

Meeting Minutes

City Council Study Session

May 6, 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

*Councilmember Mark Stewart and *Councilmember Jane Poston attended telephonically.

Scheduled Public Appearances

MAYOR HARTKE invited Councilmember Ellis to join him for the recognitions.

1. Service Recognitions

Randle Meeker – 30 Years, Police
Nancy Martinez – 20 Years, Police

2. Proclamation - Water Safety Month

MAYOR HARTKE read the proclamation and invited Carlos Vargas, Fire Battalion, Jessica Chamberlain, Recreation Supervisor, and Noah Dueker, Police Officer, to accept.

3. Recognition - Water Festival Sponsors

MAYOR HARTKE invited Tiffany Yand, Water Conservation Coordinator, to present awards to Water Festival Sponsors.

MS. YAND recognized Kevin Miller, Aaron Alke, Jessice Eyrich from Matrix; Brindha Dhanasekaran, Daniela Panfil from Hazen; Karla Richards from Brown & Caldwell; Raymond Torrejon, Josh Tomita, Nico Swart, Seth Richards from PCL Construction; and Damian Glaze from Kitchell.

Consent Agenda and Discussion

City Clerk

1. Approval of Minutes
Move City Council approve the Council meeting minutes of the Special Meeting - Budget Workshop #3 of March 21, 2024; the Work Session of April 4, 2024; the Work Session of April 15, 2024; the Study Session of April 15, 2024; and the Regular Meeting of April 18, 2024.
2. Board and Commission Member Appointments
Move City Council approve the Board and Commission appointments as recommended.

City Manager

3. Resolution No. 5802, Authorizing a Grant Application for and Acceptance of Grant Funds from the SS4A Federal Grant Program
Move City Council pass and adopt Resolution No. 5802, authorizing a grant application for and acceptance of grant funds from the SS4A federal grant program in the amount of \$800,000.
4. Agreement No. CM2-556-4450, Amendment No. 1, for Micro Transit Services, with River North Transit, LLC
Move City Council approve Agreement No. CM2-556-4450, Amendment No. 1, with River North Transit, LLC, for micro transit services, in an amount not to exceed \$1,292,000, for a one-year period, July 1, 2024, through June 30, 2025.
5. Fiscal Year (FY) 2023-24 Budget Amendment from Ongoing Council Contingency
Move City Council approve an ongoing budget amendment for the remaining \$4,000 in the FY 2023-24 Council Contingency for League of Arizona Cities and Towns annual conference registration for City Council, and authorize staff to transfer appropriation from the Non-Departmental Council Contingency account to the Mayor and Council cost center.

Community Services

6. Purchase of Turf Renovation, Removal, Preparation and Installation Services
Move City Council approve the purchase of turf renovation, removal, preparation, and installation services, from Underwood Bros. Inc., dba AAA Landscape, utilizing City of Mesa Contract No. 2022132, in an amount not to exceed \$149,250.70.

7. Purchase of Grounds and Irrigation Products and Services
Move City Council approve the purchase of grounds and irrigation products and services, from Stabilizer Solutions, Inc., utilizing the 1GPA Contract No. 23-10DV-05, in an amount not to exceed \$180,730.

Development Services

8. Final 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 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.
9. Preliminary Development Plan, PLH23-0048 Echo Suites, Located at the Southeast Corner of Cooper Road and the Loop 202 Santan Freeway
Move City Council approve Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for a four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning and Zoning Commission.
10. Use Permit, PLH23-0068 Win Beauty Salon, 284 S. Dobson Road, Generally Located at the Northwest Corner of Dobson and Frye Roads
Move City Council approve Use Permit, PLH23-0068 Win Beauty Salon, subject to the conditions recommended by Planning and Zoning Commission.
11. Final Plat approval for Woodsprings Suites-Everhome Suites, PLT22-0040, Located West of the Northwest corner of Price Road and Willis Road
Move City Council approve Final Plat PLT22-0040, Woodspring Suites-Everhome Suites, as recommended by staff.
12. Final Adoption of Ordinance No. 5084, Rezoning 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
Move City Council 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.

13. Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, Located at 2500 W. Frye Road, Generally Located One-Half Mile South and East of Chandler Boulevard and Price Road
Rezoning
Move City Council continue Rezoning 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, subject to conditions as recommended by Planning staff, to the June 27, 2024, City Council meeting.
Preliminary Development Plan
Move City Council continue Preliminary Development Plan PLH23-0063 CBREIM Frye for site layout and building architecture, subject to the conditions as recommended by Planning staff, to the June 27, 2024, City Council meeting.

Facilities and Fleet

14. Purchase of Key Cabinets and Installation Services
Move City Council approve the competition impracticable purchase of key cabinets and installation services, from Traka USA, in the amount of \$146,800.

Management Services

15. New License Series 12, Restaurant Liquor License Application for Xing Ling Chen, Agent, Legends Showcase, LLC, DBA Legends Showcase Bar & Grill
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 283495, a Series 12, Restaurant Liquor License, for Xing Ling Chen, Agent, Legends Showcase, LLC, DBA Legends Showcase Bar & Grill, located at 2386 N. Alma School Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 306878.
16. New License Series 12, Restaurant Liquor License Application for Bonita Renee Henderson, Agent, The 5Bs, LLC, DBA Bonnie's Bread and Butter Co.
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 280208, a Series 12, Restaurant Liquor License, for Bonita Renee Henderson, Agent, The 5Bs, LLC, DBA Bonnie's Bread and Butter Co., located at 777 N. Arizona Avenue, Suite 3, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 306765.
17. License Series 12, Restaurant Liquor License application for Quin Hq Dinh, Agent, Asian Kitchen, LLC, DBA Asian Kitchen
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 274041, a Series 12, Restaurant Liquor License, for Quin Hq Dinh, Agent, Asian Kitchen, LLC, DBA Asian Kitchen, located at 1890 W. Germann Road, Suite #1, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 307046.

18. New License Series 10, Beer and Wine Store Liquor License Application for Andrea Dahlman Lewkowicz, Agent, Trader Joe's Company, DBA Trader Joe's #287
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 282340, a Series 10, Beer and Wine Store Liquor License, for Andrea Dahlman Lewkowicz, Agent, Trader Joe's Company, DBA Trader Joe's #287, located at 3961 S. Arizona Avenue, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 307014.

Police Department

20. Introduction and Tentative Adoption of Ordinance No. 5096, Repealing and Replacing Section 11-16 of Chapter 11 of the Code of the City of Chandler in its Entirety and Retitling as "Unruly Gathering"
Move City Council introduce and tentatively adopt Ordinance No. 5096, amending the Code of the City of Chandler, Chapter 11, Curfew, Graffiti, Smoking and Miscellaneous Offenses, by repealing and replacing Section 11-16 in its entirety; retitling Section 11-16 as "Unruly Gathering"; providing for repeal of conflicting ordinances; providing for severability, and providing for penalties.
21. Introduction and Tentative Adoption of Ordinance No. 5097, Amending Chapter 11 of the Code of the City of Chandler by Adding Section 11-18 "Brass Knuckles"
Move City Council introduce and tentatively adopt Ordinance No. 5097, amending the Code of the City of Chandler, Chapter 11, Curfew, Graffiti, Smoking and Miscellaneous Offenses, by adding Section 11-18 "Brass Knuckles"; providing for repeal of conflicting ordinances; providing for severability, and providing for penalties.

Public Works and Utilities

22. Final 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 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.
23. Resolution No. 5795 Approving Amendment No. 1 to the Amended Project Agreement Under the Public Infrastructure Master Agreement Between the City of Chandler and Intel Corporation
Move City Council pass and adopt Resolution No. 5795 approving Amendment No. 1 to the Amended Project Agreement under the Public Infrastructure Master Agreement dated May 24, 2019, between the City of Chandler and Intel Corporation for improvements to the

Ocotillo Brine Reduction Facility and related public infrastructure needed to serve Intel's campus at 4500 S. Dobson Road.

24. Agreement No. TR3-968-4606, Amendment No.1, with Paramount Assistant, LLC, dba Paramount Streetlight, for Streetlight Pole Replacement
Move City Council approve Agreement No. TR3-968-4606, Amendment No.1, with Paramount Assistant, LLC, dba Paramount Streetlight, for streetlight pole replacement, in an amount not to exceed \$479,000, for a one-year term, May 1, 2024, through April 30, 2025.
25. Professional Services Agreement No. ST2007.451, with Entellus, Inc., for the Hamilton Street Improvements from Iris Place to Appleby Road Construction Management Services
Move City Council award Professional Services Agreement No. ST2007.451, to Entellus, Inc., for the Hamilton Street Improvements from Iris Place to Appleby Road Construction Management Services, in an amount not to exceed \$671,367.74.
26. Professional Services Agreement No. AI2209.201, with C&S Engineers, Inc. for the Airport Operations Garage Design Services
Move City Council award Professional Services Agreement No. AI2209.201 to C&S Engineers, Inc. for the Airport Operations Garage Design Services, in an amount not to exceed \$305,513.00.
27. Professional Services Agreement No. ST2009.451, Amendment No. 2, with Ritoch-Powell & Associates Consulting Engineers, Inc., for the Dobson Road Improvements at Intel Driveways #1 and #4 Construction Management Services
Move City Council award Professional Services Agreement No. ST2009.451, Amendment No. 2, to Ritoch-Powell & Associates Consulting Engineers, Inc., for the Dobson Road Improvements at Intel Driveways #1 and #4 Construction Management Services, increasing the agreement amount by \$24,815.
28. Purchase of LED Lighting
Move City Council approve the purchase of LED Lighting, from Ameresco, utilizing the City of Tucson Contract No. 161436-01, in an amount not to exceed \$570,000.

Informational

29. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved
30. Study Session & Regular Minutes of February 21, 2024, Planning and Zoning Commission
31. March 20, 2024, Planning and Zoning Commission Meeting Minutes

Adjourn

The meeting was adjourned at 6:18 p.m.

ATTEST: _____
City Clerk Mayor

Approval Date of Minutes: May 23, 2024

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 6th day of May 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