



## 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, August 11, 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:

Bishop Tyrone Stowe – Gospel “4” Life Church

PLEDGE OF ALLEGIANCE:



Agenda continued on next page.



**CONSENT:**

- 1a. **MINUTES** of the Chandler City Council Regular Meeting of June 23, 2016.
- 1b. **MINUTES** of the Chandler City Council Regular Meeting of July 25, 2016.
- 1c. **MINUTES** of the Chandler City Council Special Meeting of July 25, 2016.
- 1d. **MINUTES** of the Chandler City Council Study Session of July 25, 2016.
- 1e. **MINUTES** of the Chandler City Council Regular Meeting of July 28, 2016.
  
2. **FINAL ADOPTION 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.
  
3. **INTRODUCTION OF ORDINANCE NO. 4712**, granting a power distribution easement, at no cost, to Salt River Project (SRP) on City property located on 142nd Street, north of Riggs Road, Chandler, Arizona, for equipping a well site.
  
4. **INTRODUCTION OF ORDINANCE NO. 4716, DVR16-0012 SALAD AND GO**, rezoning from Planned Area Development (PAD) to PAD to remove a zoning condition limiting drive-thrus. **PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building architecture for a new restaurant and drive-thru located south of the SEC of Chandler Boulevard and Kyrene Road.
  
5. **INTRODUCTION OF ORDINANCE NO. 4680**, granting an Easement, Maintenance, and Access Agreement to Ashton Woods Arizona, LLC, and the Parkview Place Homeowners Association for the Parkview Place Development, located on Basha Road, across from the Snedigar Sports Complex.
  
6. **RESOLUTION NO. 4959** authorizing the City Manager to enter into a Certification Acceptance Agreement with the State of Arizona through the Arizona Department of Transportation to administer design and construction of Federal-Aid Highway Program projects.
  
7. **RESOLUTION NO. 4975** supporting a declaration to create a Sister Cities International program exchange with Tainan, Taiwan.
  
8. **RESOLUTION NO. 4978** authorizing the submittal of a \$75,000.00, Pass-Through Indian Gaming Grant application from VisionQuest 20/20, to the Gila River Indian Community.
  
9. **RESOLUTION NO. 4982**, authorizing the City to enter into a Municipal Bill-Crediting Agreement with Salt River Project Agricultural Improvement and Power District for transmission of the City's power allocations from the Arizona Power Authority, and authorizing execution of the agreement by the Chandler City Manager.
  
10. **RESOLUTION NO. 4983** authorizing the City to enter into a 50-year Power Sales Contract with the Arizona Power Authority; authorizing 60 equal monthly buy-in payments of \$816.67 during the first five years of the contract totaling \$49,000.00; and authorizing execution of the agreement by the Chandler City Manager.

11. **RESOLUTION NO. 4985** authorizing the Memorandum of Understanding (MOU) and Telehealth Services Agreement (TSA) with the Veterans Affairs/Phoenix Health Care System (PVAHCS) providing for an 18-month extension to the pilot program that allows the Chandler Fire, Health & Medical Department (CFHM) to better manage the delivery of healthcare and follow up medical services for Chandler Veterans and that the Mayor is hereby authorized to execute that Memorandum of Understanding and accompanying Telehealth Services Agreement on behalf of the City of Chandler.
12. **RESOLUTION NO. 4986** authorizing the termination of the office lease by and between the City of Chandler and CCMVWP San Tan Tech, LLC, for the premises at 145 South 79<sup>th</sup> Street; authorizing the lease termination payment of \$302,317.45 and a final loan payment of \$216,668.37; and authorizing the City Manager or designee to deliver a notice of termination, termination fee, and final loan payment to CCMVWP San Tan Tech, LLC.
13. **PRELIMINARY DEVELOPMENT PLAN (PDP), PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3**, for site layout and building architecture for a new office and warehouse building on approximately 4.3 acres located at the NWC of Chandler Boulevard and Juniper Drive. **(STAFF REQUESTS CONTINUANCE TO THE SEPTEMBER 15, 2016, CITY COUNCIL MEETING)**
14. **BOARD AND COMMISSION APPOINTMENT.**
15. **AUTHORIZE** the payment of operations and maintenance costs, system upgrade agreement, and narrow banding for Fiscal Year 2016/17 to the City of Phoenix for participation in the Regional Wireless Cooperative, in an amount not to exceed \$510,756.00.
16. **PROJECT AGREEMENT NO. WW1609.201**, to Wilson Engineers, LLC, for design services, for the Lone Butte Wastewater Treatment Plant Screen Replacement, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$49,550.00.
17. **AGREEMENT NO. MU6-936-3653**, with Valleywide Generator Service, LLC, for generator maintenance, in an amount not to exceed \$458,320.00, for a two-year term, with the option of two additional two-year extensions.
18. **AGREEMENT NO. MU5-885-3431**, Amendment No. 2, with GE Betz, Inc., for GE Chemicals, in an amount not to exceed \$120,000.00, for a one-year term, September 17, 2016, through September 16, 2017.
19. **AGREEMENT NO. MU6-914-3663**, with Cartright's Drain Service, Inc., Hoffman Southwest Corp., dba Roto Rooter Service and Plumbing, RKS Plumbing and Mechanical, Inc., and Talis Construction Corporation, for plumbing service, in a total combined amount not to exceed \$800,000.00, for a two-year term, with the option of one additional two-year extension.
20. **AGREEMENT NO. WH6-914-3674** with Wesco Distribution for the purchase of electrical supplies, for the period of August 1, 2016, through July 31, 2017, in an amount not to exceed \$175,000.00, with the option of four additional one-year extensions.

21. **AGREEMENT NO. CS6-961-3687** with MC Sales & Associates, Inc., dba Sky Blues, for professional softball umpire services, in an amount not to exceed \$62,000.00, for one year, September 1, 2016, through August 31, 2017, with the option of four additional one-year extensions.
22. **AGREEMENT NO. MU5-910-3538**, Amendment No. 1, with The Shannon S. Martin Company for janitorial services in an amount not to exceed \$196,240.00, for the term of August 1, 2016, through July 31, 2017.
23. **AGREEMENT NO. CS3-910-3208**, Amendment No. 2, with TD Industries and United Technologies, Inc., dba Uni-Tech, for HVAC repairs, maintenance & service in a total combined amount not to exceed \$470,000.00, for a one-year period, July 1, 2016, through June 30, 2017.
24. **ANNUAL AGREEMENT** with Motorola Solutions, Inc., to support the City of Chandler radio system infrastructure, for Fiscal Year 2016/17, in the amount of \$91,350.00.
25. **AGREEMENT NO. ST6-745-3696**, for alley rehabilitation and dust control, with Grey Mountain Construction, LLC, in an amount not to exceed \$895,270.00.
26. **CONSTRUCTION CONTRACT NO. ST1602-501**, to SRP to accommodate the Ocotillo Road Improvements, Cooper Road to Gilbert Road, for conversion of overhead electric facilities and electric for streetlights, in an amount not to exceed \$200,100.00.
27. **CONSTRUCTION CONTRACT NO. BF1508.401**, to DNG Construction LLC, for the Police Department Forensics and Housing Renovations, in an amount not to exceed \$291,497.99.
28. **PURCHASE** of flooring services-carpet and vinyl from Continental Flooring, utilizing the Maricopa County Contract No. 16089-C, in the amount of \$150,000.00.
29. **PURCHASE** of unarmed library security services from Surveillance Security, Inc., for the Basha, Downtown, Hamilton, and Sunset library locations in an amount not to exceed \$76,840.00.
30. **PURCHASE** of annual maintenance for the Tax Mantra system from Tata Consultancy Services, Ltd., sole source, in an amount not to exceed \$184,743.00.
31. **PURCHASE** of three fully-equipped dispatch consoles, to include hardware and software, utilizing State of Arizona Contract No. ADSPO14-079525, with West Safety Solutions Corp., in the amount of \$85,305.55.
32. **USE PERMIT, ZUP16-0006 ICEV PARKING LOT**, request Use Permit time extension approval to continue to allow a temporary parking lot on two parcels located north of the northeast corner of Alma School Road and Erie Street and at the northwest corner of Erie Street and Pleasant Drive.

33. **USE PERMIT, LUP16-0025 LIVING ROOM WINE CAFÉ & LOUNGE**, Series 6 Bar License to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted, and continue live entertainment at an existing business located at 2475 West Queen Creek Road, Suite 1, west of the SWC of Queen Creek and Dobson roads.
34. **USE PERMIT, LUP16-0024 DESERT CIDER HOUSE**, Series 13 In-state Farm Winery License to produce and distribute hard cider/apple wine to wholesalers as permitted located at 284 East Chilton Drive, Suite 8, north and west of the NWC of Arizona Avenue and Elliot Road.
35. **LIQUOR LICENSE**, Series 13, for Gregory Steven Asplin, Agent, Desert Cider House LLC, dba Desert Cider House, located at 284 E. Chilton, Suite 8.
36. **USE PERMIT, LUP16-0022 GINGER MONKEY**, Series 12 Restaurant License to sell and serve spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted including live entertainment located at 135 West Ocotillo Road, at the SWC of Arizona Avenue and Ocotillo Road.
37. **LIQUOR LICENSE**, Series 12, for Randy Nations, Agent, Ginger Monkey LLC, dba Ginger Monkey, located at 135 W. Ocotillo Road.
38. **SPECIAL EVENT LIQUOR LICENSE** for Downtown Chandler Community Foundation for the El Palacio Rockin' Taco Street Fest on Saturday, September 17, 2016, located at Dr. A.J. Chandler Park-Stage Plaza, 178 E. Commonwealth Avenue.
39. **SPECIAL EVENT LIQUOR LICENSE** for Chandler Cultural Foundation for the Get the Led Out event on Sunday, September 25, 2016, located at Chandler Center for the Arts, 250 N. Arizona Avenue.
40. **SPECIAL EVENT LIQUOR LICENSE** for St. Joseph the Worker for the Santan Oktoberfest on Saturday, October 1, 2016, located at Dr. A.J. Chandler Park-Stage Plaza, 178 E. Commonwealth Avenue.
41. **PERMANENT EXTENSION OF PREMISES, LIQUOR LICENSE**, Series 6, held by The Living Room Wine Cafe #1 LLC, dba The Living Room Wine Cafe & Lounge, located at 2475 W. Queen Creek Road, Suite 1.
42. **PRELIMINARY PLAT, PPT16-0009 TAKE OFF CENTER**, for a commercial development located at the southeast corner of McQueen and Queen Creek roads.
43. **FINAL PLAT, FPT16-0003 AZ 202**, for a retail, office, and hotel development located at the SWC of Arizona Avenue and Pecos Road.
44. **FINAL PLAT, FPT16-0006 PARKVIEW PLACE**, for a 50-lot single-family subdivision located approximately one-half mile south of the SEC of Ocotillo and Basha roads.
45. **FINAL PLAT, FPT16-0024 AVILLA GRACE**, for multi-family residential located west and north of the NWC of Arizona Avenue and Warner Road.

46. **RESOLUTION NO. 4987** authorizing the execution of a Development Agreement with CAZ 5 LLC, and CAZ 7 LLC, and authorize the Mayor to sign the Development Agreement.

**PUBLIC HEARING:**

**PH1. CHANDLER CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2015-2016**

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**