



CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, August 16, 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 Tyrone Stowe – Gospel “4” Life Church

POSTING OF COLORS AND PLEDGE OF ALLEGIANCE:

Saint Mary Basha Cub Scout Pack 132

 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:

1. **INTRODUCTION OF ORDINANCE NO. 4386, DVR12-0003/PPT12-0001 THE ENCLAVE**, rezoning from PAD for commercial with a transit-oriented, multi-family residential overlay to PAD (Multi-Family Residential) with PDP for an apartment development and Preliminary Plat located at the SEC of Arizona Avenue and Chandler Heights Road.
2. **INTRODUCTION OF ORDINANCE NO. 4387** authorizing a decrease in the setback area established in the Arizona Department of Environmental Quality (ADEQ) Rule R18-9-B201(I) for the Chandler Airport Water Reclamation Facility located on Queen Creek Road, west of McQueen Road.
3. **RESOLUTION NO. 4609** authorizing the acquisition of temporary rights of entry needed for a water main replacement project – East of Hartford Street from Chandler Boulevard to Erie Street, Project No. WA0401; authorizing such relocation assistance as may be required by law and authorizing the Real Estate Coordinator to sign the appropriate documents necessary to facilitate the acquisition of the rights of entry and relocation assistance as may be required for this project on behalf of the City.
4. **RESOLUTION NO. 4628** authorizing a revised agreement with the Union Pacific Railroad for the reconstruction and widening of Ocotillo Road across the Union Pacific Railroad east of Arizona Avenue in an estimated amount of \$621,251.00; and authorizing the City Engineer to execute, deliver, and deposit into escrow the approved agreement, along with all other documents and instructions necessary to consummate the transaction.
5. **RESOLUTION NO. 4629, AREA PLAN AMENDMENT, APL12-0002 BANNER HEALTH CENTER – CHANDLER**, an Area Plan amendment from Commercial/Retail/Office and Live/Work to Commercial/Retail/Office.
INTRODUCTION OF ORDINANCE NO. 4383, DVR12-0008 BANNER HEALTH CENTER – CHANDLER, rezoning from PAD (Commercial/Retail/Office and Live/Work) to PAD (Medical Office and Commercial) with a Mid-Rise Overlay and PDP for medical office use located at the NEC of Alma School and Willis roads, immediately south of the Loop 202 Santan Freeway.
6. **RESOLUTION NO. 4632** authorizing Amendment No. 2 to Grant #E8S45 with the Arizona Department of Transportation (ADOT), Multimodal Planning Division, to extend the grant expiration date to September 30, 2012.
7. **RESOLUTION NO. 4634** authorizing an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) for cost sharing for Drainage Improvements to Thude Park Drainage Basin at Galveston Street and the Price Freeway.
8. **RESOLUTION NO. 4635** authorizing a grant agreement with the Federal Aviation Administration (FAA) to accept an AIP grant in an amount not to exceed \$275,000.00 for the construction of the Automated Weather Observation System (AWOS).
9. **RESOLUTION NO. 4633** authorizing an amendment to the Intergovernmental Agreement with Maricopa County Superior Court for jury services.

10. **ZONING, DVR12-0020 NW & W OF THE SWC APPLEBY & GILBERT ROADS**, the establishment of initial City zoning of AG-1 on approximately 33.8 acres located NW and west of the SWC of Appleby and Gilbert roads. **(STAFF REQUESTS WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**
11. **ZONING, DVR12-0016/PPT12-0009 BELMONT ESTATES**, rezoning from AG-1 to PAD along with PDP and Preliminary Plat for a single-family residential subdivision on approximately 33.8 acres located at the NWC and west of the SWC of Appleby and Gilbert roads. **(STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 27, 2012, CITY COUNCIL MEETING.)**
12. **PRELIMINARY DEVELOPMENT PLAN, PDP12-0007 AERO-ZONE SOLAR PARKING COVER**, to allow a parking canopy cover within the building setback for property located at 2200 S. Stearman Drive, SWC of Cessna Drive and Stearman Drive.
13. **BOARD AND COMMISSION APPOINTMENT.**
14. No item.
15. **AGREEMENT #PD1-200-2954**, Amendment No. 1, with West Valley Uniforms, Inc., dba East Valley Uniforms, for the purchase of Police uniforms, in an amount not to exceed \$130,000.00.
16. **AGREEMENT #WD6-890-2297**, Amendment No. 3, with HD Supply Waterworks, LTD, for the purchase of water meters and related equipment for two years in an amount not to exceed \$1,900,000.00.
17. **AGREEMENT #MU3-936-3112** with Valleywide Generator Service for generator maintenance in an amount not to exceed \$130,000.00 per year for two years, with the option to renew for one additional two-year period.
18. **AGREEMENT #MU2-885-3042**, Amendment No. 1, with Carbon Activated Corporation for the purchase of additional filter media and installation services in the amount of \$67,679.04.
19. **AGREEMENT #EN1203-101** with Southwest Ground-water Consultants Inc., for annual hydrogeological services for one year in an amount not to exceed \$500,000.00, with the option to renew for four additional one-year periods.
20. **AGREEMENT #MS2-920-3017** with N. Harris Corporation's Advanced Utility Systems, Inc., for the implementation of a new utility billing system in an amount not to exceed \$1,823,655.00 and authorize a 10-year Support & Maintenance agreement with N. Harris Computer Corporation.
21. **AGREEMENT #ST2-745-3066**, Amendment No. 1, with M.R. Tanner Development & Construction Inc., for street replacement and asphalt mill and inlay maintenance in an amount not to exceed \$3,200,000.00, with the option to renew for one additional one-year period.
22. **AGREEMENT EXTENSION #ST2-745-3040**, Amendment No. 1, with CPC Construction Inc., for concrete repair and maintenance in an amount not to exceed \$1,912,000.00, with the option to renew for one additional one-year period.

23. **AGREEMENT #ST2-745-3039**, Amendment No. 1, with CPC Construction Inc., extension for one year for Asphalt Patchwork, Maintenance & Repair in an amount not to exceed \$347,000.00, with the option to renew for one additional one-year period.
24. **AGREEMENT #TE2-550-2975**, Amendment No. 1, with Valmont Industries Inc., Southwest Fabrication LLC, Leotek Electronics USA Corp, Cem-Tec, and Phoenix Highway Products Inc., for traffic signal poles and miscellaneous hardware for a total not to exceed \$200,000.00, with the option to renew for two additional one-year periods.
25. **AGREEMENT #TE9-968-2756**, Amendment No. 3, with Brooks Bros Utility Contractors LLC, for streetlight upgrades and replacements, in an amount not to exceed \$120,000.00, with the option to renew for one additional one-year period.
26. **PERFORMANCE GUARANTEE AGREEMENT AND AGREEMENT AMENDMENT #CM2-290-3024** with SolarCity to provide solar arrays to the City Hall Parking garage for twenty years in a pre-paid amount of \$378,773.00 and applicable taxes of \$38,067.00 for a total amount of \$416,840.00.
CONTINGENCY TRANSFER of \$26,860.00 from General Fund Contingency Account to the General Capital Projects Fund for the Solar Energy Program.
27. **PERFORMANCE GUARANTEE AGREEMENT AND AGREEMENT AMENDMENT #CM2-290-3024** with SolarCity to provide solar arrays to the Police/Courts parking lot and the roof of the Police building for twenty years in a pre-paid amount of \$573,938.00 and applicable taxes of \$57,681.00 for a total amount of \$631,619.00.
CONTINGENCY TRANSFER of \$2,010.00 from General Fund Contingency Account to the General Capital Projects Fund for the Solar Energy Program.
28. **CONTRACT #ST0808-201**, Amendment No. 2, to Dibble Engineering for Ocotillo Road Improvements in an amount not to exceed \$136,501.45, for a revised contract amount not to exceed \$986,172.45.
29. **CONTRACT #ST0809-301**, Amendment No. 1, to Roosevelt Water Conservation District (RWCD) for additional design work for utility infrastructure improvements on Gilbert Road (Queen Creek Road to Hunt Highway) in an amount not to exceed \$56,111.25, and a revised contract price of \$317,427.25.
30. **CONTRACT EXTENSION #EN1005-101**, to Dibble Engineering for one year to the existing Annual Airport Facilities and Infrastructure Design contract in an amount not to exceed \$325,000.00, with the option to renew for three additional one-year extensions.
31. **CONTRACTS #ST0809**, to Salt River Project for design and construction to accommodate the Gilbert Road Improvements PH 2 RWCD Canal to Wood Drive for conversion of overhead facilities and underground relocations in an amount not to exceed \$991,255.75.
32. **PURCHASE** of public safety communication equipment from Motorola Solutions, utilizing the State of Arizona Contract #AD050017-A5-6, in an amount not to exceed \$1,097,415.86.

33. **PURCHASE** of data airtime for Police MDC's from Sprint Solutions, Inc., utilizing the State of Arizona and WSCA Contract #EPS070070, in an amount not to exceed \$92,500.00.
34. **PURCHASE** of asphalt rubber crack sealant material from Crafcoc Inc., utilizing the Arizona Department of Transportation (ADOT) Contract #ADOT12-024885, in an amount not to exceed \$200,000.00.
35. **USE PERMIT, ZUP12-0008 NEW HORIZON YOUTH HOME - STOTTLER**, extension for the continued operation of a behavioral health group home for up to seven residents within a single-family residential home located at 760 E. Stottler Place, south and west of the SWC of McQueen and Warner roads.
36. **USE PERMIT, ZUP12-0010 MORGAN'S HOME CHILD CARE**, for residential child care for up to ten children within an existing single-family residential home located at 923 N. Dakota Street, south and west of the SWC of Arizona Avenue and Ray Road.
37. **USE PERMIT, ZUP12-0012 ELDERCARE AT WESTERN**, extension for the continued operation of an assisted living home for up to eight residents within a single-family home located at 2004 W. Western Drive, north of the NWC of Elliot and Dobson roads.
38. **USE PERMIT, ZUP12-0013 CHAMBERLAIN DEVELOPMENT**, to allow automobile sales in a PAD zoning district is located at 6948 W. Chandler Boulevard, north of the NEC of Chandler Boulevard and 56th Street.
39. **USE PERMIT, ZUP12-0018 STELLAR AUTOPLEX SALES AND LEASING LLC**, extension for the continued operation of automotive sales within an I-1 Planned Industrial zoning district located at 4041 W. Milky Way, the SEC of Milky Way and 79th Street.
40. **USE PERMIT, LUP12-0016 COVO CAFÉ**, Series 12 Restaurant License & Series 7 Liquor License, to sell liquor for on-premise and off-premise consumption at a new café that includes live music located at 55 W. Chicago Street, approximately 200 feet west of Arizona Avenue at the SWC of Chicago and Wall streets.
41. **LIQUOR LICENSE**, Series 12, for Jared Michael Repinski, Agent, Covo LLC, dba Covo, located at 55 W. Chicago Street.
42. **LIQUOR LICENSE**, Series 7, for Jared Michael Repinski, Agent, Covo LLC, dba Covo, located at 55 W. Chicago Street.
43. **LIQUOR LICENSE**, Series 6, for Mark Robert Vargovich, Agent, Inland Oasis Group Inc., dba Draft House on The Reef, located at 393 W. Warner Road, Suites 121-124.
44. **LIQUOR LICENSE**, Series 6, for Randy D. Nations, Agent, JoJo Tender LLC, dba Jolie's Place, located at 140 W. Warner Road.
45. **LIQUOR LICENSE**, Series 12, for Rambha Singh, Agent, Bay Leaf LLC, dba Bay Leaf Café India Cuisine, located at 955 W. Chandler Heights Road, Suite 1. **(APPLICANT REQUESTS CONTINUANCE TO THE SEPTEMBER 27, 2012, CITY COUNCIL MEETING.)**

46. **TEMPORARY EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 7, for KWB Chandler LLC, dba Kokopelli Winery and Bistro, for their Kokopelli Krush on Friday, Saturday and Sunday, October 19 - 21, 2012, located at 35 W. Boston Street.
47. **SPECIAL EVENT LIQUOR LICENSE**, for the Downtown Chandler Community Foundation the Rock the Block Celebration on Saturday, November 10, 2012, located along Arizona Avenue, between Chicago and Buffalo streets.
48. **SPECIAL EVENT LIQUOR LICENSE**, for Ear Candy Productions Inc. for an Oktoberfest on Saturday, September 29, 2012, located at Dr. A.J. Chandler Park, 3 S. San Marcos Place.
49. **FINAL PLAT, FPT12-0010 TRACT "A" OF PRICE AND GERMANN PROFESSIONAL CENTER**, for two lots approved for office and light industrial uses located north and east of the NEC of Price and Germann roads.
50. **FINAL PLAT, FPT12-0014 CALABRIA**, for a single-family residential subdivision located at the SWC of Brooks Farm and Cooper roads.

PUBLIC HEARING: (Thursday)

PH1. Chandler Consolidated Annual Performance and Evaluation Report for Fiscal Year 2011-2012.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

PH2. **ANNEXATION** of approximately 25 acres located west of the SWC of Chandler Heights and Gilbert roads.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

CURRENT EVENTS:

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

ADJOURN