

# *unofficial*

MINUTES OF STUDY SESSION OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Monday, September 21, 2015.

THE MEETING WAS CALLED TO ORDER BY MAYOR TIBSHRAENY AT 7:06 p.m.

The following members were present:	Jay Tibshraeny	Mayor
	Kevin Hartke	Vice-Mayor
	Rick Heumann	Councilmember
	Nora Ellen	Councilmember
	Terry Roe	Councilmember
	Jack Sellers	Councilmember
	René Lopez	Councilmember

Also in attendance:	Marsha Reed	Acting City Manager
	Nachie Marquez	Assistant City Manager
	Kay Bigelow	City Attorney
	Marla Paddock	City Clerk

## SCHEDULED PUBLIC APPEARANCES:

The Mayor invited Councilmember Sellers to join him in front of the dais for the recognition ceremony.

### 1. Service Recognitions

**Robert Leister:** Video Production Coordinator

Matt Burdick, Communications and Public Affairs Director, congratulated Bob on his 30 years of service.

Mr. Burdick stated it was a great pleasure to recognize Bob, the longest tenured and first 30-year employee in the Communications and Public Affairs Department. "Video Bob", as he is known, is the longest serving municipal video professional in the valley.

Bob has worked well over 1,000 public meetings, enabling viewers to watch on cable television and online. He also has overseen the operations of our broadcast studio, including upgrades to our facility and equipment over the years. Through Bob's continued leadership, the Chandler channel has become one of the most highly respected municipal channels and the city has received many video awards for the outstanding programming that is produced, directed and edited by Bob and our video staff.

He commended Bob for bringing Chandler into the digital age of high definition video technology and for the tremendous amount of details and work that went into establishing the city's current Council Chambers and broadcast studio. Bob has done an incredible job to advance the production and broadcast capabilities and adapt to the ever-changing technology of the video and cable television industry.

**Judi Johnson:** Arts Center Marketing Director

Brenda Brown, Cultural Affairs Director, congratulated Judi on her 15 years of service.

Mrs. Brown stated Judi spent one week in the box office before she was moved into the part time marketing position at the Chandler Center for the Arts in 1995. At that time the center presented five to eight performances a year. She became a city temporary employee three years later and the full time marketing assistant in 2000. Since that time the center has become the fourth largest presenting organization in the state of Arizona. Judi started critical programs such as the classic entertainment subscription series and the membership program which were the beginning of the membership efforts for the center. Judi has two degrees, one in apparel and textiles and the second in film and telecommunications.

**Teresa Fitzhugh:** Sr. Site Development Inspector

Jeff Kurtz, Planning Administrator, congratulated Terry on her 20 years of service.

Mr. Kurtz stated Terri began her career with Chandler as a Zoning Inspector in the Planning and Neighborhood Services Department. Soon after she was transferred to the Planning Department to join a new work group called Site Development. Terri has been with Site Development ever since. She inspects all new building projects for conformance with the Zoning Code and Landscape Code. He stated Terri has been very busy with the City of Chandler and is responsible for much of the city you see today. Terri was promoted to Sr. Site Development Inspector on August 2, 2010.

**Libby Stressman:** Management Assistant

Dawn Lang, Management Services Director, congratulated Libby on her 10 years of service.

Ms. Lang said Libby began her career with the city in September of 2005, as an Administrative Specialist for the water treatment and water quality divisions.

In her four years in the Municipal Utilities Department, she was recognized with the Employee of the Quarter award and Employee of the Year award in 2007.

In November 2009, she was promoted to Accounting Specialist and transferred to the accounting division. Because of her hard work and dedication to the accounting division, she was again promoted in February 2011 to Senior Accounting Specialist.

Libby's knowledge, diligence and pleasant demeanor have earned the respect of employees throughout the city. Due to this she was recognized as Management Services Employee of the year for 2013.

Libby is dedicated to providing excellent customer service while advancing and learning more about how best to service the City of Chandler. With great enthusiasm, she accepted the position of Management Assistant for the Management Services Department in July 2014. Ms. Lang noted Libby works closely with her to ensure accuracy of agenda items, manage bond sales, coordinate various department events, and a number of other projects.

**Danielle Wells:** Revenue Collections Supervisor

Dawn Lang, Management Services Director, congratulated Danielle on her 10 years of service.

Ms. Lang stated Danielle began her career with the City as the Tax and License Division, Customer Service Supervisor. While in that role, she ensured that all Transaction Privilege Taxes (sales taxes) were processed timely and without error. She found areas in the division that needed improvement, and set about making those changes so that the production staff was able to provide quality customer service to our business community.

Ms. Lang explained Danielle demonstrated an ability to focus on customer needs, and helped the tax & license production staff do an amazing job of processing the thousands of tax reports, payments, license applications, and business contacts they handle each year. In 2011, Danielle was promoted to the Revenue Collections Supervisor. Her focus the last four years has been on educating taxpayers on the licensing requirements and what activity is considered taxable. She and her group work closely with businesses to promote timely reporting and payment of taxes. She has been instrumental in collecting over \$5.3 million in outstanding taxes and license fees during the last 4 years.

**Courtney Friedline:** Budget and Research Analyst

Dawn Lang, Management Services Director, congratulated Courtney on her 15 years of service.

Courtney began her career with the City in September 2000 as a Customer Service Representative for the Management Services Tax and Licensing Division. She was promoted to a Construction Permit Representative in Development Services, before returning to Management Services as a lead for Utility Services. In November of 2006, Courtney was hired into the budget division. Since her initial employment in the budget division, Courtney has advanced from Budget Management Assistant to Senior Budget and Research Analyst. Over that time she has developed a reputation as the City's technical expert in personnel costing and analysis, and is the primary budget analyst for the Police Department, Fire Department, and Human Resources Division.

Courtney always goes the extra mile and has a particular knack for coming up with innovative and collaborative solutions to meet the needs of multiple departments. She is very motivated, and has completed both a Bachelor's degree and a Master's degree in Public Administration while employed by the City; and is currently working towards her Certified Public Finance Officers designation through the Government Finance Officers Association (GFOA).

**Christopher Emmons:** Chandler Police Officer

Chandler Police Chief Sean Duggan congratulated Christopher on his 20 years of service.

Chief Duggan explained Officer Emmons has served in the roles of patrol officer, traffic motorcycle officer, and DUI enforcement officer. For the ten years that Officer Emmons served as a graveyard shift DUI Enforcement Officer, he arrested hundreds of alcohol and drug impaired drivers from the roadways of Chandler and the East Valley. Officer Emmons was awarded the outstanding and distinguished service awards by Mothers Against Drunk Driving in 1999 and 2000.

He authored several traffic safety grants that were submitted to the Arizona Governor's Office of Highway Safety that allowed the award of over \$125,000 in highway safety funds to the Chandler Police Department. After spending a year as a background detective in the Professional Standards section, Officer Emmons returned to patrol in 2015 and is currently on the sergeant promotion list.

Officer Emmons' additional duty assignments have included crisis team negotiator, critical incident peer stress counselor and is one of the original members of the Chandler Police Department Honor Guard.

Officer Emmons completed his Bachelor of Science in Accounting at Arizona State University in 1993 and his Masters of Arts in International Public Diplomacy with a focus on conflict management from Norwich University in Vermont in 2013.

Chief Duggan noted that in addition to his service to the City of Chandler, Officer Emmons also serves the State of Arizona as a soldier in the Arizona Army National Guard. Lieutenant Colonel Emmons is currently assigned as the Plans and Training Officer for the 198th Regional Support Group with 1,100 soldiers and two subordinate battalions.

## 2. Retirement Recognition

### David Neuman:

Chief Sean Duggan recognized Assistant Chief Neuman for almost 30 years of service.

Chief Duggan stated when Dave Neuman joined the Chandler Police Department in February of 1986, he received the academy's top overall cadet award and was recognized as "one of the most promising new officers."

Just a year later, he was assigned to the criminal investigations division where he exhibited his strong ability to identify, analyze, and solve problems, and handle situations with poise, understanding, and tact, effectively turning defensive situations around.

He was recognized as the officer of the year in 1990 and promoted to Sergeant in June of 1991 after less than five years on the force. In 1994, Dave returned to criminal investigations as a supervisor and was soon promoted to Lieutenant where he was responsible for seven teams and five beats as well as the FTO, CSO, and Park Ranger programs.

In September of 1995, Dave was named Tactical Commander of the SAU, a position he maintained for four years. In August of 1997, he was assigned to the communications section and took on the added responsibilities of cost center manager in a critical and technical area of the department.

Then in 2001, Dave began serving as professional standards commander where he oversaw recruiting and hiring of personnel, internal affairs investigations and accreditation. During his tenure, the department was re-accredited, and implemented an early warning system to assist supervisors with employee intervention.

In early 2003 and again in 2013, his recognized commitment to the department led to his appointment as Interim Police Chief. When a new chief was hired in early 2004, he returned to his duties in professional standards until his promotion to Commander in October of 2004.

Among his assignments was oversight of the criminal investigations and the forensic sciences sections. It was only three years later that he was promoted to his current position, Assistant Police Chief. Chief Neuman has, at one time or another, overseen every division, bureau, section, unit, and employee of the department. It would be impossible to adequately describe Dave's commitment to the Chandler Police Department.

The Chief acknowledged since the day Dave pinned on badge number 186, hundreds of officers have passed through the ranks, and Dave has cared deeply about each one.

Chief Duggan described Dave's legacy as one of compassion. He has always led by example, with a quiet demeanor not often seen in those whose calling is this noble profession. He exemplifies professionalism and long ago fulfilled the prophecy of being a "most promising officer."

3. 2015 Employee of the Year Awards

Assistant City Manager Marsha Reed recognized the following individuals elected by their peers as Employee of the Year for 2015. As each name was read, Ms. Reed read their department's submittal.

- Community and Neighborhood Resources – Dave Palacios
- General Government – Kris Kircher
- Management Services – Ramani Varada
- Municipal Utilities - Robert Culbertson
- Police Department – Thomas Lovejoy
- Fire Health and Medical – Joshua Stoltz
- Transportation & Development – James Dawson

4. Proclamation: A Week Without Violence

Mayor Tibshraeny asked Susan Stevens-Clark and Nellie Miller, fellow member of the Domestic Violence Commission, to come forward as he read and presented the proclamation.

5. Proclamation: National Domestic Violence Awareness Month

Mayor Tibshraeny asked Katie Cain, Victim Services Coordinator, and members of the Domestic Violence Commission to come forward and asked Councilmember Sellers to read the proclamation.

6. Proclamation: Census Day in Chandler

Mayor Tibshraeny asked Sam Andrea, GIS Technician to come forward as he read and presented the proclamation and asked Sam to provide a Chandler's timeline to conduct the census and the benefits Chandler will receive from this.

7. Proclamation: Disabilities Employment Awareness Month

Mayor Tibshraeny asked Ted Maish, committee member of the Mayor's Committee for People with Disabilities to come forward and asked Councilmember Sellers to read the proclamation.

8. Presentation: Heart Safe City Award

Mayor Tibshraeny asked Allison Welsh of Arizona's Department of Health and Human Services organization and Chief Jeff Clark, Chandler's Fire, Health and Medical department, to come forward. Ms. Welsh presented the Tim Gaylee, a Chandler resident SIM cardiac survivor, and presented him with a survivor coin and she presented the City with the Heart Safe City Award. Fire Chief Clark encouraged all to learn hands-only CPR.

9. Recognition: Alberto Gutier, Governor's Office of Highway Safety

Mayor Tibshraeny asked Chief Duggan to recognized Alberto Gutier, Director of the Governor's Office of Highway Safety. Chief Duggan stated when Chandler lost Officer David Payne last year due to a motorcycle accident involving a DUI driver, Mr. Gutier reached out to Chandler to see what they could do to increase the safety of these officers. Chief Duggan mentioned the City was working on a plan to transition all the night time motorcycle officers to cars to increase safety. At that point Governor's Office of Highway

Safety funded the purchase of five patrol cars and they also funded a new DUI van which will be used for not only DUI enforcement but also the education/prevention efforts. Chief Duggan thanked Director Gutier for the departments continued support.

**CONSENT:**

Council held discussion on the following items: 2, 6, 24, 59, and 61. Discussion is listed under each item.

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.

COUNCILMEMBER HEUMANN requested staff work with the applicant regarding the vague language as it pertained to signage for the project. Ms. Fiala, City Planner, said they could propose a new condition for Council's consideration.

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.

VICE MAYOR HARTKE asked Staff to explain why residential zoning is preferred here, when usually commercial is preferred next to an airport.

Kevin Mayo, Planning Manager, briefly addressed the zoning requirements, the current zoning on the property, and the request being made. Based on the location and size of the property, it is not suitable to transition the property into any type of commercial use. The highest and best use for the property would be residential. He stated very candid conversations were held with the Airport's Land Use

subcommittee and the formal Airport Commission. The Airport Commission believes the residential use is a conflict due to its close proximity to the airport, but the Commission did come up with several mitigation measures; both physical and administrative. Mr. Mayo listed several of them as listed in the Council memo. Mr. Mayo said the applicant is in agreement with them either by implementation into the development booklet or by condition in the ordinance.

Mr. Mayo stated the proposed plan is consistent with the General Plan and the Airport Park area plan.

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. **RESOLUTION NO. 4897** authorizing a development and option agreement with VPK Chandler, LLC, for redevelopment of Site 3 and option to purchase Sites 1 and 2 for redevelopment.
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. **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.

Councilmember Roe requested item number 24 be moved to Action for Thursday night's Council meeting.

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. ADSP014-063242, 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.

COUNCILMEMBER HEUMANN expressed concern that the proposed use would not generate enough traffic to rejuvenate the Chandler Commons center.

SUSAN FIALA, City Planner, addressed some of the issues and concerns of the property. She stated the Mayor's Four Corner Retail Committee report identified the corner for redevelopment. The area is not very visible as it sits back from the corner, and converting a "big box" store can be very difficult for a developer. The site has been vacant for approximately 7-8 years. She stated that along with the possible use for a storage facility, there is a retail component forthcoming.

COUNCILMEMBER HEUMANN inquired if the aesthetics of the property were going to be addressed.

MS. FIALA stated what is currently before Council is only the use of the property; the applicant would later move forward with tenant improvements which would be reviewed by Staff, and done administratively.

COUNCILMEMBER HEUMANN expressed his concern with addressing only one piece of this property and addressing the redevelopment in sections rather than in its entirety.

COUNCILMEMBER ROE asked about the parking of trucks on the property and the impact on other businesses. Ms. Fiala said the parking area being looked at is southwest of the property not directly in front of the west strip of the retail center. There is a stipulation that it can only be parked or used in the north parking lot or when customers are loading or unloading. Councilmember Roe referred to the west side of the center where the PostNet business is located and the sensitivity of the area being commonly used.

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.

COUNCILMEMBER HEUMANN inquired what, if any, plans had been submitted regarding the Covo site. He wants to make sure things move forward quickly rather than approving this and then have no improvements for several months.

MS. FIALA stated permits are ready to be issued. The owner indicated construction should begin within the next month on the former Covo site, after some demolition. There is no time stipulation for the liquor use permit.

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 6<sup>th</sup> 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 2<sup>nd</sup> 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.

**PUBLIC HEARINGS: (for Thursday)**

- 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

