ORLANDO said assuming we know what parts two and three refer to, will the improvements we make in 2026 alleviate some of the concerns raised by the gentleman.

MR. HUANG said that the traffic flow would be restricted after the improvement. Currently, there is a free flow from Dobson Road going northbound, but you cannot make a left turn after the improvement.

COUNCILMEMBER ELLIS expressed gratitude for the explanation of the current situation. Additionally, Chevron is reducing traffic by stopping to get gas.

VICE MAYOR HARRIS expressed concerns about a busy intersection with multiple traffic accidents and suggested addressing this issue later. Vice Mayor Harris inquired about the Police Department's approach and whether there are additional patrols in the area to improve traffic navigation.

MAYOR HARTKE suggested that the council members write down their questions and discuss them before voting. The police and other relevant questions should be asked immediately. Residents can share their thoughts before the council members discuss everything and make any decisions.

JEFF LANG, 2338 W. Orchid Lane., Chandler, AZ, spoke in opposition. The speaker is against constructing a QT gas station in the neighborhood. They argue that the gas station will not be a safe haven for children and will negatively impact small local businesses. Additionally, they suggest that QT has a history of anti-labor policies and profits from the sale of tobacco and alcohol. Instead, they propose building something that would benefit the community, such as a sports academy.

FRED BORNS, 6 S. Stellar Pkwy., Chandler, AZ, spoke in opposition. A resident of Chandler expresses concern about a proposed QT store with a mini market aspect being built on a commercial property. They raise concerns about the impact of traffic on the store, which they believe may be greater than the traffic studies suggest. They also note that the store's location near three schools, including a closed campus, may attract students and create safety concerns.

If the store were located near a different type of school, there would likely be more opposition to the proposal.

DARRIN NAUGHTON, 1602 W. Del Rio St., Chandler, AZ, spoke in opposition. Mr. Naughton and his family have lived in Chandler, Arizona, for 30 years and are homeowners in the Anderson Springs Community. They do not favor the proposed rezoning for the Quick Trip (QT) convenience store. Although they understand the convenience factor, they are concerned about QT's corporate responsibility and sustainability efforts, or lack thereof. The author questions what value QT brings to Chandler and whether the economic benefits outweigh the environmental impact. They raise questions about QT's waste generation, recycling efforts, renewable energy usage, and adoption of electric vehicles. They believe the city council should prioritize the city's and its residents' environmental needs over the QT's tax revenues.

AUDREY EATON, 1848 W. Orchid Ln., Chandler Az, spoke in opposition. I oppose the QT application for a new convenience store with a gas station in their community. Several reasons for their opposition include increased traffic, safety concerns, and the potential for increased criminal activity. They collected signatures from 75% of their neighbors who opposed the QT and expressed concerns about the legitimacy of the signatures collected in support of the QT at other locations. Ms. Eaton calls on city officials to scrutinize the petitions and make a decision that will safeguard their community.

CHRIS KREJOVICS, 2110 W. Knox Rd., Chandler, AZ, spoke in opposition. Mr. Krejovics thought it was fundamentally flawed because the distance of the area was far too small, and the initial neighborhood input was inadequate. I did not know about it until recently, and he expressed his concern about the signatures gathered for people who wanted to approve it. He also argued that the proposed site was not needed, and there were already difficulties in accessing the Chevron gas station. Mr. Krejovics questioned how they could allow building a QT there without deciding the exact design that would be chosen for the intersection in all directions. Mr. Krejovics believes that the intersection had issues already, and accidents occurred frequently.

APRIL BOURQUIN, 1255 N. Arizona Ave. Apt#1039, Chandler, AZ, spoke in support. I personally support the idea of having a gas station. I do not believe in punishing any company based on its building decisions. While I understand the community's concerns, I also consider the traffic flow. Easy access to the station is much better than having to make U-turns, which can cause more traffic.

ERIKA DIAL, 2012 W. Tyson., Chandler AZ, spoke in support. My husband and I support this proposal, as do many of our neighbors and local businesses. We have witnessed a lot of support for it, despite only the vocal minority being present to complain. The traffic studies have already been addressed by the zoning and planning commission, and signs about the proposed site have been up since October. QT gathered many signatures, indicating the need for more gas stations

due to the influx of people from new apartment buildings and construction. Costco is also looking at expanding its gas station, further demonstrating the need. The owner of Chevron is leading the opposition, but he does not reside in the area. Finally, this is not a new development but a proposal for a gas pad, which does not require a full traffic study.

PHILL BUTLER, 1989 W. Ray Rd., Chandler, AZ, spoke in opposition. Gas stations are often targeted by panhandlers, drug dealers, and other criminal activities. This can be a potential danger for children and high schoolers who visit the nearby daycare and school. While large gas station chains like QT seem to allow these people to do whatever they want, our station is very proactive in removing them. We respond immediately to any such complaints. QT has made misleading statements regarding the concerns of residents and businesses in this neighborhood. They claim that there will be less traffic than the original plan written 25 years ago, which is untrue. The fact is that there will be more traffic, more accidents, more crime, and more closed-down businesses that always seem to follow new QT stations wherever they are built.

GRACE McMAHON, 1560 W. Ironwood Dr., Chandler, AZ, spoke in support. I am a resident of Chandler, and I support the proposed new business in the area. I have witnessed the empty building at the corner being built and rebuilt multiple times, and I believe it is time for a change. The new business is a tried-and-true solution to the problem of the empty building, and I do not see any serious traffic issues with it. While the intersection it is going to be in is currently problematic, it is already planned to be upgraded, and the new business will not worsen the situation. I am in favor of the new business.

PEG INDRELUNAS, 1630 W. Ironwood Dr., Chandler, AZ, spoke in support. I am tired of the corner not having a successful business. It used to be a CVS, then two pet stores, and now it looks bad as it is boarded up, and the landscaping is not well-maintained. I became aware of this because someone posted flyers on my door and all the doors in our neighborhood about our various meetings. We discussed some of the concerns, such as the traffic, as it is a bad intersection. However, I do not think it will make it any worse because people will go to QT if they are going west on Ray or if they are coming south on Dobson, and they will go to Chevron in the other direction. Regarding the kids and Tutor Time, I think Tutor Time parents may like the Quick Trip right there because they can easily go there for their morning coffee or snacks. For myself, I like to go there for a Diet Pepsi. As for the kids from Seton, I think it would be better for them. After school, I see so many high school kids walking down Dobson, and if they want a snack, they either must cross Dobson to get to Frys or Ray to get to Chevron. Here, they can just walk on the sidewalk to the QT and enjoy themselves. Another issue was possible homelessness, as we have homeless people in Chandler. I have seen people live behind Sprouts in Anderson Springs, and during COVID, we had a woman living in that bus stop at Ray and Pennington for several months. However, I have not seen any homeless people at Chevron, and I do not think I will see any at Quick Trip. Overall, I support the idea of having a prosperous business there.

TRISTEN GRESH, 2141 N. Evergreen St., Chandler, AZ, spoke in opposition. I have been residing in Chandler for approximately nine years and have worked at Chevron for the past eight years. During this time, I have observed how risky the intersection can get. I often see many students crossing the street and am deeply concerned about their safety. I hope that the proposed addition of QT in the area does not worsen the situation and that the student's safety is not compromised.

TYLER GRESH, 2141 N. Evergreen St., Chandler, AZ, spoke in opposition. Keeping it simple, I do not favor having a QT at this location due to the stated reasons and concerns of the community. There are several other options that can benefit the community and work better with the school and daycare. The presence of a QT would result in increased traffic for the Tuto Time buses, parent traffic, and children coming in and out, which raises safety concerns. Overall, I believe that having a QT at this location is not a safe option.

JUSTIN WITT, 1560 W. Ironwood Dr., Chandler, AZ, spoke in support. I believe that the QT should be built on the corner of Dobson and the intersection. It would be beneficial for the city, community, and my neighborhood as the location has been vacant for a long time. If other businesses could have worked there, they would have already established their presence. QT believes it can make it work, and I commend them for it. The intersection's reconstruction will include median barriers to regulate the traffic flow, and there will be red light cameras to capture any illegal activities, such as running red lights. I think the Chevron owner, who was the first presenter, is apprehensive about competition as he has monopolized that intersection. Overall, I believe that this development is going to be beneficial for the community and my neighborhood.

GRETCHEN RENNBAUM, 1762 W. Gary Dr., Chandler, AZ, spoke in opposition. I believe there has been a gap in the area for some time now, and this gap needs to be filled thoughtfully and with independent research. I find it interesting that many of the staff involved are related to Quick Trip rather than other businesses like Circle K, and important aspects such as criminal statistics, homelessness, and crime have not been addressed when compared to other similar businesses. I think the information gathered to date is skewed and lacks independent research. I have lived in the area for thirty years and have seen the traffic get worse every year, especially around Dobson and Ray, just east of the Frys. All the neighbors I have spoken to are against this proposal. I am going to voice my concerns, and I am concerned about the traffic, not the Chevron people. Instead of focusing on the number of cars passing by, we should focus on the starts, stops, ins and outs, and traffic obstacles that will potentially increase. I do not believe a median will solve all the problems. I wonder how this proposal is better than the Frys gas station that was proposed in the same area and turned down a couple of years ago. I believe we need to be more careful and take a forward-thinking approach to our city. Do we really need a gas station with eight pumps when electric vehicles are becoming more popular? I do not think this proposal is based on independent research, and we need to gather more information.

DANIEL PESTA, 903 N. Salida Del Sol, Chandler, AZ, spoke in opposition. As the vice president of the Capriana HOA, I am located on the southwest corner of Dobson and Ray, and I have had multiple residents approach me regarding the traffic in our area. Turning west out of our development to get to the 101 freeway is already nearly impossible, and a traffic light is needed at Ivanho and Ray. We have attempted to install a light, but the traffic study does not deem it necessary. However, turning West out of the area is difficult, and it is common to make a right turn and a U-turn at Tor Time for safety. There are four schools nearby, including Anderson Elementary School, where my children attend, and numerous children walk through the area. The issue is not just about the traffic study but also children's safety. Additionally, do we need another gas station in the area? There are already eight gas stations within a mile and a half, and the construction of Fry's gas station was rejected a couple of years ago because we do not need another gas station. With the increase in electronic vehicles, gas stations may become less popular in the future. Although the construction of apartment buildings on Fry Road is ongoing, those residents will not be frequenting this gas station as it is not a destination spot. This is a large corporate company, and small businesses like Chevron, which is located across the street, may be put out of business. In such a scenario, what will happen to the vacant lot that is zoned as a gas station? I just wanted to bring this to your attention and let you know that I and many people in my community oppose this.

MAYOR HARTKE said the Fry's gas station had been discussed a couple of times. For our new folks, this development was located on Pennington on the northeast side of Fry's. It was right next to the neighborhoods, and the council at that time opposed it because it was backed up against the residents. At that time, it was not a question of whether the council thought a gas station was good or bad - it was just that the council opposed the location. The developer did not bring this case to us, and I do not think they saw that they were gaining traction, so that is why it was not developed. It was just the location right next to the residents.

VICE MAYOR HARRIS requested to call back QT as a couple of concerns needed to be addressed. During their previous speech, certain issues were highlighted, and I would like to offer them an opportunity to respond.

VICE MAYOR HARRIS asked about corporate responsibility, specifically for Chandler. He was interested to know what steps they are taking to give back to the community and not just receive profits.

MR. CHAMBERS said the company donates 5% of its earnings to charities in the community, and store employees decide where the funds go through a committee that meets once a quarter. The store employees take all the applications and decide locally where the funds go since they are the ones who see what the community needs are. The company has a sustainability team that looks at how to grow the business sustainably and responsibly, not just from an environmental

standpoint. The company is retaining all the existing landscape on the specific site because it is more sustainable and has less environmental impact.

VICE MAYOR HARRIS asked about the setbacks around the QT in relation to the school and daycare. Specifically, they wanted to know how many feet away the QT is from the school and daycare, as well as how wide the sidewalk is for pedestrian access.

MR. GREATHOUSE said our location is quite far from Ray Road towards the south, which is on the bottom left-hand side of your screen. The canopy and the QT store are set back even further from the east side, where Dobson Road is located. Based on the scale of this drawing, it seems like the tutor time setback is even greater than the setback along Dobson Road or about a similar distance. On the north side, there is less of a setback because there is a parking lot for Seton. When we met with Seton, they requested us to install a 70-foot wall along the north property line of the QT site. We have agreed to their request, which is shown on the site plan.

VICE MAYOR HARRIS asked about the daycare and whether they requested a wall or speed mitigation measures such as speed bumps. Vice Mayor Harris also wanted to know if a barrier wall was requested.

MR. CHAMBERS said Tutor Time did not request a barrier wall. Instead, they discussed adding lights at the dumpster, putting up signs in their parking area, installing speed bumps, and adding signs inside the site to direct QT customers and encourage them to avoid going through the Tutor Time portion of the shared access.

VICE MAYOR HARRIS asked if this project aligns with our Capital plan for road widening, and if so, how will you prepare for it in case it gets approved.

MR. GREATHOUSE asked if he was referring to the median improvements on Dobson Road and when the QT would be constructed and opened.

VICE MAYOR HARRIS said yes.

MR. GREATHOUSE said that one topic we have discussed with your team is the possibility of a six-month gap between opening a QT store and completing the Capital Improvement project. In such a situation, we would be glad to put a "pork chop" diversion in place that allows right-in and right-out traffic. This diversion effectively accomplishes the same goal as a median, although medians are more permanent and less easy to breach. Nonetheless, we would be pleased to install a pork chop if it is required as an interim solution.

COUNCILMEMBER STEWART asked which charities the four stores in Chandler are supporting presently.

MR. CHAMBERS said he was unaware of the charities but could provide that information.

COUNCILMEMBER STEWART asked about the timing of Tutor Time's objection letter compared to the current situation, where they seem to be agreeable with some of the conditions mentioned by Councilmember Orlando.

MR. GREATHOUSE said initially that Tutor Time expressed no objections to QT but later submitted a letter of opposition on the day of the city council meeting. However, Tutor Time later expressed appreciation for the offer of speed humps to help with the situation.

COUNCILMEMBER STEWART asked for the email correspondence from Mr. Greathouse regarding Tutor Time.

COUNCILMEMBER STEWART discussed opposition to a new convenience store in the neighborhood. The main concern is traffic, as the store is likely to cause congestion at the intersection. However, the city's role is to facilitate opportunities for small business owners rather than protect them. The focus should be on creating safe streets and ensuring good infrastructure. The solution to the traffic problem may lie in moving up the intersection's construction timeline, which could be funded by federal funds. Stewart believes that finding a compromise that works for the neighbors is the key and asks the city manager what can be done.

JOSHUA WRIGHT, City Manager, said the project is partially federally funded and scheduled in sequence with other projects. They compete for funding and get in line to pursue additional funding. If the council wants to move the project ahead of others on the list, they will have to seek some other source of funding or try to advance it up in the schedule. Since they are in the design phase, they could pursue this, but it is not guaranteed.

COUNCILMEMBER STEWART asked about the risks and rewards involved in funding. It was emphasized that these dollars are crucial since the city has other projects that need to be done with Federal funding. Despite the frustration caused by some of the construction, the city is making good progress with road construction. It was discussed whether the three- or four-month timeline makes a significant difference and whether reimbursement can be obtained.

MR. WRIGHT discussed the obligation of federal funding for a construction project. The project is budgeted for \$10.3 million, which includes construction only, and is a mix of local bond funding and capital grants. The city needs final approval to proceed with construction to access the funding. There are some Right Way acquisition things that will be included in the project as well.

MAYOR HARTKE suggests aligning a potential Council decision with a less inhibited temporary solution. He is interested in not turning down million-dollar Federal funding.

COUNCILMEMBER ELLIS asked about the validity of the signatures gathered for removing QT. Everyone has the right to put their business where it benefits the community. Councilmember Ellis also requested clarification on how signatures were collected.

MR. GREATHOUSE said the signatures were collected primarily by Bilstein Consulting. Their team is made up of volunteers and people who they found just love QT, and they also have paid employees who gathered these signatures. I do not know what would show this.

COUNCILMEMBER ELLIS clarified the source of the signatures and whether the petitioner's employees were involved.

MR. GREATHOUSE said they had a QT badge but clarified that they were not QT employees.

Action Agenda Motion

Mayor Hartke moved to tentatively adopt Ordinance No. 5084 approving PLH23-0044 QuikTrip Convenience Store and Gas Station, amending the Planned Area Development (PAD) zoning for commercial uses to permit a fuel service station, subject to the conditions as recommended by Planning and Zoning Commission; Seconded by Vice Mayor Harris.

Motion to Amend

Mayor Hartke moved to amend the original motion; Seconded by Vice Mayor Harris.

Motion carried unanimously (7-0).

Amended Motion

Mayor Hartke moved, seconded by Vice Mayor Harris, to tentatively adopt Ordinance No. 5084 approving PLH23-0044 QuikTrip Convenience Store and Gas Station, amending the Planned Area Development (PAD) zoning for commercial uses to permit a fuel service station, subject to the conditions as recommended by Planning and Zoning Commission with the following amendments:

- QuikTrip shall add a traffic control “porkchop” at the Dobson Road entrance to prevent left hand turns from north bound traffic into the project site; QuikTrip shall remove the traffic control “porkchop” once the City of Chandler completes the Capital Improvements Project at the intersection.
- Subject to Tutor Time approval, QuikTrip shall install the following concessions on Tutor Times property: wayfinding signage, no parking signage, speed bumps, and lighting around Tutor Times dumpster.

Motion carried unanimously (5-2), Councilmembers Orlando and Encinas dissenting.

Informational

- 26. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
- 27. Claims Report for the Quarter Ended March 31, 2024
- 28. Contracts and Agreements Administratively Approved, Month of March 2024

Unscheduled Public Appearances

None

Current Events

Mayor's Announcements

MAYOR HARTKE expressed gratitude towards the residents who served on the boards and commissions during the 2024 appreciation event. Mayor thanked the clerk's office and the fifth-floor staff for their efforts in organizing the event. The event was aimed at acknowledging the important work and insight provided by the boards and commissions to the Council. It was a great morning of connection and a gentle reminder of their contributions.

Mayor Hartke regretfully announced we cannot attend the highly anticipated Chandler Police Department volunteer appreciation banquet tonight. We deeply apologize to all our dedicated volunteers for this inconvenience and want to emphasize the significance of this event in recognizing their invaluable contributions to our community.

Mayor Hartke announced the Chandler volunteer recognition breakfast on April 19th and the Chandler Center for the Arts volunteer friend's appreciation event on April 26th. Volunteers will be honored at both events.

Join us at Chandler Nature Center on April 27th from 9 AM to noon to celebrate Earth Day with crafts, activities, information booths, and more. This free, family-friendly event at Veterans Oasis Park is a great way to learn about conservation and sustainability. See you there!

Mayor Hartke has announced that the 50th anniversary of Elmer's, a favorite taco spot on Arizona Avenue, will be celebrated tomorrow. Mayor will be present to read a proclamation at 11:00 am to honor Elmer's and their contributions to the community.

Council's Announcements

COUNCILMEMBER ELLIS announced Chandler Museum exhibit The Fourth Grade Project at the Chandler Museum from April 23 – August 11, 2024.

COUNCILMEMBER ELLIS announced National Public Safety Telecommunications Week, April 14th – April 20th, during which the police department will provide essential 24/7 support to the community.

COUNCILMEMBER STEWART announced that the Free Tumble Weed movie series at Cine Park starts on May 3rd with Super Mario Brothers. Bring a blanket or chair and snacks to enjoy the movie under the stars. It is a great family event.

COUNCILMEMBER STEWART announced that the water safety walk is coming up. The Desert Oasis Aquatic Center is hosting the annual walk on May 4th. The Channel Fire Department is also looking for volunteers.

COUNCILMEMBER STEWART announced attending the Governor's prayer breakfast in downtown Phoenix with Mayor Hartke, Vice Mayor Harris, and Councilmember Ellis. The event brought people from all sides of the aisle, clergy and business leaders, together to pray for the community and peace. It lasted about 90 minutes and felt collaborative.

COUNCILMEMBER ORLANDO expressed his gratitude to Mayor Hartke for conducting an excellent and civil meeting. He appreciated the Mayor's handling of the crowd and thanked him for allowing more details to be shared during the meeting.

City Manager's Announcements

Wished all a Happy Passover, which starts on Monday.

Adjourn

The meeting was adjourned at 9:00 p.m.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: May 9, 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 18th day of April 2024. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of May, 2024.

City Clerk



COMMENT CARD

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

Date: 4/18/2024

Agenda Item No. # 25
(If applicable)

☐ Support

☒ Oppose

Comments:

Name: Maryann Washington
Address: 2054 W. Megan St
City/State/Zip: Chandler 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: 4-8-2024

Agenda Item No. #25
(If applicable)

☐ Support

☒ Oppose

Comments:

Name: Audrea Washington
Address: 2054 W Megan 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, agendized or not, please complete this form and submit to the City Clerk.

Date: 11.18.24

Agenda Item No. 25
(If applicable)

☐ Support

☒ Oppose

Comments:

Intersection 3rd and Main dangerous
in Chandler

OT will add too much traffic and make it worse

Name: Thomas Jensen

Address: 1391 N. Carnegie Ln

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, agendized or not, please complete this form and submit to the City Clerk.

Date: 4/18 ACTION
Agenda Item No. #25
(If applicable)

☐ Support

☒ Oppose

Comments:

SENT E-MAIL TO ALL COUNCIL MEMBERS PRIOR
TO 3/21/24 COUNCIL MEETING BEFORE CONTINUANCE.
SENT FOLLOW-UP E-MAIL 4/16 TO REMIND COUNCIL
I AM AGAINST THE CT IN ANCLAY/DOSOW - SETON CATHOLIC
ANDERSON MIDDLE
GOODMAN SCHOOL
ELEMENTARY

Name: MIKE COLLAND
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: _____

Agenda Item No. _____

(If applicable)

☐ Support

☒ Oppose

Comments:

I strongly oppose Agenda Item 25 QT
Traffic is already a nightmare adding a QT
there will increase accidents.

Name: _____

Address: _____

City/State/Zip _____

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: 4-18-24

Agenda Item No. 25
(If applicable)

☐ Support

☒ Oppose

Comments:

Name: RANDALL ANDRUS
Address: 964 SHANAHAN LN
City/State/Zip: CHAND. AZ 85225
Phone: 602-329-6900

*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: 4/18/24

Agenda Item No. 25 RT
(If applicable)

☐ Support

☒ Oppose

Comments:

Home owner on Anderson Springs.
Would not like to see a new gas station
added to Robson & Ray intersection.

Name: Brenda Stinson
Address: 700 N. Chandler St.
City/State/Zip: Chandler AZ 85224
Phone: 480-522-2222

*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: 4-18-24

Agenda Item No. 25 QT
(If applicable)

☐ Support

☒ Oppose

Comments:

- * Inappropriate location to add high-
volume traffic draw.
- * Puts children at risk
- * Residents don't want it!!!!

Name: Shelly Miller
Address: 1989 W. Ray Rd
City/State/Zip: Chandler AZ 85226
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: 4/18/24

Agenda Item No. 25- Quick Trip
(If applicable)

☐ Support

☒ Oppose

Comments:

- close proximity to school
- increased traffic
- timing at AT'S
-

Name: _____

Address: 1989 W Ray Rd

City/State/Zip Chandler AZ 85224

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: 4/18/2024

Agenda Item No. 25 QuikTrip ☐ Support
(If applicable)

Absolutely
☒ Oppose

Comments:

Traffic at Ray's Dobson
already dangerous overutilized
intersection. Already have convenience
store & gas kitty corner to this proposed
location NOT needed, need diversity of
Name: Gretchen Rennbaum
Address: 1762 W Gary Drive
City/State/Zip: Chandler AZ 85224
Phone: 480-812-0381
services

*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: 4/18/24

Agenda Item No. #25
(If applicable)

☐ Support

☒ Oppose

Comments:

What does QT have to offer our neighborhood?
More Traffic, more Accidents, more crime, more
Pan handlers, more vagrants. To many Negative
for the convenience,

Name: J McKinnay
Address: 2634 W. Calle del Norte
City/State/Zip: Chandler
Phone: 480 552-8673

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