

## CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, January 11, 2007, at 7:00 p.m.**, at 22 S. Delaware Street, City Council Chambers, Second Floor, Chandler, Arizona.

**NOTE:** Consent items have either been discussed in the Study Session or previously reviewed by the City Council. Individual items may be pulled off by the Councilmembers or citizens prior to the time a final vote is taken. Individuals who want an item pulled for further discussion should so state when the Mayor addresses the public concerning the CONSENT agenda.

### **CALL TO ORDER:**



### **ROLL CALL:**

### **INVOCATION:**

Minister Greg Rodman – Cathedral of Praise Christian Church

### **PLEDGE OF ALLEGIANCE:**

### **SCHEDULED PUBLIC APPEARANCES:**

1. Everyday Hero Awards
2. Recognition: 2007 Bond Committee Chairs
3. Covance / Water Pretreatment – Tracey Sabiers
4. Covance – Michael Boerman
5. Covance – Eleanor Weedon
6. Covance – Patrick Jaeger

### **UNSCHEDULED PUBLIC APPEARANCES:**

Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.



**CONSENT:**

- 1a. **MINUTES** of the Chandler City Council Special Meeting of December 14, 2006.
- 1b. **MINUTES** of the Chandler City Council Regular Meeting of December 14, 2006.
  
2. **FINAL ADOPTION OF ORDINANCE NO. 3841** granting a no-cost power distribution easement to Salt River Project (SRP) to provide service to Quantum Helicopters facilities at the Chandler Municipal Airport.
  
3. **FINAL ADOPTION OF ORDINANCE NO. 3842** granting a no-cost power distribution easement to Salt River Project (SRP) to provide service to new hangar facilities at Chandler Municipal Airport.
  
4. **FINAL ADOPTION OF ORDINANCE NO. 3860** authorizing a lease agreement with the Chandler Historical Society for use of the building at 178 E. Commonwealth Avenue as a museum.
  
5. **FINAL ADOPTION OF ORDINANCE NO. 3861** amending City Code Chapter 50, Section 50-5, relating to charges for returned checks for payment of a utility bill.
  
6. **FINAL ADOPTION OF ORDINANCE NO. 3867, DVR06-0030 MAMMOTH COMMERCE CENTER – CHANDLER II**, rezoning from PAD Light Industrial to PAD Office and Light Industrial on approximately 6.24 acres for office buildings and an industrial warehouse located at the NWC of Stearman and Hughes drives.
  
7. **FINAL ADOPTION OF ORDINANCE NO. 3868, DVR06-0029 PECAN TRACE**, rezoning from County zoning district Rural-43 to Chandler zoning district PAD for a single-family home subdivision on approximately 17.5 acres.
  
8. **FINAL ADOPTION OF ORDINANCE NO. 3869, DVR05-0039 CHANDLER AIRPORT COMMERCE PARK**, rezoning from AG-1 to PAD for a Commercial Office and Industrial business park development on approximately 80 acres located south of the SEC of McQueen and Queen Creek roads. **(STAFF REQUESTS WITHDRAWAL)**
  
9. **FINAL ADOPTION OF ORDINANCE NO. 3872, DVR06-0053 POLLACK BUSINESS PARK NORTH & SOUTH**, amending an existing Planned Industrial District Area Development I-1PAD zoning to I-1PAD Amended to allow certain vehicle repair, customization, and accessory sales; installation of retail products; sign sales, repair, and fabrication; repair and manufacturing of certain small-scale equipment or goods; and expansion of areas designated for retail showroom on approximately 30 acres located at both the NE and SE corners of Arizona Avenue and Elliot Road.
  
10. **INTRODUCTION OF ORDINANCE NO. 3870** granting a no-cost power distribution easement to Salt River Project for electrical power service to City facilities at the East Knox Well site, located northeast of the entrance to Espee Park on Knox Road between Arizona Avenue and McQueen Road.

11. **INTRODUCTION OF ORDINANCE NO. 3873** granting a no-cost power distribution easement to Salt River Project to provide power to the new service entry section of the surface water treatment plant located at 1475 E. Pecos Road.
12. **INTRODUCTION OF ORDINANCE NO. 3874** amending Chapter 43 of the Chandler City Code, Section 43-5, relating to the adoption of Public Works Standards, Specifications and Regulations by revising the Standard Details and Specifications, Technical Design Manuals four through seven, and Chapter 46, Subsection 46-2.7.E relating to Construction Signs Required for Work.
13. **INTRODUCTION OF ORDINANCE NO. 3875, DVR06-0059 VILLAS AT LONE TREE**, rezoning from PAD to PAD amended, to eliminate a zoning condition requiring copper supply plumbing for a multi-family residential development located on approximately 20 acres at the SWC of Lindsay and Riggs roads.
14. **INTRODUCTION OF ORDINANCE NO. 3876** annexation of approximately 64 acres north of the NWC of Lindsay and Chandler Heights roads.
15. **RESOLUTION NO. 4032** authorizing an intergovernmental agreement with Maricopa County for improvements to Gilbert Road from Queen Creek Road to Germann Road, and Cooper Road from Germann Road to the Consolidated Canal, in the amount of \$790,000.00.
16. **RESOLUTION NO. 4033** authorizing an intergovernmental agreement with Maricopa County for County participation in the design, right-of-way acquisition, and construction of Riggs Road from Gilbert Road to Val Vista Drive in an amount not to exceed \$6,750,000.00.
17. **RESOLUTION NO. 4035** amending the City Fee Schedule.
18. **PRELIMINARY DEVELOPMENT PLAN, PDP06-0020 ERICKSON CONSULTING**, for site layout and building architecture for two industrial buildings located at 2350 N. Nevada Street, Lots 11 and 12 of the Westech Corporate Center. **(REQUEST CONTINUANCE TO FEBRUARY 8, 2007, COUNCIL MEETING.)**
19. **PRELIMINARY DEVELOPMENT PLAN, PDP06-0031 CHECKER AUTO/JIFFY LUBE**, amendment for an auto retail and service center located on approximately 2 acres within Fulton Ranch Towne Center at the SWC of Arizona Avenue and Ocotillo Road.
20. **PRELIMINARY DEVELOPMENT PLAN, PDP06-0040 COOPER CROSSING PHASE II**, for an office and retail center with a bank and restaurant on approximately 6 acres of a 14-acre site located at the NWC of Ray and Cooper roads. **(REQUEST CONTINUANCE TO JANUARY 25, 2007, COUNCIL MEETING.)**
21. **AUTHORIZE** the Parks and Recreation Board's recommendations for 2006 Celebration Plaza honorees.
22. **CLAIMS REPORT** for the Accounts Payable checks for the quarter ending December 31, 2006.

23. **AGREEMENT** Amendment No. 1 with Catholic Social Services of Central & Northern Arizona for emergency shelter enhancements, increasing the amount from \$252,800.00 to \$400,821.00.
24. **AGREEMENT** with Compuware to upgrade the residential tracking program for Solid Waste Services, sole source, in an amount not to exceed \$81,476.00.
25. **AGREEMENT** with Desierto Verde, LLC for native plant salvage, storage and replanting, utilizing the City of Scottsdale Contract, in an amount not to exceed \$271,300.00.
26. **AGREEMENT** with Adamson Police Products, Davidson's, and San Diego Police Equipment for the purchase of ammunition for a combined total not to exceed \$127,000.00.
27. **AGREEMENT** with Pacheco Brothers Gardening Inc. for landscape maintenance service at the Municipal Utilities Reverse Osmosis Facility and the Brine Evaporation Ponds for one year, in an amount not to exceed \$35,000.00.
28. **AGREEMENT** with Pioneer Roofing Company for roofing repair service at the Center for the Arts facility, utilizing the Maricopa County contract, in an amount not to exceed \$120,000.00.
29. **AGREEMENT** with Pacheco Brothers Gardening, Inc. for parks and facilities maintenance service for one year, in an amount not to exceed \$160,000.00.
30. **AGREEMENT** with Houston-Galveston Area Council for an Interlocal Cooperative Purchasing Program.
31. **AGREEMENT #CP06-001**, with Fulton Homes Corporation for installation of 24" reclaimed water mains in Chandler Heights and Alma School roads near the Fulton Ranch subdivision in excess of their offsite improvement obligation, at a cost to the City not to exceed \$1,496,396.00.
32. **AGREEMENT #CP06-002**, with Fulton Homes Corporation for installation of water lines in excess of their offsite improvement obligation to serve two City well sites located in the Fulton Ranch area at a cost to the City not to exceed \$575,141.00.
33. **AGREEMENT #CPO7-002**, with Fulton Homes Corporation for the installation of traffic signalization at the intersection of Alma School Road and Fulton Ranch Boulevard in excess of their offsite improvement obligation at a cost to the City not to exceed \$38,321.00.
34. **AGREEMENT #CP07-003**, with Fulton Homes Corporation for removal of underground utilities from the Old Alma School Road alignment at Fulton Ranch in excess of their offsite improvement obligation at a cost to the City not to exceed \$34,923.00.
35. **CONTRACT #WA0711-202**, with Wilson and Company for equipping design services for the McQueen Well, pursuant to the annual Contract No. EN0407-101, in an amount not to exceed \$210,818.00.
36. **CONTRACT #WA0713-401**, with SDB, Inc. for the County Courts expansion waterline replacement, pursuant to Job Order Contract No. JOC03-12, in an amount not to exceed \$140,751.00.

37. **CONTRACT #ST0602-402**, to Achen-Gardner Engineering LLC, for Phase 2 of the Cooper/Pecos Road Improvements, in an amount not to exceed \$20,353,913.00.
38. **CONTRACT #ST0625-201**, to Entellus, for the design of roadway and utility improvements for Gilbert Road from Germann to Queen Creek roads, in an amount not to exceed \$480,810.00.
39. **CONTRACT #ST0244-401**, Change Order No. 7, with FNF Construction, Inc., for Pecos Road Improvements – Dobson Road to McQueen Road, and McQueen Road Improvements – Pecos Road to Queen Creek Road, in an amount not to exceed \$342,250.00 for a revised contract amount of \$22,614,699.30.
40. **CONTRACT #ST0709-401**, to M.R. Tanner Construction for asphalt mill and inlay in an amount not to exceed \$994,300.00.
41. **CONTRACTS** to Jokake Construction Co., JOC07-08, in an amount not to exceed \$1,000,000.00 and to SDB, Inc., JOC07-04, in an amount not to exceed \$5,000,000.00, for general construction services for one year with the option of four one-year extensions.
42. **CONTRACTS** to Environmental Resolutions, Inc., JOC07-01 and Spray Systems Environmental, JOC07-09, for environmental remediation services for one year with the option of four one-year extensions, in an amount not to exceed \$500,000.00 each.
43. **CONTRACTS** to Complete Decon, Inc., JOC07-10, and Phoenix Demolition Company and Salvage, Inc., JOC07-02, for demolition services for one year with the option of four one-year extensions, in an amount not to exceed \$200,000.00 each.
44. **CONTRACT** renewal to Rotonics Manufacturing for the purchase of 300-gallon plastic refuse containers in an amount not to exceed \$389,011.00.
45. **CONTRACT** renewal to Arizona Pet Mortuary for dead animal collection service in an amount not to exceed \$13,533.00.
46. **PURCHASE** of additional equipment and labor for radio wiring harness, lights, and flashlight holders for Police motorcycles in an amount not to exceed \$12,240.27, for a revised total amount of \$107,500.27.
47. **PURCHASE** of laboratory testing equipment from Idexx Distribution, Inc., sole source, in an amount not to exceed \$22,000.00.
48. **PURCHASE** of laser printer cartridges, OEM/remanufactured, from Vision Business Products, utilizing the State of Arizona contract, in an amount not to exceed \$150,000.00.
49. **PURCHASE** of uniform rental and laundry service for a three-year period, from Ameripride Services, Inc., utilizing the Maricopa County contract, in an amount not to exceed \$60,000.00 per year for a total of \$180,000.00.
50. **PURCHASE** of temporary services from Randstad, Staffmark and Corporate Job Bank, utilizing the State of Arizona contract, in a combined amount not to exceed \$250,000.00.

51. **PURCHASE** increase of \$30,000.00 for janitorial supplies from Waxie Sanitary Supply, utilizing the State of Arizona Veteran's Services contract, for a revised amount not to exceed \$150,000.00.
52. **USE PERMIT, UP06-0044 CHIP PRO, INC.**, to continue the operation of an automotive re-conditioning and collision repair business within an I-1 zoned district for property located at 7061 W. Galveston Street.
53. **USE PERMIT, UP06-0067 BLUE SKY MANOR**, extension of existing use permit for an adult care home up to 10 residents at 2202 N. Santa Anna Court.
54. **LIQUOR LICENSE**, Series 12, for Mario Fernandez Villalpando, Agent, Villalpando's Mexican Restaurant LLC, dba Villalpando's Mexican Restaurant located at 7450 West Chandler Boulevard. **(APPLICANT REQUESTS WITHDRAWAL.)**
55. **LIQUOR LICENSE**, Series 12, for Bo Hyun Kim, Agent, Mido Sushi Inc., dba Mido Sushi located at 5965 West Ray Road, #18.
56. **LIQUOR LICENSE**, Series 12, for Jenny Yan Ying Zhen, Peking Garden Restaurant Inc., dba Peking Garden Restaurant located at 4055 South Arizona Avenue, #8. **(REQUESTS CONTINUANCE TO THE JANUARY 25, 2007, MEETING.)**
57. **LIQUOR LICENSE**, Series 7, for Lori A. Tapia, Alas De Oro LLC, dba Ibiza Blue Restaurante located at 1964 North Alma School Road, Suites 1-4. **(REQUESTS CONTINUANCE TO THE FEBRUARY 8, 2007, MEETING.)**
58. **LIQUOR LICENSE**, Series 12, for Lori A. Tapia, Alas De Oro LLC, dba Ibiza Blue Restaurante located at 1964 North Alma School Road, Suites 1-4. **(APPLICANT REQUESTS WITHDRAWAL.)**
59. **LIQUOR LICENSE**, Series 6, for Anita Lynell Hobbs, Agent, Makk Enterprises LLC, dba Tom Ryans Lounge located at 70 West Warner Road, #105.
60. **LIQUOR LICENSE**, Series 12, for Joselito Salazar Sydiongco, Jeepney Bistro, Inc., dba Jeepney Bistro located at 2390 North Alma School Road, #103. **(REQUESTS CONTINUANCE TO THE FEBRUARY 8, 2007, MEETING.)**
61. **LIQUOR LICENSE**, Series 12, for Yeong Sil Kim, Agent, Song San Corporation, dba Sun Chinese Restaurant located at 1381 North Alma School Road.
62. **PRELIMINARY PLAT, PPT06-0032 CHANDLER PIAZZA**, for a mixed-use development including hotel, retail, restaurant and office uses on approximately 21 acres located at the SEC of Frye Road and Ellis Street.
63. **PRELIMINARY PLAT, PPT06-0034 LUMIERE CHANDLER CONDOMINIUMS**, for condominium conversion of an existing multi-family community located at the SWC of Priest Drive and Orchid Lane.

64. **FINAL PLAT, FPT06-0030 FULTON RANCH PARCEL 4**, for a replat of Lots 52, 53, and Tract I within Parcel 4 of an existing single-family residential subdivision in the Fulton Ranch master planned development located south of the SWC of Arizona Avenue and Ocotillo Road.

**ACTION:**

65. **RESOLUTION NO. 4034** Ordering and Calling a Special Bond Election on May 15, 2007, to submit to the qualified electors thereof the question of authorizing the issuance and sale of \$451,500,000.00 principal amount of bonds, consisting of General Obligation, Street and Highway Revenue Bonds and Utility Revenue Bonds, Project of 2007.

**PUBLIC HEARINGS:**

**P.H.1. ALLOCATION OF PROGRAM INCOME** of \$1,020,240.00 in FY 2005/2006 Community Development Block Grant (CDBG) Program Income to the area of Public Facilities and Improvements and \$90,000.00 to the area of Administration and Planning.

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

66. **AUTHORIZE** the allocation of \$1,110,240.00 in FY 2005/2006 CDBG Program Income to Public Facility Improvements, Program Administration and Planning in the amounts recommended by the Chandler Housing and Human Services Commission and City staff.

**P.H.2. AIRPORT MASTER PLAN UPDATE**

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

67. **RESOLUTION NO. 4036**, authorizing the 2007 Airport Master Plan Update for the Chandler Municipal Airport.

**INFORMATION:**

1. **MINUTES** of the December 20, 2006, Planning and Zoning Commission Meeting.

**SPECIAL ORDERS OF THE DAY:**

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

**ADJOURN**