



CITY OF CHANDLER COUNCIL MEETING

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the CHANDLER CITY COUNCIL and to the general public that the CHANDLER CITY COUNCIL will hold a **REGULAR MEETING** open to the public on **Thursday, September 24, 2015, at 7:00 p.m.** in the Chandler City Council Chambers, 88 E. Chicago St., Chandler, AZ.

One or more members of the Chandler City Council may attend this meeting by telephone.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.



AGENDA

CALL TO ORDER:

ROLL CALL:

INVOCATION:

Pastor Shea Ferguson - Freedom Life Church

PLEDGE OF ALLEGIANCE:



Agenda continued on next page.



CONSENT:

1. **FINAL ADOPTION OF ORDINANCE NO. 4656** authorizing the First Amendment to the existing office lease with Arizona Public Service Company for use of Suite A in the Chandler City Hall located at 175 S. Arizona Avenue.
2. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4653, DVR15-0010 RMB BUSINESS PARK**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial.
PRELIMINARY DEVELOPMENT PLAN (PDP), for site layout and building architecture located north of the NEC of Ryan Road and Arizona Avenue.
3. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4654, DVR15-0020 GILA SPRINGS**, rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture on 4 acres located west of the intersection of Kyrene Road and Gila Springs Place.
4. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4655, DVR15-0021 HABITAT FOR HUMANITY**, rezoning from Medium Density Residential (MF-1) to Planned Area Development (PAD) for single-family residential.
PRELIMINARY DEVELOPMENT PLAN (PDP) for a single-family residence with modified setbacks located at 334 South Dakota Street.
5. **INTRODUCTION OF ORDINANCE NO. 4658** authorizing the vacating of a portion of road right-of-way located south of the SEC of Cooper and Germann roads.
6. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4659, DVR15-0013 AVALON**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a 14-lot custom single-family residential subdivision.
PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and development standards.
PRELIMINARY PLAT (PPT) PPT15-0006 for approximately 12.23 acres located one-quarter mile south of the SEC of McQueen and Germann roads.
7. **INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4660, DVR15-0015 WELLS FARGO CHANDLER CAMPUS**, rezoning from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay on approximately 15.5 acres of the approximate 68-acre Wells Fargo Chandler campus. In addition, request PAD Mid-Rise Overlay amendment for buildings up to 200 feet in height.
PRELIMINARY DEVELOPMENT PLAN (PDP) for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus on approximately 68 acres located at the NWC of Price and Queen Creek roads.
8. **RESOLUTION NO. 4873** authorizing the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2014-2015; and authorizing the Acting City Manager or her designee to execute and submit the CAPER to the United States Department of Housing and Urban Development.

9. **RESOLUTION NO. 4892** adopting the provisions of a development agreement with DC Land, LLC, providing for the possible use of the Government Property Lease Excise Tax (GPLET) and abatement.
10. **RESOLUTION NO. 4893** setting the 2016 City Council regular meeting schedule.
11. **RESOLUTION NO. 4894, REPEALING RESOLUTION NO. 4865**, the transfer of certain County right-of-way on Germann Road between Arizona Avenue and Hamilton Street.
12. **RESOLUTION NO. 4895** authorizing and consenting to the transfer of certain County right-of-way on Germann Road between Arizona Avenue and Hamilton Street contingent upon the approval of the Maricopa County Board of Supervisors.
13. No item.
14. **BOARD AND COMMISSION APPOINTMENTS.**
15. **AUTHORIZE** use of Maricopa County's detention services for the booking and housing of inmates, and approve the payment in the per detainee and night unit costs as set forth in the attached Maricopa County Jail Per Diem Billing Rates sheet in an amount not to exceed an aggregate of \$1,705,573.00 for payment of the June 2015 invoice and services for Fiscal Year 2015-2016.
16. **AUTHORIZE** the administration of statutorily and self-administered City benefit programs to include cancer insurance, retirement for civilian, public safety and elected officials, and long term disability for benefit plan year 2016, effective January 1, 2016.
17. **AGREEMENT AMENDMENT** with Liberty Mutual Insurance Company, Inc., for discounted group coverage for home and auto insurance for one year.
18. **AGREEMENT AMENDMENT** with Vision Service Plan Insurance Company for the vision insurance benefit in an amount not to exceed \$410,000.00 for one year.
19. **AGREEMENT AMENDMENT** with Matrix Absence Management, Inc., for administration of the short-term disability income benefit plan and Family Medical Leave Act administration services in an amount not to exceed \$75,000.00 for one year.
20. **AGREEMENT AMENDMENT** with Anthem Life Insurance Company for the long-term disability insurance benefit for public safety personnel in an amount not to exceed \$145,000.00 for one year.
21. **AGREEMENT AMENDMENT** with Voya Financial for life insurance in an amount not to exceed \$775,000.00 for one year.
22. **AGREEMENT AMENDMENT** with Delta Dental Plan of Arizona, Inc., for the dental insurance benefit in an amount not to exceed \$105,000.00 for one year.

23. **AGREEMENT NO. CM5-918-3561** with the Northern Arizona Center for Entrepreneurship and Technology (NACET) for Innovations Incubator management services, in the amount of \$250,000.00 for one year, with the option of up to four one-year extensions. **AUTHORIZE** the transfer of Strategic Economic Development Opportunity (SEDO) appropriation from the General Fund Non-Departmental Capital Cost Center designated reserve to the Innovations Cost Center for Innovations Incubator Management in the amount of \$125,000.00.
24. On action.
25. **AGREEMENT NO. MS5-961-3507** with Gust Rosenfeld, P.L.C., for bond counsel services for three years, with the option of up to two, two-year extensions.
26. **AGREEMENT NO. HR5-953-3517** with Flexible Benefit Administrators, Inc., for flexible spending account administration, in an amount not to exceed \$12,000.00 for one year, January 1, 2016, through December 31, 2016, with the option of up to four one-year extensions.
27. **AGREEMENT NO. HR5-948-3502** with Blue Cross Blue Shield of Arizona (BCBS) for group medical benefits, group pharmacy benefits, and stop loss insurance in an amount not to exceed \$900,000.00 for one year, January 1, 2016, through December 31, 2016, with the option of up to seven additional one-year extensions.
28. **AGREEMENT NO. HR5-948-3528** with E4 Health, Inc., for the employee assistance program, in an amount not to exceed \$38,000.00, for one year, with the option of up to four one-year extensions.
29. **SERVICES AGREEMENT** with BLINK N.A. II allowing for the operation and maintenance of four Electric Vehicle charging stations at various city facilities for five years with an additional five year renewal.
30. **AGREEMENT NO. FD6-070-3592** for the purchase of vehicles with Peoria Ford in an amount of \$24,239.94, Thorobred Chevrolet in an amount of \$98,337.96, Courtesy Chevrolet in an amount of \$214,797.41, and Sanderson Ford in an amount of \$99,728.25, for a total amount of \$437,103.56.
31. **AGREEMENT NO. FD6-070-3588** with Midway Chevrolet in an amount of \$144,950.18, and San Tan Auto Partners in an amount of \$90,877.46, for the purchase of emergency vehicles, in the total amount of \$235,827.64.
32. **AGREEMENT NO. FD3-340-3133, AMENDMENT NO. 3**, with Municipal Emergency Services, Inc. (MES), for the purchase of fire protective clothing and uniforms, for the term of September 15, 2015, through September 14, 2016, in an amount not to exceed \$300,000.00.

33. **AGREEMENT NO. TD4-968-3404, AMENDMENT NO. 2**, with Utility Construction Company, Inc., for streetlight pole replacement to extend the agreement for one year and approve staff purchasing under the extended contract in an amount not to exceed \$225,000.00.
34. **PROJECT AGREEMENT NO. WA1504.451** with Dibble & Associates Consulting Engineers, Inc., dba Dibble Engineering, Inc., for construction management services, for Large Valve Replacement, pursuant to Annual Water and Wastewater Services Contract No. EN1520.101, in an amount not to exceed \$67,495.00.
35. **PROJECT AGREEMENT NO. WW1506.452** with Carollo Engineers, Inc., for construction management services, for the Downtown Sites 4, 5, and 6 Water-Wastewater Infrastructure, pursuant to Annual Water and Wastewater Services Contract No. EN1518.101, in an amount not to exceed \$94,609.00.
36. **PROJECT AGREEMENT NO. WW1407.452** with Wilson Engineers, LLC, for construction management services, for the Ocotillo Recharge Facility Aquifer Storage and Recovery Wells 7, 8, 9, and 10, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$753,275.00, contingent upon written notification from Intel and appropriate funding.
37. **PROJECT AGREEMENT NO. WA1302.452** with CH2M HILL Engineers, Inc., for construction management services, for the McDermott and Iris Wells Equipping, pursuant to Annual Water and Wastewater Services Contract No. EN1519.101, in an amount not to exceed \$318,740.00.
38. **JOB ORDER CONTRACT NO. JOC1501.401** to Felix Construction Company for two years, in an amount not to exceed \$1,000,000.00 per year, with the option of one additional two-year extension.
39. **JOB ORDER CONTRACT NO. JOC1502.401** to Sundt Construction, Inc., for two years, in an amount not to exceed \$1,000,000.00 per year, with the option of one additional two-year extension.
40. **PROFESSIONAL SERVICES CONTRACT NO. WW1301.451** to Carollo Engineers, Inc., for construction management services, for Phase II of the Ocotillo Water Reclamation Facility Expansion and Related Facilities, in an amount not to exceed \$11,586,440.00.
41. **CONSTRUCTION MANAGER AT RISK CONTRACT NO. WW1301.402** to Sundt-McCarthy, an Arizona Joint Venture, for Phase II of the Ocotillo Water Reclamation Facility Expansion and Related Facilities, in an amount not to exceed \$122,645,250.00.
42. **CONSTRUCTION MANAGER AT RISK CONTRACT NO. WA1504.401** to CSW Contractors, Inc., for Large Valve Replacement, in an amount not to exceed \$1,154,604.20.
43. **CONSTRUCTION MANAGER AT RISK CONTRACT NO. WW1506.402** to Achen-Gardner Construction, LLC, for the Downtown Sites 4, 5, and 6 Water-Wastewater Infrastructure, in an amount not to exceed \$3,937,819.26.

44. **CONSTRUCTION CONTRACT NO. WW1407.402** to PCL Construction, Inc., for the Ocotillo Recharge Facility Aquifer Storage and Recovery Wells 7, 8, 9, and 10, in an amount not to exceed \$4,621,243.00, contingent upon written notification from Intel and appropriate funding.
45. **CONSTRUCTION CONTRACT NO. WA1302.402** to Weber Water Resources, LLC, for the McDermott and Iris Wells Equipping, in an amount not to exceed \$2,301,957.00.
46. **CONSTRUCTION CONTRACT NO. WA1418.401** to DNG Construction, LLC, for the Airport Water Production Facility Landscape Site Improvements, in an amount not to exceed \$133,708.06.
47. **PURCHASE** of upfitting emergency vehicle services, utilizing City of Phoenix Contract No. 14-022, with Creative Communications, in the amount of \$122,079.81.
48. **CONSTRUCTION CONTRACT NO. PD1503.401** to Lejas Corporation for Police Interview Rooms Renovation, in an amount not to exceed \$154,001.00.
49. **CONSTRUCTION CONTRACT NO. PD1501.401** to Woodruff Construction for Chandler Police Department Indoor Firing Range, in an amount not to exceed \$201,208.15.
50. **PURCHASE** of a cab and chassis with asphalt patch body from Freightliner of Arizona, utilizing State of Arizona contract No. ADSPO14-063242, in the amount of \$198,804.00.
51. **PURCHASE** of a combination sewer cleaner, from Super Products, LLC, utilizing Houston Galveston Area Cooperative (HGAC) Contract No. SC01-15, in a total amount not to exceed \$392,244.00.
52. **SOLE SOURCE PURCHASE** of Flygt pumps, Flygt replacement parts, and Flygt pump service from James, Cooke & Hobson Inc., in an amount not to exceed \$510,000.00.
53. **SOLE SOURCE PURCHASE** of Allen-Bradley electrical equipment and service from Border States Electric Supply, in an amount not to exceed \$540,000.00.
54. **SOLE SOURCE PURCHASE** of cardiac monitor refurbishment services, with Philips Healthcare, in the amount of \$67,650.00.
55. **PURCHASE** of three replacement fire engines from Smeal Fire Apparatus, utilizing the Houston-Galveston Area Council (HGAC) contract, in the amount of \$1,563,040.83.
AUTHORIZE the transfer of \$60,778.00 from the Vehicle Replacement Fund Non-Departmental Contingency Account to the Vehicle Replacement Fund Fire Capital Program.

56. **PURCHASE** of heavy duty trucks, undercover vehicles, and administrative vehicles, utilizing the State of Arizona Contract, from Courtesy Chevrolet in an amount of \$172,673.86, Avondale Dodge in an amount of \$24,337.62, Peoria Ford in an amount of \$412,936.11, and Sanderson Ford in an amount of \$719,483.35, for a total amount of \$1,329,430.93.
AUTHORIZE the transfer of \$21,880.00 from the Vehicle Replacement Fund Non-Departmental Contingency Account to the Vehicle Replacement Fund Information Technology Infrastructure and Client Support Vehicle Account and the transfer of \$21,880.00 from the Vehicle Replacement Fund Transportation & Development Development Services Vehicle Account to the Vehicle Replacement Fund City Manager Planning Vehicle Account.
57. **PURCHASE** of three 14-passenger wheelchair accessible buses utilizing Mohave Contract No. 13N-CRBSI-0925 with Creative Bus Sales, Inc. in the amount of \$191,088.22.
58. **USE PERMIT, ZUP15-0008 VERIZON WIRELESS – NWC ARIZONA AND WARNER**, to install a 49-foot monopalm wireless communication facility located at 70 West Warner Road.
59. **USE PERMIT, ZUP15-0010 CHANDLER COMMONS**, to allow an indoor self-storage facility to locate within a Planned Area Development (PAD) district located at 1919 East Ray Road, SWC of Cooper and Ray roads.
60. **USE PERMIT, LUP15-0015 SIDELINES GRILL AND TAVERN**, Series 12 Restaurant License, extension to allow liquor sales as permitted for on-premise consumption indoors and on an outdoor patio at an existing restaurant located at 2980 S. Alma School Road, Suite 2.
61. **USE PERMIT, LUP14-0021 THE PERCH**, Series 6 Bar License and Series 3 Domestic Microbrewery License, to sell and serve all types of spirituous liquors as permitted, operate the microbrewery, and have live entertainment indoors and outdoors for the expansion of the premise area to include a new roof-top area, the Hair Salon, and Covo, located at 232 S. Wall Street, north and west of the NWC of Arizona Avenue and Frye Road.
62. **PERMANENT EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 6 and Series 3, held by The Perch LLC, dba The Perch, located at 232 S. Wall Street.
63. **USE PERMIT, LUP15-0010 VINTAGE 95**, Series 12 Restaurant License and Series 7 Beer and Wine Bar License, to allow liquor sales as permitted for on-premise consumption indoors and outdoor consumption on an enlarged outdoor patio at an existing restaurant located at 95 W. Boston Street.
64. **PERMANENT EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 12, held by Vintage 95 LLC, dba Vintage 95, located at 95 W. Boston Street.
65. **LIQUOR LICENSE**, Series 7, for Jared Repinski, Agent, Vintage 95 LLC, dba Vintage 95, located at 95 W. Boston Street.

66. **USE PERMIT, LUP15-0014 MOD SUPER FAST PIZZA**, Series 12 Restaurant License, to sell and serve liquor for on-site consumption indoors and within an outdoor patio for a new restaurant in the Paseo Lindo development located at 3977 S. Arizona Avenue, Suite 4.
67. **LIQUOR LICENSE**, Series 12, for Andrea Lewkowitz, Agent, MOD Super Fast Pizza LLC, dba MOD Pizza, located at 3977 S. Arizona Avenue, Suite 4.
68. **LIQUOR LICENSE**, Series 12, for Amy S. Nations, Agent, White Stone Kitchens LLC, dba Keegan's Grill, located at 1095 W. Queen Creek Road.
69. **LIQUOR LICENSE**, Series 12, for Richard B. Stover, Agent, RS & RM Investments LLC, dba Rick's Pub & Grub, located at 4910 W. Ray Road, Suite 3.
70. **LIQUOR LICENSE**, Series 12, for Xing Ling Chen, Agent, Singing Pandas LLC, dba Singing Pandas Asian Restaurant & Bar, located at 757 E. Chandler Boulevard.
71. **SAMPLING PRIVILEGES, LIQUOR LICENSE**, Series 9, for Clare Hollie Abel, Agent, Wal-Mart Supercenter #3360, located at 2750 E. Germann Road.
72. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Celebrate the Arts event on Wednesday, September 30, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
73. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Mariachi Festival on Saturday, October 3, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
74. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Center Stage Dinner on Saturday, October 24, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
75. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Downtown Chandler Concert Series Concert #1 on Saturday, October 31, 2015, located at the Library Plaza, 125 E. Commonwealth Avenue.
76. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Tower of Power concert on Saturday, November 7, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
77. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the 6th Annual Rock the Block party on Saturday, November 14, 2015, located at the Library Plaza, 125 E. Commonwealth Avenue.
78. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Chamber of Commerce, for the Holiday Enchantment Gala on Friday, November 20, 2015, located at Big Two Toyota Scion, 1250 S. Gilbert Road.

79. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Gaelic Storm Fundraiser event on Friday, November 20, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
80. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Downtown Chandler Concert Series Concert #2 on Saturday, November 21, 2015, located at the Library Plaza, 125 E. Commonwealth Avenue.
81. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Cultural Foundation, for the Texas Tenors event on Friday, December 18, 2015, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
82. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Downtown Chandler New Year's Eve on Thursday, December 31, 2015, located at the Library Plaza, 125 E. Commonwealth Avenue.
83. **SPECIAL EVENT LIQUOR LICENSE**, for World Class Urban Foundation, for the 2nd Annual Halloween Party on Friday, October 16, 2015, located at the Tech Shop, 249 E. Chicago Street.
84. **PRELIMINARY PLAT, PPT15-0011 RAY ROAD APARTMENT HOMES (BRIO APARTMENTS)**, for a multi-family residential development located east of the NEC of Arizona Avenue and Ray Road.
85. **FINAL PLAT, FPT15-0013 CHANDLER HEIGHTS**, for an 84-lot single-family residential subdivision located east of the SEC of Cooper and Chandler Heights roads.
86. **FINAL PLAT, FPT15-0022 MADERAS**, for a 22-lot single-family residential subdivision located south of SWC of Cooper and Queen Creek roads.

ACTION:

24. **AGREEMENT NO. PD5-961-3521** with American Traffic Solutions, Inc., for photo enforcement, in an estimated amount of \$2,500,000 for the initial five-year contract term, April 1, 2016, through March 31, 2021, with the option of one five-year-extension.

PUBLIC HEARINGS:

- PH1. **ANNEXATION** of a parcel of approximately 7.83 acres located at the SEC of Arizona Avenue and Queen Creek Road.

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

PH2. **ANNEXATION** of two parcels totaling approximately 20 acres located at the NEC of 138th Street and Ocotillo Road.

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

PH3. **ANNEXATION** of three parcels totaling approximately 11.56 acres located south of the SEC of Arizona Avenue and Chandler Heights Road.

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

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.

CURRENT EVENTS:

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

ADJOURN