

Add #13

SEP 20 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM PUBLIC WORKS DEPARTMENT MEMO NO. CA08-067

DATE: SEPTEMBER 19, 2007

TO: MAYOR & COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DAN COOK, ACTING PUBLIC WORKS DIRECTOR *DMC*
MICHAEL NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR *MEN*
-TRANSPORTATION & OPERATIONS
SHEINA HUGHES, ACTING ASSISTANT PUBLIC WORKS DIRECTOR *DMC*
CITY ENGINEER

FROM: TIMOTHY S. KRAWCZYK, ENGINEERING PROJECT MANAGER

SUBJECT: PRICE ROAD IMPROVEMENTS

At the study session on Monday, September 17, 2007, a question arose regarding the improvements proposed on Price Road between Germann Road and the Santan Freeway.

The first attachment is an aerial color map of the project area, with the curblines overlaid onto the aerial. This map shows the three major private developments in progress within the project area: Spectrum Chandler, Chandler Echelon, and Mammoth. The green shading designates the area of the proposed landscape gateway.

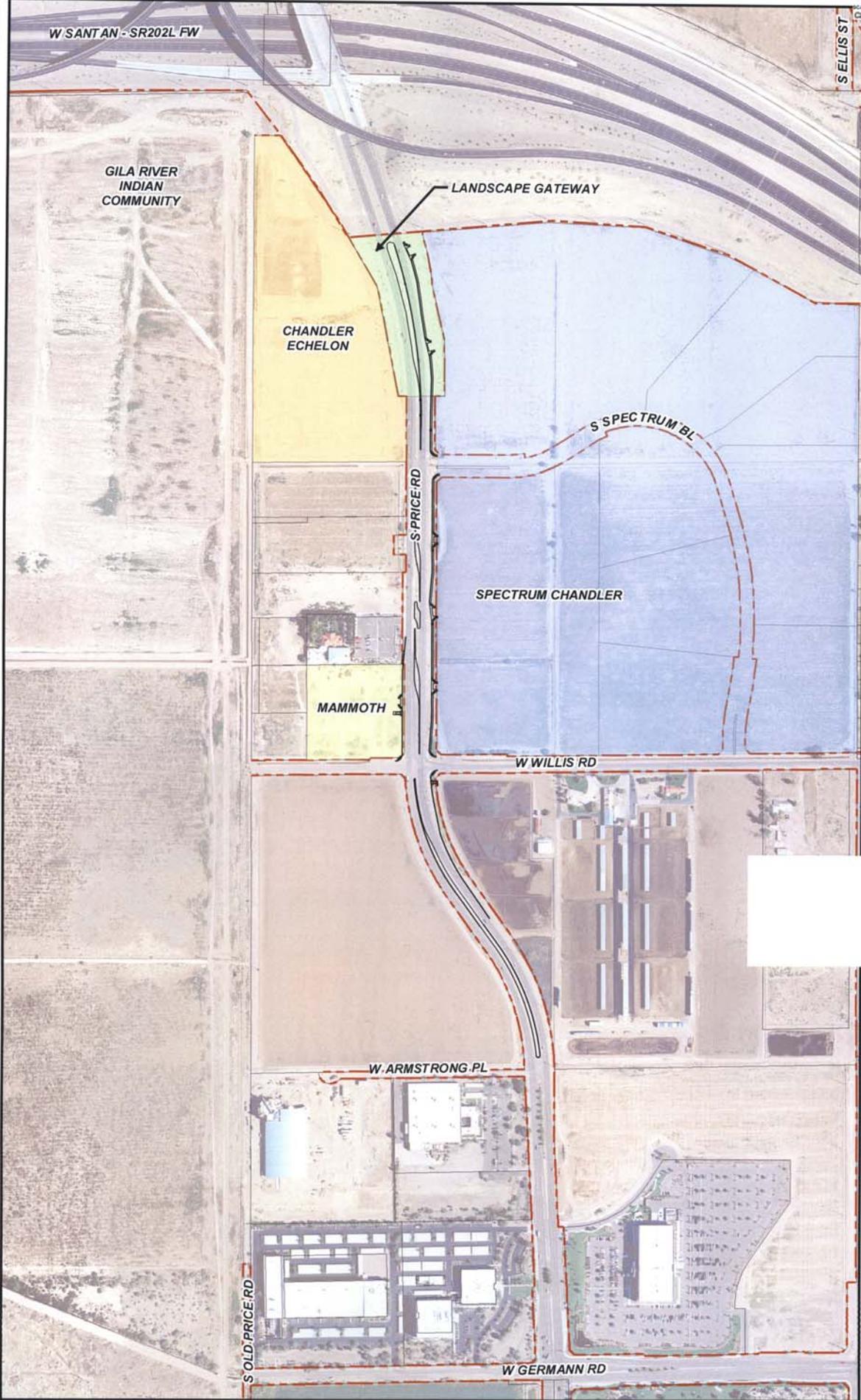
The second attachment contains a 3D color rendering and color plan view of the proposed landscape gateway. Uplighting will be provided for the palm trees and the entrance monuments.

The third attachment is a two page set of signing and striping plans from the design engineer showing the number of through lanes, right and left turn lanes, bike lanes, and other traffic features along the entire length of the project. The intersection of Price Road and Spectrum Boulevard will be striped for dual southbound left turn lanes and a single northbound left turn lane (with room to re-stripe for dual northbound left turn lanes). The intersection of Price Road and Willis Road has one left turn lane in the north- and southbound directions with enough room to re-stripe for dual left turn lanes in both directions. Sidewalks will be installed along existing developments and proposed developments for which there are negotiated lump sum agreements. Sidewalks will not be installed along undeveloped parcels.

The fourth attachment is an eight page set of landscape plans from the design engineer that shows the extent of the landscaping along the entire project length. In particular, palm trees and uplighting will be installed in the medians on the north and south legs of the Price/Willis and Price/Spectrum intersections, in addition to those within the gateway area.



PRICE RD AND GERMANN RD - PROJECT ST0504-201





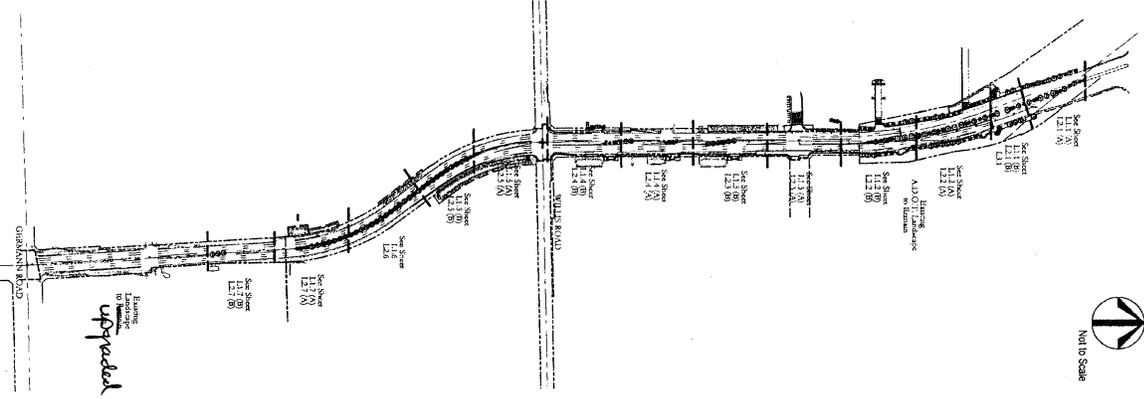
DESIGN BY
DISERT ADVANTAGE
LANDSCAPE ARCHITECTURE, L.L.C.
7000 W. Camelback Road, Suite 100
Phoenix, AZ 85018

Price Road Improvements
(Loop 202 to Germann Road)

**Conceptual
Landscape Plan**



City of Chandler Price Road Improvements (Loop 202 to Germann Road)



LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE PERMITTED WITHIN THE BOUNDARIES OF THE IMPROVED LANDSCAPE AREAS AS SHOWN ON THESE PLANS. NO OTHER PLANTING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
2. ALL PLANTING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY.
3. ALL HEIGHTS OF ANY MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES PLANTING USE PLANT LIST.
4. COORDINATE WORK WITH ALL TRADES.
5. CONTRACTOR SHALL HAVE PROJECT IN PROGRESS PRIOR TO COMMENCEMENT OF WORK. CALL (480) 786-5496 FOR PROJECT INFORMATION.
6. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE HEIGHT AND CALIPER SIZE TO COMPLY WITH ARIZONA NURSERY ASSOCIATION STANDARDS FOR TREE SPECIES. NURSERY ASSOCIATION STANDARDS FOR TREE SPECIES.
8. CONTRACTOR TO STATE SPECIFICATIONS OF ALL PLANT MATERIALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANTING AREAS SHALL BE PROTECTED FROM DAMAGE BY OTHER CONTRACTORS. PROTECT WITH 2" COLOR AND SIZE TO BE 3/4" SERRATED, MEDIUM GRAIN, COLOR IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANTING AREAS SHALL BE AT LEAST 4'-0" FROM A CURB FROM CONCRETE OR PAVED SURFACE.
11. LANDSCAPE AREAS SHALL BE AT LEAST 4'-0" FROM A CURB FROM CONCRETE OR PAVED SURFACE. THE INSTALLATION OF PLANT MATERIALS ON THE ROADWAY SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIALS ON THE ROADWAY.
12. ALL TREES TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
13. PROTECT EXISTING UTILITIES FROM ALL WORKS AND STRUCTURES.
14. ALL WORKS NOT TO EXCEED 10' IN DEPTH AND 10' IN WIDTH.
15. ALL WORKS TO BE PERMITTED ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BASED ON THE PLANS AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
16. CONTRACTOR TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ALL POTENTIAL CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
17. CONTRACTOR SHALL PROTECT ALL EXISTING PLANTING AND LANDSCAPE TO REMAIN THROUGHOUT CONSTRUCTION. ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE OWNER'S EXPENSE. THE CONTRACTOR AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN, ANY AND ALL DEVIATIONS WILL BE NOTICED BY THE LANDSCAPE ARCHITECT. ANY DEVIATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. ALL PLANTING AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND VIGOROUS CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. ALL PLANTING AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND VIGOROUS CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. AREAS WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND VIGOROUS CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND VIGOROUS CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
22. ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND VIGOROUS CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
23. COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER OR HOMEOWNERS ASSOCIATION. PLANTING SHALL BE CHECKED ON A REGULAR BASIS.
24. DRAIN OR DRAINAGE PLANS SHALL BE REMOVED AND REPLACED PROPERLY.
25. ALL PLANTING AREAS TO BE REPAIRED BY AN AUTOMATIC IRRIGATION AND REGULATION SYSTEM.
26. SIGN REQUIRE SEPARATE APPROVALS AND PERMITS. SEE SIGNAGE PLANS.

TYPE	SIZE	HEIGHT	WIDTH	CALIPER
Professional Areas	24" box	7.0'	4.0'	1.5"
Asiatic Grass	24" Box	8.0'	4.0'	1.5"
Secret Area				

Information based on Arizona Nursery Association Standards.

LANDSCAPE ARCHITECT

Desert Adaptive Landscape Architecture L.L.C.
1900 W. Chandler Blvd., #15-362
Chandler, AZ 85224
Phone: (480) 289-1397
Fax: (480) 289-1398
Cell: (480) 289-1399
E-mail: desertadapt@comcast.net

CIVIL ENGINEER

AMFC Infrastructure
4435 E. Holman Avenue
Mesa, AZ 85206
Phone: (480) 648-5329
Fax: (480) 830-3903
Cell: (480) 830-3905
E-mail: terra@amfc.com

CITY OF CHANDLER

- 1) Street trees must have a minimum clear canopy of 10' @ 7'.
- 2) 1 tree and 6 shrubs per 15 linear feet of the street.
- 3) Irrigation must include 2 trees, and 6 shrubs per 15 linear feet of the street.
- 4) Street trees must be planted in a "natural and organic" manner.
- 5) A minimum of 50% of street landscape must be used for street water retention.
- 6) Soil retention for retention basins must be used to create a minimum of 50% of street landscape.
- 7) Each month with a maximum slope of 4:1 shall be located and designed to maintain street water into retention basins.
- 8) Retention basins shall be designed to maintain street water into retention basins.
- 9) Retention basins shall be designed to maintain street water into retention basins.
- 10) Retention basins shall be designed to maintain street water into retention basins.
- 11) Retention basins shall be designed to maintain street water into retention basins.
- 12) Retention basins shall be designed to maintain street water into retention basins.
- 13) Retention basins shall be designed to maintain street water into retention basins.
- 14) Retention basins shall be designed to maintain street water into retention basins.
- 15) Retention basins shall be designed to maintain street water into retention basins.
- 16) Retention basins shall be designed to maintain street water into retention basins.
- 17) Retention basins shall be designed to maintain street water into retention basins.
- 18) Retention basins shall be designed to maintain street water into retention basins.
- 19) Retention basins shall be designed to maintain street water into retention basins.
- 20) Retention basins shall be designed to maintain street water into retention basins.

DESERT ADAPTIVE LANDSCAPE ARCHITECT
DATE: 8/6/17

CAUTION: IN PROGRESS PRELIMINARY. CONTRACTOR IS TO CONTACT AIR PRODUCTS AS REQUIRED IN ADVANCE TO ROCKETING WITHIN 30' OF PRELINE. CALL (480) 225-186-08 OR (480) 899-4177. REFER TO SPECIAL PROVISIONS.

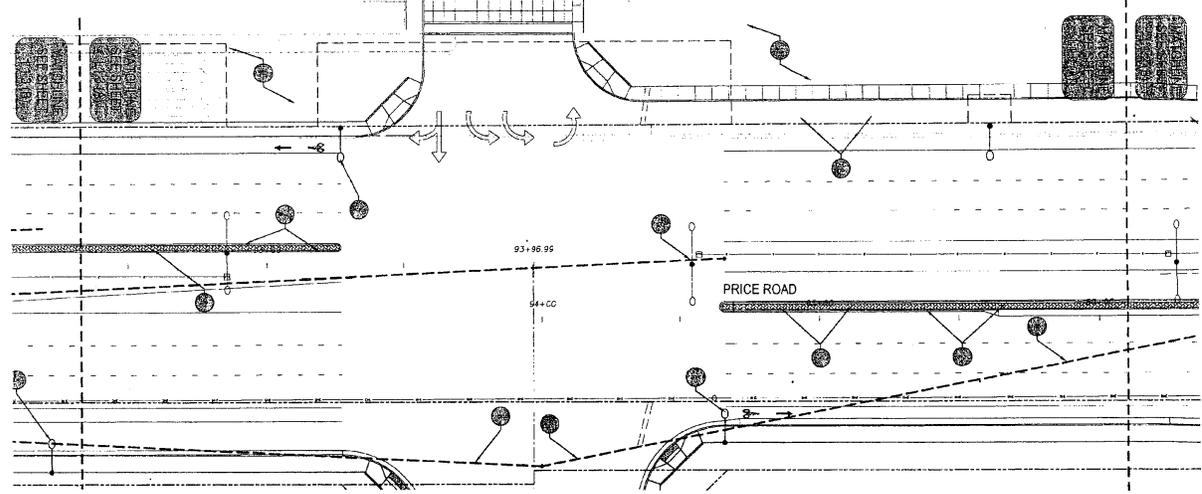
16-26-06 90% Construction Plans
8-10-07 Revised 90% Construction Plans

DESERT ADAPTIVE LANDSCAPE ARCHITECTURE L.L.C.
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Chandler, AZ 85224
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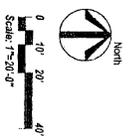
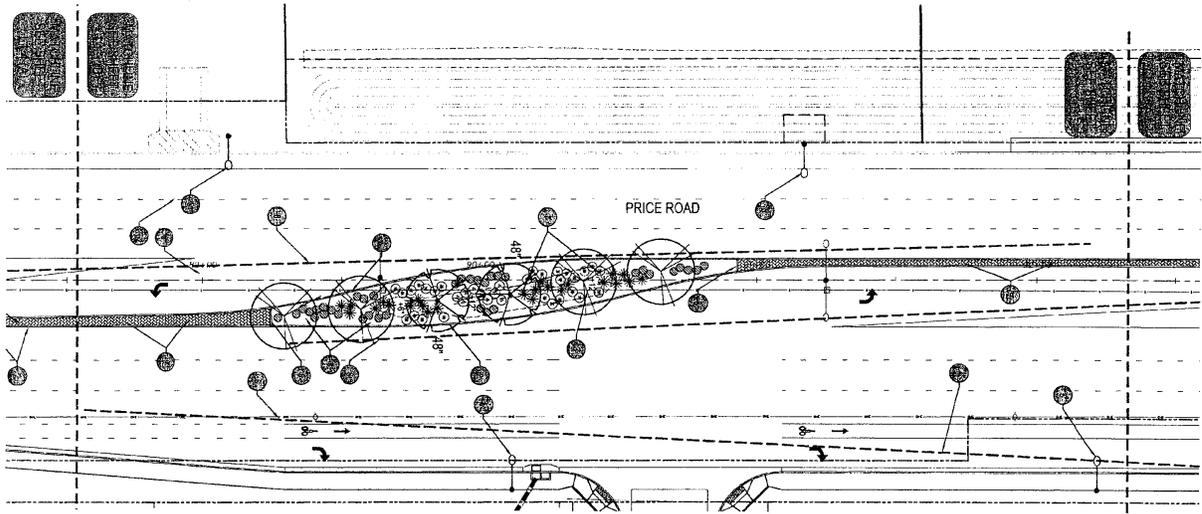
Price Road Median Improvements
(Germann Rd. to Loop 202)
Chandler, Arizona

DESERT ADAPTIVE LANDSCAPE ARCHITECTURE L.L.C.
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Chandler, AZ 85224
Phone: (480) 289-1397
Fax: (480) 289-1398

(A) PARTIAL LANDSCAPE PLAN

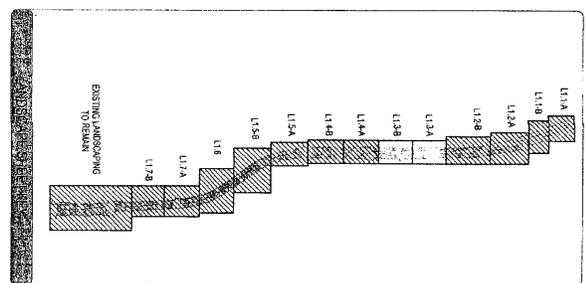


(B) PARTIAL LANDSCAPE PLAN



Symbol	Common Name	Spec.	Quantity
TREES:			
○	Sage Acacia	24" Box	4
○	Avicoria acutifolia	48" Box	2
○	Chinese Elm		
○	Ulmus parvifolia		
ACCENTS & SHRUBS:			
○	Giant Hydrangea	5 Gal.	24
○	Hydrangea laetiflora		
○	Desert Buddleia	5 Gal.	9
○	Ruellia perenniflora		
GROUNDCOVERS:			
○	Treading Purple Lavatera	1 Gal.	36
○	Blue Morning Glory		
○	Carrotweevil cactocorn	1 Gal.	27
INERT GROUNDCOVER:			
○	Decomposed Granite	Sq. Ft.	
○	3/4" Sphered Madelon Grd	(Min. 2" Depth)	
○	Iron 3" High Granite		

- EXISTING CONCRETE CURB TO REMAIN
- CONCRETE CURB, SEE CIVIL PLANS
- 8" X 12" HIGH WEAVERING BEAM
- 8" X 12" DEEP WEAVING DEPRESSION
- STREET LIGHT, SEE LIGHTING PLANS
- SIGHT DISTANCE LINES, SEE DETAIL C-246
- DECOMPOSED GRANITE, SEE DETAILS 2 & 3, A1.8
- CONCRETE HEADER, SEE DETAIL A1.18
- BRICK PAVERS, BY PAVEMENT
- DIRT STONE, COLOR, OLD TOWN BLEND
- EXISTING PAVEMENT TO REMAIN
- EXISTING AD.O.T. LANDSCAPING TO REMAIN
- PROJECT IN PLACE
- EXISTING AD.O.T. LANDSCAPING TO REMAIN
- EXISTING DECOMPOSED GRANITE
- REPAIRED IRRIGATION WATER METER
- SEE UTILITY AND IRRIGATION PLANS
- UNDERGROUND BOOSTER PUMP VALVE
- SEE IRRIGATION BASIN (SEE PLANS FOR HEIGHTS, SEE DETAIL L1.2)
- FUTURE DECOMPOSITION LANE
- CITY OF CHANDLER LANDSCAPING
- CITY OF CHANDLER MONUMENT SIGN
- SEE DETAIL SHEET L3.2
- FUTURE CHANDLER ECHOLON MAINTAINED LANDSCAPING
- EXISTING OVERHEAD POWER LINE
- EXISTING AD.O.T. FENCE



DESERT ADAPTIVE LANDSCAPE ARCHITECTURE L.L.C.
 1500 W. Chandler Blvd., #15-502
 Chandler, AZ 85224
 Phone: (602) 360-1597
 Fax: (602) 273-6456

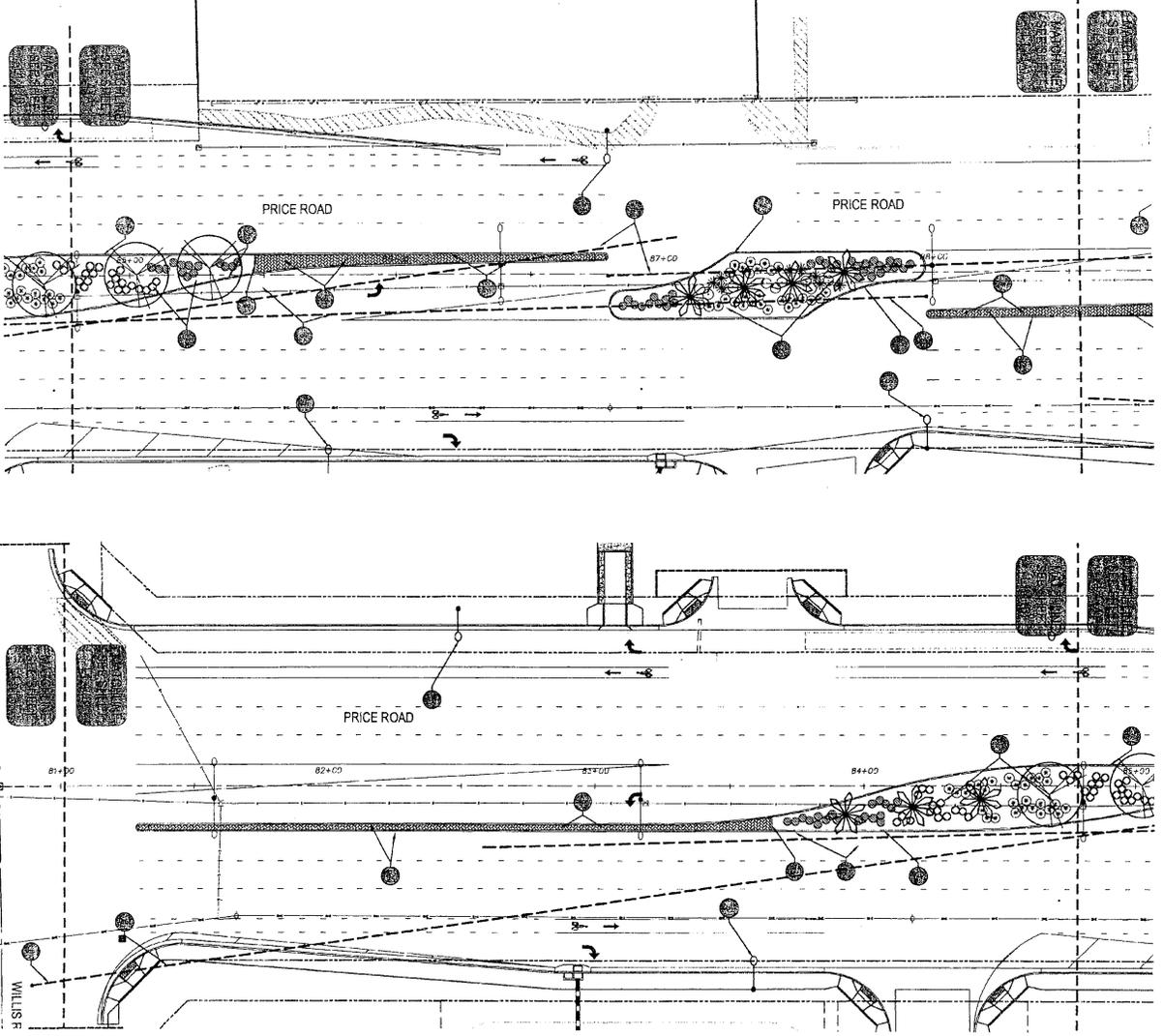


Price Road Median Improvements
 (Germann Rd. to Loop 202)
 Chandler, Arizona

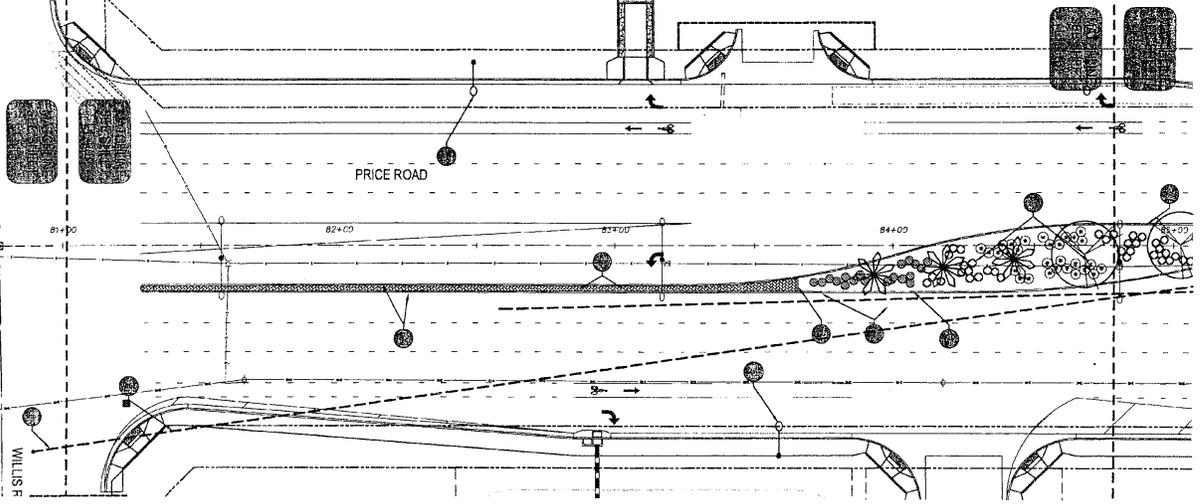
DESERT ADAPTIVE LANDSCAPE ARCHITECTURE L.L.C.
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10-26-06 90% Construction Plans
8-10-07 Revised 90% Construction Plans

(A) PRICE ROAD LANDSCAPE PLAN

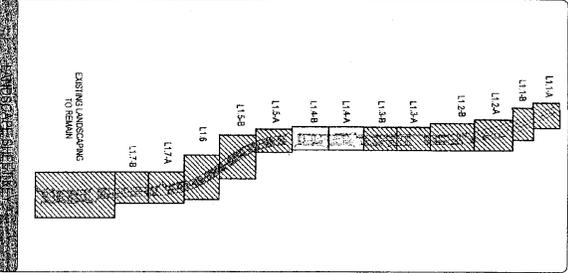


(B) PRICE ROAD LANDSCAPE PLAN

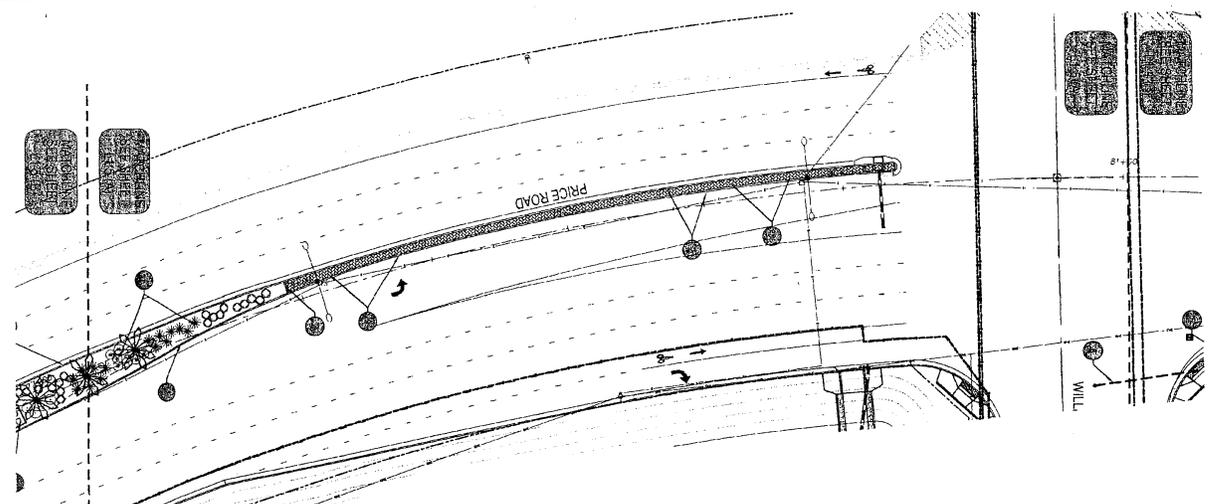


Symbol	Common Name	Quantity
○	Street Acacia	24" Box 3
○	Acacia small	18" 20' 7
○	Date Palm	
○	Phoenix decipiens	
ACCENTS & STRUCTURES		
★	Great Hedgehopper	5 Gal. 8
★	Hesperis matronalis	5 Gal. 10
○	Compact Texas Sage	
○	Leucophyllum subcoccineum 'Compact'	
GROUNDCOVERS		
○	New Grass Laminate	1 Gal. 37
○	Trailing Ice Plant	1 Gal. 65
○	Lantana montevidensis	
○	Bush Morning Glory	1 Gal. 57
○	Convolvulus canescens	
INERT GROUNDCOVER		
○	Dispersed Granite from a Single Source	Sq. Ft. (Min. 2" Depth)

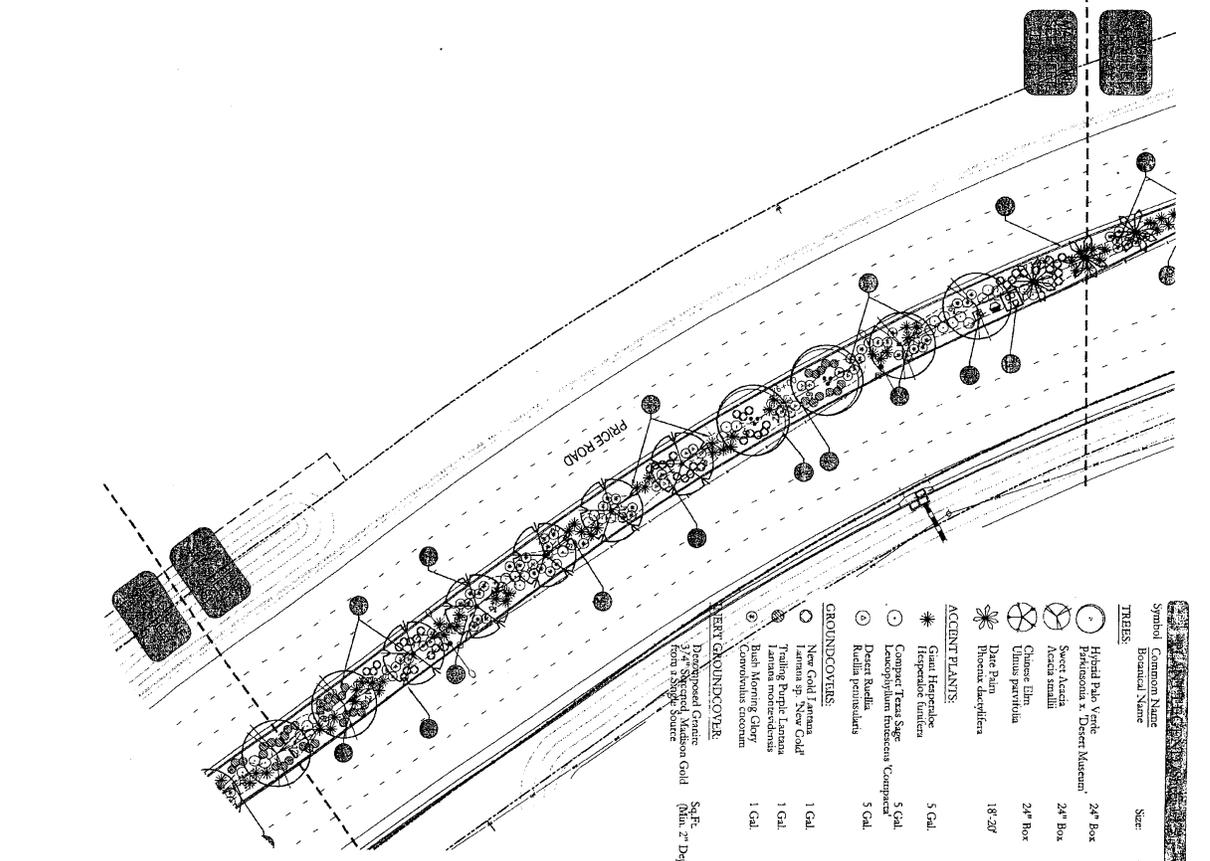
- EXISTING CONCRETE CURB TO REMAIN
- CONCRETE CURB, SEE CIVIL PLANS
- 8"-12" HIGH MEANDERING BERM
- 8"-12" DEEP MEANDERING DEPRESSION
- STREET LIGHT, SEE LIGHTING PLANS
- SIGN DISTANCE LINES, PER C.O.C. DETAIL C-246
- DECOMPOSED GRANITE, SEE DETAILS 2.2.3.11.8
- 5" CONCRETE HEADEN, SEE DETAIL 14.1.8
- BRICK PAVERS BY PAVEMENT CONTRACTOR
- GINT STONE IN COLOR OLD TOWN BLEND
- EXISTING PAVERS TO REMAIN
- EXISTING A.O.D.T. LANDSCAPING TO REMAIN
- PROJECT IN PLACE
- TO BE REPAIRED STOCK PILING
- EXISTING DECOMPOSED GRANITE
- RECLAIMED BRIGANTON WATER METER
- SEE UTILITY AND IRRIGATION PLANS
- UNDERGROUND BOSTER PUMP VAULT
- GATEWAY SIGN ELEMENT (SEE PLANS FOR HEIGHTS, SEE DETAIL 13.2)
- FUTURE DECEALATION LANE
- CONSTRUCTED BY OTHERS
- SEE DETAIL 13.2
- GINT OF CHANDLER MONUMENT SIGN
- SEE DETAIL SHEET L3.2
- FUTURE CHANDLER MONUMENT SIGN
- LANDSCAPING OPENED POWER LINE
- EXISTING A.O.D.T. FENCE



(A) PAVEMENT LANDSCAPE PLAN



(B) PAVEMENT LANDSCAPE PLAN

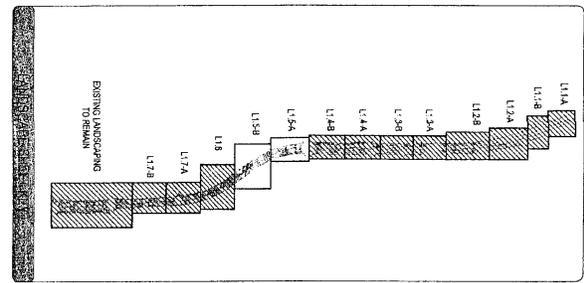


Symbol	Common Name	Size	Quantity
○	Hybrid Pop, Varieg.	24" Box	2
○	Prunella x. Desert Maroon	24" Box	3
○	Spice Bush	24" Box	3
○	Acacia mesquite	24" Box	5
○	Chinese Elm	24" Box	5
○	Utah Juniper	18-24"	3
○	Date Palm	18-24"	3
○	Phoenix dactyloides	18-24"	3

Symbol	Common Name	Size	Quantity
○	Small Mesquite	5 Gal.	54
○	Tridented Yucca	5 Gal.	34
○	Compact Texas Sage	5 Gal.	22
○	Chenopodium tomentosum 'Compact'	5 Gal.	22
○	Desert Bush	5 Gal.	22
○	Redbud	5 Gal.	22
○	Redbud	5 Gal.	22

Symbol	Common Name	Size	Quantity
○	New Gold Lamina	1 Gal.	55
○	Lamina sp. 'New Gold'	1 Gal.	29
○	Trailing Purple Lamina	1 Gal.	29
○	Lamina nevadensis	1 Gal.	29
○	Bush Morning Glory	1 Gal.	48
○	Convolvulus creticus	1 Gal.	48

- EXISTING CONCRETE CURB TO REMAIN
- CONCRETE CURB SEE CIVIL PLANS
- 8"-12" HIGH MENDING BEAM
- 8"-12" DEEP MENDING DEPRESSION
- STREET LIGHT SEE LIGHTING PLANS
- SIGN DISTANCE LINES PER C.O.C. DETAIL C-46
- DECOMPOSED GRANITE SEE DETAILS 3.3.11.8
- 8" CONCRETE HEADER SEE DETAIL A-1.1.8
- BRICK PAVERS BY PAVEMENT
- CITY STONE IL COLON OLD TOWN BLEND
- EXISTING PAVERS TO REMAIN
- EXISTING ADOT LANDSCAPING TO REMAIN
- PROTECT IN PLACE ASPHALT
- TO BE REMOVED STOCK TILE
- EXISTING DECOMPOSED GRANITE
- RECLAIMED BRIGGION WATER METERS
- SEE UTILITY AND IRRIGATION PLANS
- SINKING BRASS PER PUMP VALVE
- GATEWAY PER ELEVATION SEE PLANS FOR HEIGHTS SEE DETAIL L3.2
- FUTURE DECELERATION LANE
- CONSTRUCTED BY OTHERS
- FUTURE DECELERATION LANE
- 4'-0" WIDEN FROM E.O.C.
- CITY OF CHANDLER MONUMENT SIGN SEE DETAIL SHEET L3.2
- FUTURE CHANDLER ECHOLON MAINTAINED
- LANDSCAPING HEAD POWER LINE
- EXISTING ADOT FENCE
- EXISTING ADOT FENCE



L1.5
 Landscape
 Planting Plan
 Sheet 51 of 69
 ENR106-0010

Price Road Median Improvements
 (Germann Rd. to Loop 202)
 Chandler, Arizona

DESERT ADAPTIVE
 LANDSCAPE
 ARCHITECTURE L.L.C.
 1500 W. Chandler Blvd., #15-502
 Chandler, AZ 85224
 Phone: (602) 969-1597
 Fax: (480) 275-6478

10-25-06 90% Construction Plans
 8-10-07 Revised 90% Construction Plans

#13

SEP 20 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Real Estate Council Memo No. RE08-008**

DATE: SEPTEMBER 20, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *MP*
 DANIEL W. COOK, ACTING PUBLIC WORKS DIRECTOR *DWC*
 MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS *MEN*
 DIRECTOR / TRANSPORTATION AND OPERATIONS

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR *EK*

SUBJECT: RESOLUTION NO. 4095, AUTHORIZING THE ACQUISITION OF REAL
 PROPERTY NEEDED FOR THE PRICE ROAD IMPROVEMENTS;
 AUTHORIZING CONDEMNATION PROCEEDINGS AS NEEDED TO
 ACQUIRE SAID REAL PROPERTY AND TO OBTAIN IMMEDIATE
 POSSESSION THEREOF.

RECOMMENDATION: Staff recommends that Council pass and adopt Resolution No. 4095 authorizing the acquisition of real property needed for the Price Road Improvements; authorizing condemnation proceedings as needed to acquire said real property and to obtain immediate possession thereof.

BACKGROUND/DISCUSSION: The Price Road Improvements project is required to relieve congestion along this major arterial corridor. It consists of roadway and waterline improvements on Price Road from Germann Road north to the Santan Freeway, including an additional through lane in both directions, curb and gutter, bike lanes, turn lanes, raised medians, storm drains, street lights, traffic signal interconnects, extensive potable water, reclaimed water, sewer manhole improvements and upgraded landscaping.

The Price Road Improvements, Project No. ST0504-402 (the "Project") requires the acquisition of real property (road right-of-way and easements) from private property adjacent to, near or related to this Project. At this time, six (6) partial property acquisitions have been identified.

Page Two
Council Meeting of
Memo # RE08-008

This Resolution authorizes acquisition of the real property at fair market value either by purchase or by condemnation. A reasonable negotiation period will be allowed for property purchases, after which condemnation proceedings will be initiated as needed to acquire the real property and to obtain immediate possession.

Construction on Price Road should begin in fall of 2007 and should be completed in approximately ten months.

PROPOSED MOTION: Staff recommends that Council pass and adopt Resolution No. 4095 authorizing the acquisition of real property needed for the Price Road Improvements; authorizing condemnation proceedings as needed to acquire said real property and to obtain immediate possession thereof.

Attachments: Resolution
Location/Site Map

RESOLUTION NO. 4095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, DETERMINING THAT ACQUISITION OF CERTAIN REAL PROPERTY NEEDED FOR PRICE ROAD IMPROVEMENT PROJECT NO. ST0504 IS A MATTER OF PUBLIC NECESSITY; AUTHORIZING THE ACQUISITION OF REAL PROPERTY NEEDED FOR THE PRICE ROAD IMPROVEMENTS; AUTHORIZING CONDEMNATION PROCEEDINGS AS NEEDED TO ACQUIRE SAID REAL PROPERTY AND TO OBTAIN IMMEDIATE POSSESSION THEREOF; AND AUTHORIZING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

WHEREAS, Price Road Improvement Project No. ST0504 (the "Project") is intended to improve transportation and vehicular traffic movement within the City of Chandler along Price Road from Germann Road to just north of Spectrum Boulevard; and

WHEREAS, in order to allow the Project to proceed in accordance with its schedule, the City of Chandler needs to acquire certain real property as rights-of-way in fee and/or easements from private property that is adjacent to, nearby, or related to the approved alignment for the Project, and specifically from the tax parcels listed in Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City needs to obtain immediate possession of the real property needed for the Project in order to have access and use prior to advertising for construction bids for the Project, which is scheduled to commence on or before Fall of 2007; and

WHEREAS, the City is authorized by law to acquire, whether by purchase, dedication or condemnation (eminent domain), such real property as is needed for public roadway purposes; and

WHEREAS, the acquisition of some of the real property for the Project may result in the relocation of persons, businesses or personal property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Maricopa County, Arizona, as follows:

Section 1. It is hereby determined that the acquisition of real property needed for the Project, and specifically right-of-way in fee and related easements from the tax parcels listed in attached Exhibit "A", and the securing of immediate possession of such real property, is necessary for the public purpose of widening and improvement of a public roadway; is for a public and necessary purpose; is in the best interest of the citizens of the City of Chandler; and is located so that the acquisition for public use will be most compatible with the greatest public good and the least private injury.

Section 2. The City is authorized and directed to purchase said real property for an amount equal to the fair market value of the property as determined by appraisal. Written offers shall be in a form approved by the Chandler City Attorney and each purchase agreement entered into with a property owner shall be individually approved as to form by the Chandler City Attorney prior to being deposited into escrow.

Section 3. The City's Real Estate Manager, any City real estate officer acting on the Manager's behalf, or any retained right of way consultant acting at the direction of the Real Estate Manager, is authorized to make written offers for said real property and, where accepted, to execute, deliver and deposit into escrow the approved purchase agreement, along with all other documents and instructions necessary to consummate the purchase of said real property.

Section 4. Where any such written offer is not accepted within a reasonable period of time for negotiation, the City Attorney of the City of Chandler is hereby authorized and directed to commence condemnation (eminent domain) proceedings to acquire, in the name of the City of Chandler, said real property, including any improvements thereon, and to secure immediate possession of such real property, for the public purpose of allowing the improvements for the Project to be constructed as planned and scheduled, and is further directed to do and to perform all acts necessary in furtherance of the acquisition of title to and immediate possession of said real property.

Section 5. The City is authorized to provide such relocation assistance, including benefits, as may be required by law. The City's Real Estate Manager shall make the initial determination of any claim received for relocation benefits; any administrative appeal from such decision shall be considered and acted upon by the Chandler City Manager or the Manager's designee for such purpose, whose decision shall be final in accordance with applicable law.

PASSED AND ADOPTED by the City Council of the City of Chandler, Maricopa County, Arizona, this ___ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4095 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

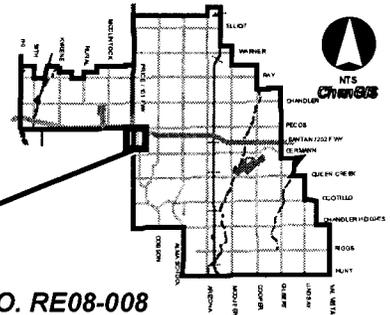
GAB

EXHIBIT A TO RESOLUTION NO. 4095

<u>TAX PARCEL NUMBER</u>	<u>CURRENT OWNER</u>
303-25-004M	Mammoth Chandler I, LLC
303-25-004V	Cho Chong I
303-25-007D & -580	Chandler San Tan LLC
303-25-013A	Harold Kuiper
303-25-681	Cyburt Hall Chandler Spectrum LLC
303-25-689	Spectrum Chandler MCR 857-20



PRICE ROAD IMPROVEMENTS PROJECT NO. ST0504-201



-  TEMPORARY CONSTRUCTION EASEMENT
-  TRAFFIC SIGNAL EASEMENT
-  STREET LIGHT EASEMENT
-  TEMPORARY DRAINAGE EASEMENT

MEMO NO. RE08-008

