



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, July 28, 2016, at 7:00 p.m.**, in the Chandler City Council Chambers, 88 E. Chicago Street, 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.

Study Sessions are open to the public; however, discussion of agenda items is ordinarily reserved for the Council and City staff. No decisions are made nor actions taken during a Study Session. The following items are acted on or continued at the regular Council Meeting.

AGENDA

CALL TO ORDER:

ROLL CALL:



INVOCATION:

Pastor Mike Sproul – Tri City Baptist Church

PLEDGE OF ALLEGIANCE:



* Indicates New Item

Agenda continued on next page.



CONSENT:

1. **INTRODUCTION OF ORDINANCE NO. 4711 DVR15-0042 SANTAN CROSSING PLAZA/VALERO-CORNER STORE**, rezoning from Planned Area Development (PAD) for Community Commercial to PAD (Community Commercial and Gas Service). **PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building design. **PRELIMINARY PLAT (PPT), PPT16-0003**, for a commercial development including a gas station, convenience store, inline shops building, and drive-through restaurant located at the southeast corner of Pecos and Cooper roads.
2. **INTRODUCTION OF ORDINANCE NO. 4714, DVR16-0004 INNOVATION SQUARE**, rezoning from Planned Area Development (PAD) for office and data center uses to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150 feet in height under an Innovation Zone, on approximately 15.6 acres located north of the northwest corner of Price and Queen Creek roads. The Public Hearing for case DVR05-0036 TSYS Western Operations Center is cancelled upon approval of DVR16-0004 Innovation Square.
3. **RESOLUTION NO. 4957**, authorizing execution of a Lease Agreement for CAP Water with the Gila River Indian Community, a Reclaimed Water Exchange Agreement with the Gila River Indian Community, a Contributed Funds Agreement with the Gila River Indian Community, and an Agreement with Gila River Water Supply, LLC, for Purchase and Sale of Long-Term Storage Credits for the purchase of 622,000 acre-feet of CAP Water, for a total cost of \$42,860,000.
4. **RESOLUTION NO. 4960** authorizing the transfer of certain County right-of-way on Gilbert Road between Queen Creek Road and Riggs Road contingent upon the approval of the Maricopa County Board of Supervisors.
5. **RESOLUTION NO. 4963, APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT**, Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial.
INTRODUCTION OF ORDINANCE NO. 4709, DVR16-0010 QUIKTRIP, rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture for a fuel station located at the northeast corner of Gilbert and Queen Creek roads. **(STAFF REQUEST CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING)**
6. **RESOLUTION NO. 4969**, prepared by the City's bond counsel firm of Gust Rosenfeld, authorizing the issuance and sale of, not to exceed, \$50,000,000.00 in General Obligation Refunding Bonds, Series 2016.
7. **RESOLUTION NO. 4970**, prepared by the City's bond counsel firm of Gust Rosenfeld, authorizing the issuance and sale of, not to exceed, \$40,000,000.00 in Excise Tax Revenue Refunding Obligations, Series 2016.

8. **RESOLUTION NO. 4972** authorizing the first amendment to Project Agreement 15-COP-10-03-A between the Maricopa Association of Governments and the City of Chandler which will combine the design improvements to Cooper Road; south of Queen Creek to Chandler Heights Road and Cooper Road; Chandler Heights to Riggs Road to create a new Design Agreement No. ACI-COP-10-03-C.
9. **RESOLUTION NO. 4973** authorizing the first amendment to Project Agreement 15-COP-10-03-B between the Maricopa Association of Governments and the City of Chandler which will combine the design improvements to Cooper Road; Chandler Heights Road to Riggs Road and Cooper Road; south of Queen Creek to Chandler Heights Road to create a new Design Agreement No. ACI-COP-10-03-C.
10. **RESOLUTION NO. 4976** authorizing the extinguishment of a temporary construction easement no longer needed for public use located at the northwest corner of Chandler Boulevard and McClintock Drive.
11. **RESOLUTION NO. 4977** authorizing the modification to the Intergovernmental Agreement (IGA) with the Arizona Department of Revenue (ADOR) related to the collection of Chandler Transaction Privilege Tax (TPT).
12. **RESOLUTION NO. 4980** authorizing the budget appropriation transfer of the Fleet Services Division from the Fire, Health and Medical Department to the City Manager Department, and separates the Community and Neighborhood Services Department, by reestablishing the Community Services Department and the Neighborhood Resources Division.
13. **CLAIMS REPORT** for the Accounts Payable payments for the quarter ended June 30, 2016.
14. **SETTLEMENT** with HNP Holdings, LLC, an Arizona limited liability company, in the amount of \$69,000.00.
15. **AUTHORIZE** the City of Chandler joining an appeal of the Tax Court opinion in the matter of City of Phoenix, et.al. v. Orbitz Worldwide Inc. et. al.
16. **AUTHORIZE** the appropriation for fire and emergency medical dispatch services in accordance with the current Intergovernmental Agreement (IGA) with the City of Phoenix, in an amount of \$1,025,108.42.
17. **AUTHORIZE** the appropriation for firefighter physical examinations in accordance with the Intergovernmental Agreement (IGA) with the City of Phoenix, in an amount of \$166,773.00.
18. **AUTHORIZE** use of Maricopa County's detention services, for the booking and housing of inmates, in an amount not to exceed an aggregate of \$1,705,573.00, for one year, July 1, 2016, through June 30, 2017.
19. No item.
20. **PAYMENT** of fiscal year 2016-2017 membership dues to the Arizona Municipal Water Users Association in the amount of \$94,495.00.

21. **AGREEMENT NO. MU6-890-3686**, with HD Supply Waterworks LTD., for the sole source purchase of water meters, in an amount not to exceed \$2,500,000.00, for a two-year term, September 1, 2016, through August 31, 2018, with the option of one additional two-year extension.
22. **PROJECT AGREEMENT NO. WW1610.201** with Wilson Engineers, LLC, for design services, for the Tumbleweed Aquifer Storage and Recovery Well Sand Separator System, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$213,320.00.
23. **AGREEMENT** with the Tempe Tourism Office (TTO) for a joint marketing agreement to continue the Sunny Arizona marketing campaign to promote the City of Chandler and the City of Tempe as a single destination and to be largely funded by the Proposition 302 Maricopa County Grant; and authorize the City Manager to sign the Agreement and related documents as approved by the City Attorney.
24. **AGREEMENT NO. CS6-966-3671** with E-Direct LLC, dba Essential Direct, for overflow photo copying and printing services, in an amount not to exceed \$95,000.00, for one year, with the option of four one-year extensions.
25. **AGREEMENT NO. 3670** with National Research Center, Inc., for a citizen survey, in the amount of \$41,890.00.
26. **AGREEMENT NO. PM6-910-3573** Amendment No. 1 with W&J Schafer Enterprises, Inc., dba J&J Janitor Service, for cleaning of City park restroom facilities, in an amount not to exceed \$106,277.00 for the term of September 1, 2016, through August 31, 2017.
27. **PROFESSIONAL SERVICES AGREEMENT NO. ST1306** with Dennis Lopez & Associates, LLC, to provide professional appraisal services for Queen Creek Road Improvement from McQueen Road to Gilbert Road, and for a portion of Cooper Road from Queen Creek Road south approximately one-quarter mile, for a total not to exceed amount of \$44,775.00.
28. **AGREEMENT NO. ST5-745-3433**, Amendment No. 2, with Vincon Engineering Construction, LLC, for asphalt rubber crack sealing increasing the existing annual spending limit amount by \$250,000.00, for a revised not to exceed amount of \$750,000.00, for the current term ending November 30, 2016.
29. **AGREEMENT NO. ST3-750-3270**, Amendment No. 2, for Ready Mix Concrete Materials with Arizona Materials, LLC, and Arizona Metro Mix, in a total combined amount not to exceed \$80,000.00, for a one-year period, July 24, 2016, through July 23, 2017.
30. **AGREEMENT NO. ST5-745-3435**, Amendment No. 3, with Vincon Engineering Construction, LLC, for concrete repair and maintenance increasing the existing annual spending limit amount by \$1,600,000.00, an amount not to exceed \$5,200,000.00 for the term ending November 30, 2016.
31. **AGREEMENT NO. ST6-988-3685** with Desert Classic Landscaping for revegetation storm repair and maintenance, in an amount not to exceed \$457,635.69, for one year, August 1, 2016, through July 31, 2018, with options to renew for up to two additional two-year periods.

32. No item.
33. **CONSTRUCTION CONTRACT NO. PR1603.401** to ELS Construction, Inc., for Amberwood Park Improvements, in an amount not to exceed \$57,408.00.
34. **PURCHASE** of eight BMW police motorcycles from LZ Delta, LLC, dba GoAZ, utilizing State of Arizona Contract No. ADSPO13-038704, in the amount of \$216,011.92.
35. **PURCHASE** of asphalt rubber crack sealant material from Crafc0, Inc., utilizing State of Arizona Procurement Office Contract No. ADSPO13-035060, in an amount not to exceed \$200,000 for one year, June 6, 2016, through June 5, 2017.
36. **PURCHASE** of janitorial and sanitation supplies from Waxie Sanitary Supply, utilizing the City of Tucson contract, in an amount not to exceed \$250,000.00, for one year from August 2, 2016, through August 1, 2017.
37. **PURCHASE** of electronic library materials from Bibliotheca, LLC (formerly 3M Library Systems), in an amount not to exceed \$300,000.00.
38. **PURCHASE** of mobile communication services for FY 2016-17, from Verizon Wireless, utilizing the State of Arizona/Western States Contracting Alliance (WSCA) contract No. ADSPO13-034099, in the amount of \$128,524.00.
39. **PURCHASE** of annual maintenance and support services from Versaterm, Inc., for the Police Records Management System for the period of September 1, 2016, to August 31, 2017; and the Computer-Aided Dispatch System for the period of August 1, 2016, to July 31, 2017, in an amount not to exceed \$395,000.00.
40. **DESIGN CONTRACT NO. CS1505.201** to Weddle Gilmore Architects LLC, for Chandler Museum, Contract, in an amount not to exceed \$609,105.00.
41. **USE PERMIT, LUP16-0013 QUIKTRIP**, Series 10 Beer and Wine Store License_to sell beer and wine as permitted for off-premise consumption at a new convenience store located at the northeast corner of Gilbert and Queen Creek roads. **(STAFF REQUEST CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING)**
42. **USE PERMIT, ZUP16-0009 PREMIUM COACH GROUP**, for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses located at 1825 E. Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(STAFF REQUEST CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING)**
43. **USE PERMIT, ZUP16-0005 NORTH PRICE STABLES**, time extension approval to continue horse boarding for up to 22 horses on approximately 4 acres in the Agricultural (AG-1) zoning district located at 2885 N. Price Road, south of Elliot Road and on the east side of the Loop 101 Price Freeway.

44. **USE PERMIT, LUP16-0016 ZESTY ZEEKS PIZZA & WINGS**, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted at a new business located at 960 E. Warner Road, Suite 1, the northwest corner of Warner and McQueen roads.
45. **LIQUOR LICENSE**, Series 12, for Jody Lynn Pectol, Agent, Boss Jax Pizza LLC, dba Zesty ZEEKS Pizza and Wings, located at 960 E. Warner Road, Suite 1.
46. **USE PERMIT, LUP16-0017 STREETS OF NEW YORK**, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors as permitted at an existing restaurant located at 5965 W. Ray Road, Suite 22, the southeast corner of Ray and Kyrene roads.
47. **LIQUOR LICENSE**, Series 12, for Lorraine Glaeser, Agent, Streets of New York Inc., dba Streets of New York #16, located at 5965 W. Ray Road.
48. **USE PERMIT, LUP16-0018 HOME2 SUITES BY HILTON**, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted at a new hotel located at 2490 W. Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads.
49. **LIQUOR LICENSE**, Series 10, for Trent Charles Johnson, Agent, North Central Management Inc., dba Home2 Suites By Hilton, located at 2490 W. Queen Creek Road.
50. **USE PERMIT, LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE**, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted within a new fuel station convenience store located at 1015 S. Cooper Road, the southeast corner of Cooper and Pecos roads.
51. **LIQUOR LICENSE**, Series 10, for Andrea Dahlman Lewkowitz, Agent, CST Arizona LLC, dba Valero Corner Store #1604, located at 1015 S. Cooper Road.
52. **USE PERMIT, LUP16-0021 PIEOLOGY PIZZERIA**, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted at a restaurant located at 3450 W. Chandler Boulevard, Suite 5, the northwest corner of Chandler and Metro boulevards.
53. **LIQUOR LICENSE**, Series 12, for Kristopher David Ora Olson, Agent, Arizona Front Stars LLC, dba Pieology Pizzeria, located at 3450 W. Chandler Boulevard, Suite 5.
54. **USE PERMIT, LUP16-0023 FRY'S FUEL CENTER**, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption as permitted within a new fuel station convenience store located at 2955 E. Ocotillo Road, the southwest corner of Ocotillo and Gilbert roads.
55. **LIQUOR LICENSE**, Series 10, for Lauren Kay Merrett, Agent, Smith's Food & Drug Centers Inc., dba Fry's Fuel Center #681, located at 2955 E. Ocotillo Road.

56. **LIQUOR LICENSE**, Series 12, for Andrea Dahlman Lewkowitz, Agent, Bear Tracks Holdings LLC, dba Black Bear Diner, located at 2805 S. Alma School Road.
57. **LIQUOR LICENSE**, Series 12, for Aubrey Jean Sturdivant, Agent, PTY5 Investments LLC, dba Teakwoods Tavern, located at 5965 W. Ray Road, Suite 20.
58. **LIQUOR LICENSE**, Series 12, for Dragana Cosic, Agent, SCDC Properties LLC, dba VB Lounge & Restaurant, located at 81 W. Boston Street. **(APPLICANT REQUESTS CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING.)**
59. **PRELIMINARY PLAT, PPT16-0013 THE ENCLAVE**, for a multi-family residential development on approximately 12 acres located at the southeast corner of Arizona Avenue and Chandler Heights Road.
60. **FINAL PLAT, FPT16-0001 AVALON AT CHANDLER AIRPARK**, for a 14-lot custom home subdivision on approximately 12.23 acres located approximately one-quarter mile south of the southeast corner of McQueen and Germann roads.
61. **FINAL PLAT, FPT16-0005 TOWER STORAGE LLC**, for a self-storage facility on an approximate 11.5 acre lot located south of the southeast corner of Arizona Avenue and Chandler Heights Road.
62. **FINAL PLAT, FPT16-0009 ROCKEFELLER – CHANDLER CROSSROADS**, for the replat of Lot 2 located at the northwest corner of Gilbert and Queen Creek roads.
63. **FINAL PLAT, FPT16-0010 ENCLAVE AT HAMILTON RANCH**, for a single-family residential subdivision located south and east of the southeast corner of Arizona Avenue and Queen Creek Road.
64. **FINAL PLAT, FPT16-0012 TOWNEPLACE AT THE MET**, for a commercial center located at the southeast corner of Chandler Boulevard and Hearthstone Way.
65. **FINAL PLAT, FPT16-0013 WILDHORSE**, for a nine lot single-family custom subdivision on approximately five acres located north of the northwest corner of Willis Road and El Dorado Drive.
66. **FINAL PLAT, FPT16-0015 MDI CHANDLER PAVILIONS**, for a commercial center located at the northeast corner of 54th and Harrison streets.
67. **FINAL PLAT, FPT16-0017 MAINSTREET TRANSITIONAL CARE FACILITY**, for a post-acute transitional health care facility and office buildings located at the southeast corner of Arizona Avenue and Queen Creek Road.
68. On action.
- *69. **APPOINTMENT** of Glenn Brockman as Acting City Attorney, effective at 5 p.m., July 29, 2016, at an annual salary of \$164,796.00, to be prorated during the period served as Acting City Attorney.

ACTION:

68. **INTRODUCTION OF ORDINANCE NO. 4704, DVR15-0037 ALLRED PARK PLACE**, rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site design and building architecture on property totaling approximately 62 acres located at the southwest and southeast corners of Price and Willis roads.

PUBLIC HEARING:

- PH1. **PUBLIC HEARING TO TAKE ADMINISTRATIVE ACTION ON DVR05-0036 T-SYS WESTERN OPERATIONS CENTER TO EXTEND, REMOVE OR DETERMINE COMPLIANCE WITH THE SCHEDULE FOR DEVELOPMENT OR TAKE LEGISLATIVE ACTION TO CAUSE THE PROPERTY TO REVERT TO ITS FORMER ZONING CLASSIFICATION**

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

A. Take administrative action to extend, remove or determine compliance;

-or-

B. Take legislative action and Introduction of Ordinance No. 4641 to cause the property to revert to its former zoning classification.

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