



CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, February 23, 2012, at 7:00 p.m.**, at the Chandler City Council Chambers, 88 E. Chicago St., Chandler, Arizona.

NOTE: Consent items have either been discussed in the Study Session or previously reviewed by the City Council. Individual items may be pulled off by the Councilmembers or citizens prior to the time the final vote is taken. Individuals who want an item pulled for further discussion should so state when the Mayor addresses the public concerning the CONSENT agenda.

CALL TO ORDER:

ROLL CALL:

INVOCATION:

Pastor Michael Bard – City Church

PLEDGE OF ALLEGIANCE:

UNSCHEDULED PUBLIC APPEARANCES:

Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.



CONSENT:

- 1a. **MINUTES** of the Chandler City Council Budget Workshop of January 23, 2012.
- 1b. **MINUTES** of the Chandler City Council Special Meeting of February 6, 2012.
- 1c. **MINUTES** of the Chandler City Council Regular Meeting of February 9, 2012.

2. **FINAL ADOPTION OF ORDINANCE NO. 4345** granting Cox Communications Arizona, LLC, a Cable Television License Agreement and Class 6 Cable Television and Related Services License for the City of Chandler.

3. **FINAL ADOPTION OF ORDINANCE NO. 4347, DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC.**, rezoning from Planned Industrial District (I-1) to PAD for underlying I-1 uses, for the expansion of an ultra-high purity gaseous production facility that includes necessary mechanical structures exceeding 100 feet in height on approximately 13 acres located at the NEC of Price and Frye roads.

4. **FINAL ADOPTION OF ORDINANCE NO. 4348, DVR11-0032 WARNER BUSINESS CENTER**, rezoning from PAD to PAD Amended to expand the list of permitted uses for modified parking layout within a 7-acre business park located at 430-480 E. Warner Road, approximately one-half mile east of the NEC of Warner Road and Arizona Avenue.

5. **INTRODUCTION OF ORDINANCE NO. 4350, DVR11-0048 CHANDLER CENTER COMMONS**, rezoning from PAD to PAD Amended zoning to allow additional uses within the Chandler Center Commons development at 5500-5590 W. Chandler Boulevard.

6. **INTRODUCTION OF ORDINANCE NO. 4351** amending Chapter 5 of the Chandler City Code, relating to Risk Management.

7. **INTRODUCTION OF ORDINANCE NO. 4352, DVR11-0038 FINISTERRA**, rezoning from Single-Family Residential (SF-18) to PAD, with PDP for a 133-lot single-family residential subdivision on approximately 40.8 acres located at the SWC of Ocotillo Road and the future 148th Street alignment.
PRELIMINARY PLAT PPT11-0008 FINISTERRA, for a 133-lot single-family residential subdivision on approximately 40.8 acres located at the SWC of Ocotillo Road and the future 148th Street alignment.

8. **INTRODUCTION OF ORDINANCE NO. 4356** authorizing a lease agreement with Arizona State University for property located at 249 E. Chicago Street.
GENERAL FUND CONTINGENCY TRANSFER in the amount \$2,900,000.00 to the General Government Capital Projects Fund to spend excess Vehicle Replacement Fund balance for this project.

9. **RESOLUTION NO. 4577 AREA PLAN AMENDMENT, APL11-0003 WATERS AT OCOTILLO – PARCELS 1 & 4**, an amendment to the Ocotillo Area Plan from Multi-Family Residential to Single-Family Residential.
INTRODUCTION OF ORDINANCE NO. 4349, DVR11-0035 WATERS AT OCOTILLO – PARCELS 1 & 4, rezoning from PAD for multi-family uses to PAD Amended for single-family uses along with PDP for two single-family residential subdivisions located near the intersection of Market Place and Jacaranda Parkway.
PRELIMINARY PLAT, PPT11-0006 WATERS AT OCOTILLO – PARCELS 1 & 4, for two single-family residential subdivisions located near the intersection of Market Place and Jacaranda Parkway, NEC of the intersection of Dobson and Price roads.
10. **ZONING, DVR11-0039 PROJECT GREEN BOX**, action on the existing PAD zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former AG-1 zoning for approximately 22 acres north and east of the NEC of Germann and Price roads. The existing PAD zoning allows office and light industrial uses. In addition, request PDP for a data center with an open-air equipment courtyard on approximately 8 acres in the site's SE portion (the NWC of Germann Road and Ellis Street). **(STAFF RECOMMENDS A THREE-YEAR TIMING EXTENSION.)**
11. **ZONING, DVR11-0047 CHANDLER AIRPARK VILLAGE**, action on the existing PAD zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former AG-1 zoning. The existing PAD zoning is for a mixed-use development consisting of retail, medical/general office, and multi-family residential uses located on approximately 30 acres at the SWC of Germann Road and the Consolidated Canal (one-quarter mile east of McQueen Road). **(STAFF RECOMMENDS A THREE-YEAR TIMING EXTENSION.)**
12. **ZONING, DVR11-0030 LIGHT OF CHRIST LUTHERAN CHURCH**, action on the existing PAD zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of PAD for multi-family development. The existing PAD zoning is for a church. The subject site is located at 1500 N.W. Jacaranda Parkway on approximately 6.3 acres. **(APPLICANT REQUESTS WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**
13. **BOARD AND COMMISSION APPOINTMENTS.**
14. **AGREEMENT #CM2-290-3024** and Performance Guarantee Agreement with SolarCity for Solar Power Purchase, to provide Solar Arrays to City Hall Parking Garage for twenty (20) years in a pre-paid amount of \$354,366.00 and applicable taxes of \$35,614.00 for a total amount not to exceed \$389,980.00.
15. **AGREEMENT #CM2-290-3024** and Performance Guarantee Agreement with SolarCity, to provide Solar Arrays to the parking lot at the Police/Courts buildings as well as the roof of the Police building for twenty (20) years in a pre-paid amount of \$572,112.00.
GENERAL FUND CONTINGENCY TRANSFER in the amount of \$572,112.00 and applicable taxes of \$57,497.00 for a total amount of \$629,609.00.

16. **AGREEMENT** Amendment No. 5, with ESRI for citywide Geographic Information System (GIS) software in an amount not to exceed \$108,800.00.
17. **LICENSE AGREEMENT** with Chandler Chamber of Commerce for use of Tumbleweed Park in conjunction with the Ostrich Festival from March 4-13, 2012.
18. **AGREEMENT #FA9-405-2707**, Amendment No. 1, with Western Refining Wholesale, Inc., Brown Evans Distributing Co., and Supreme Oil Co., for fuel in an estimated amount of \$2,400,000.00 per year for three years.
19. No item.
20. No item.
21. **AGREEMENT #WA0808-452** with Wilson Engineers, LLC, for construction management services for the Appleby Well Equipping/Iris Well site improvements, pursuant to annual contract #EN1003-101, in an amount not to exceed \$161,180.00.
22. **AGREEMENT #WW1101-451** with Wilson Engineers, LLC, for construction management services for the Tumbleweed Aquifer Storage and Recovery Well 8, pursuant to annual contract #EN1003-101, in an amount not to exceed \$105,379.00.
23. **AGREEMENT #WW0813-452** with CH2M Hill Inc., for construction management services for Ocotillo Water Reclamation Facility (OWRF) maintenance and operational improvements Phase II, pursuant to annual contract #EN1003-104, in an amount not to exceed \$268,156.00.
24. **AGREEMENT** Amendment No. 3, with Jeff Martin Consulting for Transportation Consulting Services in an amount not to exceed \$35,000.00.
25. **AGREEMENT #ST0809-201**, Amendments No. 1, No. 2, and No. 3 with Entellus Inc., for engineering services for the design of roadway and utility improvements for Gilbert Road from Queen Creek Road to Hunt Highway, in a combined amount not to exceed \$551,862.00, and a revised contract amount of \$3,143,037.00.
26. **AGREEMENT #ST0809-454** with Entellus Inc., for professional engineering and construction services for Gilbert Road (Queen Creek Road to Hunt Highway) Construction Management Services in an amount not to exceed \$273,444.00.
27. **CONSTRUCTION CONTRACT #PR0605-403**, to SDB Contracting, Inc., for Paseo Vista Recreation Area Drainage in an amount not to exceed \$533,163.50.
28. **CONTRACT #WA0808-402RB** to Citywide Contracting for construction of the Appleby Well Equipping/Iris Well site improvements in an amount not to exceed \$1,331,650.00.
29. **CONTRACT #WW1101-401** to Garney Companies, Inc. for construction of Tumbleweed Aquifer Storage and Recovery (ASR) Well 8 in an amount not to exceed \$795,000.00.

30. **CONTRACT #WW0813-402** to AJ Roberts Industrial, Inc., for Ocotillo Water Reclamation Facility (OWRF) maintenance and operational improvements, Phase II, in an amount not to exceed \$1,937,146.13.
31. **PURCHASE** of refuse and recycling containers from Toter, Incorporated, utilizing the National Intergovernmental Purchasing Alliance (National IPA), in an amount not to exceed \$218,000.00.
32. **USE PERMIT, ZUP11-0028 PRO EDGE PERFORMANCE TRAINING LLC**, to operate a personal training fitness business within the I-1 (Planned Industrial District) zoning located at 500 N. 56th Street, Suites 1 & 2, north of Chandler Boulevard.
33. **USE PERMIT, LUP11-0021 JERSEY D'S TAVERN & GRILL**, Series 6 Bar License, to sell liquor as permitted for on-premise consumption indoors and within an outdoor patio area and live entertainment indoors at an existing bar/restaurant located at 5945 W. Ray Road, Suite 13, SEC of Ray and Kyrene roads.
34. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, D'Vine Wine Bar & Bistro LLC, dba D'Vine Bistro & Wine Bar located at 3990 S. Alma School Road.
35. **LIQUOR LICENSE**, Series 12, for Michael Vachon, Agent, Sun Valley Bistros LLC, dba Mama's House, located at 2394 N. Alma School Road.
36. **LIQUOR LICENSE**, Series 12, for Matthew Bray Hamilton, Agent, Hamrod Holmbogen LLD, dba Porkopolis Bar-B-Que located at 1445 S. Arizona Avenue, Suite 6.
37. **SPECIAL EVENT LIQUOR LICENSE**, for the Chandler Sunbird Lions Club for a Wine & Cheese Expo on Saturday, March 31, 2012, at the Sunbird Golf Resort located at 6250 S. Sunbird Blvd.
38. **SPECIAL EVENT LIQUOR LICENSE**, for the Downtown Chandler Community Foundation for the Chandler Jazz Festival on Friday, March 30, 2012, and Saturday, March 31, 2012, at the Dr. A.J. Chandler Park located at 3 S. Arizona Avenue.
39. **SPECIAL EVENT LIQUOR LICENSE**, for Matthew's Crossing for a Matthew's Crossing St. Patrick's Day Fundraising Bash on Saturday, March 17, 2012, at McDuffy's Grill, located at 980 E. Pecos Road, Suite 5.

ACTION:

40. **USE PERMIT, ZUP11-0003 MID MOUNTAIN EXCAVATION**, to operate an excavation business at 930 E. Germann Road, west of the NWC of Germann and McQueen roads.
41. **USE PERMIT, ZUP11-0008 KWIK MART / UHAUL**, to allow motor vehicle and trailer rentals in a Neighborhood Commercial (C-1) zoning district located at 600 W. Galveston Street, the NWC of Galveston and Hartford Streets.
42. **USE PERMIT, ZUP11-0012 CHATEAU DE VIE**, to allow an event facility with a bed & breakfast and a bistro on property zoned AG-1 with an existing single-family dwelling located at 1220 North Kyrene Road, approximately one-quarter mile north of Ray Road on the west side of Kyrene Road.

INFORMATIONAL:

1. **MINUTES** of the February 1, 2012, Planning and Zoning Commission Meeting.

CURRENT EVENTS:

- A. Mayor's Announcements
- B. Councilmembers' Announcements
- C. City Manager's Announcements

ADJOURN