

CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, September 20, 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:



Pastor Bill May, First Baptist Church of Sun Lakes

PLEDGE OF ALLEGIANCE:

SCHEDULED PUBLIC APPEARANCES:

1. Retirement Recognition
2. Service Recognitions
3. Recognition – Babe Ruth World Series Champions
4. Arizona Parks and Recreation Association wards
5. Recognition – Chandler At It's Best
6. Proclamation – Domestic Violence Awareness Month
7. Proclamation – A Week Without Violence
8. Proclamation – Fire Prevention Month
9. Chamber of Commerce Update: Business Retention and Expansion Program

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:

1. **MINUTES** of the Chandler City Council Regular Meeting of September 6, 2007.
2. **FINAL ADOPTION OF ORDINANCE NO. 3846** authorizing the City to enter into two, 30-year ground leases with two, 10-year options with Arizona Pacific Aviation, LLC for the purpose of constructing and managing hangar storage facilities at the Chandler Municipal Airport for an amount of \$29,265.00 for the first year.
3. **FINAL ADOPTION OF ORDINANCE NO. 3884** granting two no-cost 69kV power distribution easements to Salt River Project (SRP) to relocate electrical facilities along the east side of Dobson Road north and south of Warner Road.
4. **FINAL ADOPTION OF ORDINANCE NO. 3921** granting a no-cost power easement to Salt River Project (SRP) on the north side of Warner Road, west from the northwest corner of Alma School Road and Warner Road to Comanche Drive.
5. **FINAL ADOPTION OF ORDINANCE NO. 3922** granting a no-cost, non-exclusive ground easement to Salt River Project (SRP) to relocate electric facilities along Germann Road between Dobson Road and Arrowhead Drive.
6. **FINAL ADOPTION OF ORDINANCE NO. 3937** amending a wireless telecommunications use agreement between Verizon Wireless LLC, dba Verizon Wireless, and the City of Chandler at Fire Station #2, 1911 N. Alma School Road.
7. **FINAL ADOPTION OF ORDINANCE NO. 3956, DVR07-0003 VILLA DEL LAGO**, rezoning from PAD Commercial to PAD Multi-Family Residential along with PDP approval for a multi-family residential development located on approximately 14.6 acres at the SEC of Ocotillo and Dobson roads.
8. **INTRODUCTION OF ORDINANCE NO. 3958** granting an irrigation easement to Salt River Project (SRP) to relocate irrigation facilities along Warner Road east and west of Dobson Road.
9. **INTRODUCTION OF ORDINANCE NO. 3968, DVR07-0031 PARCLAND CROSSING AMENDMENT**, amending the PAD zoning to allow a mixed-use development with office, commercial retail, and residential condominiums with a mid-rise overlay by deleting a zoning condition requiring "Perimeter landscaping, the greenbelt, and street improvements to occur in Phase One" at the NEC of Alma School and Willis roads.
10. **INTRODUCTION OF ORDINANCE NO. 3971, DVR07-0035 EAST OF SEC OF PECOS & MCQUEEN ROADS**, establishing initial City zoning of Agricultural District (AG-1) on approximately 4.37 acres located east of the SEC of Pecos and McQueen roads.
11. **RESOLUTION NO. 4082** approving an annual amendment to the Intergovernmental Agreement (IGA) with the Regional Public Transportation Authority (RPTA) to provide regional Dial-A-Ride services for senior citizens and persons with disabilities for FY 2007/08 in the amount of \$114,006.00.

12. **RESOLUTION NO. 4083** approving an annual amendment to the transit service agreement for fixed route bus service with the Regional Public Transportation Authority (RPTA) for FY 2007/08 in an amount of \$243,749.00.
13. **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 obtaining immediate possession thereof.
14. **RESOLUTION NO. 4119** amending the Citywide Fee Schedule, Section 3, relating to fees for services for fire and emergency responses.
15. **RESOLUTION NO. 4120** authorizing the City to enter into grant agreements with the Arizona Department of Transportation (ADOT) by accepting ADOT grants E8S45 for \$186,750.00 to design the Northwest Apron Project, E8S46 for \$886,500.00 to construct Phase 2 of the Terminal Area Storm Drain Project, and E8S47 for \$489,150.00 to design and reconstruct the Airport Lighting Vault.
16. **RESOLUTION NO. 4126** authorizing the purchase of property located on the west side of Washington Street between Boston Street and Chicago Street for the new City Hall at a cost not to exceed \$2,015,000.00 including survey, closing and associated costs.
17. **RESOLUTION NO. 4125** authorizing the City Attorney to execute the "Stipulation of Intervenor Concurring in Joint Motion of Central Arizona Conservation District and the United States to Approve Amendment to the Revised Stipulation and for Entry of Stipulated Judgment" in Central Arizona Water Conservation District v. United States, CIV 95-625-TUC-WDB (EHC, No. CIV 95-1720-PHX-EHC (Consolidated Action)).
18. **RESOLUTION NO. 4129** determining that acquisition of real property located at 210 S. Washington Street for the construction and development of a new City Hall complex and related off-street parking is a matter of public necessity; authorizing condemnation proceedings to acquire said real property and to obtain immediate possession thereof; and authorizing such relocation assistance as may be required by law.
19. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0006 ADVANTAGE BUSINESS PARK**, to construct an office and retail development on approximately 13 acres at the SEC of Alma School and Pecos roads.
20. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0020 TCF NATIONAL BANK**, for a comprehensive sign package at 1990 E. Ray Road.
21. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0021 FULL CIRCLE AUTOWASH**, amendment for the fuel station canopy at 2755 W. Chandler Boulevard.
(REQUEST CONTINUANCE TO THE OCTOBER 25, 2007, COUNCIL MEETING.)

22. **ZONING, DVR07-0022/ PPT07-0012 STELLAR AIRPARK ESTATES II**, rezoning from AG-1 and Planned Commercial Office District (PCO) to PAD for a two-lot custom single-family residential subdivision with aviation-related uses, with PDP and PPT approval for subdivision layout and development standards on approximately 14.5 acres located at the SEC of Chandler Boulevard and Galaxy Drive.
(REQUEST CONTINUANCE TO THE DECEMBER 13, 2007, COUNCIL MEETING.)
23. **ZONING DVR07-0025 WARNER COMMERCE PARK**, rezoning from PAD to PAD Amended to expand the list of permitted uses within the zoning district on an approximately 16.9-acre business park development with commercial and industrial uses located at the SEC of Warner Road and Delaware Street. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**
24. **AGREEMENT #OA08-001** with Germann Road Associates, LLC, deferring the installation of a traffic signal at the intersection of Germann Road and Wright Drive and accepting a lump sum payment of \$62,500.00.
25. **AGREEMENT #CM8-001** with G & G Construction for sidewalk removal and replacement along Tulsa Street in the Park Manor Neighborhood, pursuant to annual Contract #ST4-913-2100, in an amount not to exceed \$24,892.28.
26. **AGREEMENT #CP07-004** with Fulton Homes Corporation for the construction of two northbound lanes on Arizona Avenue between Chandler Heights and Ocotillo roads near the Fulton Ranch subdivision in excess of their offsite improvement obligation at a cost to the City not to exceed \$771,781.94.
27. **AGREEMENT** with Arizona Crash Course, Arizona Chapter National Safety Council and Arizona Traffic Schools, LLC for the Defensive Driving Program for two years with three one-year renewal options.
28. No Item.
29. **AGREEMENT** for a Downtown Parking Study with Carl Walker, Inc., in an amount not to exceed \$59,090.00.
30. **AGREEMENT**, Amendment #2, with MACRO Corporation for consulting services for Phases II and III of the of the Police Records Management System and the Computer Aided Dispatch System, including the Centralized Power System, in an amount not to exceed \$475,597.00.
31. **AGREEMENT EXTENSION** with Baker & Taylor for library materials in an amount not to exceed \$750,000.00.
32. **AGREEMENT** with Wave Imaging Corporation for one year with four one-year renewal options for Legato Software Support and Maintenance Services (EDMS) in an amount not to exceed \$32,827.00.

33. **AGREEMENT** with The Frank Gates Service Company for Workers' Compensation Third Party Claims Administration for one-year, with four one-year renewal options, in an amount of \$62,750.00.
34. **RECOMMENDATIONS** of the Architectural Excellence Award Committee for 2007 project awards.
35. **CONTRACT #DT0704-402** to Safe Star Construction in an amount of \$75,726.00 for the construction of alley site walls in the Park Manor Neighbors in Action neighborhood.
36. **CONTRACT #DT0704-401RB** to Safe Star Construction in an amount of \$251,025.00 for the construction of alley site walls in the Knox Neighbors in Action neighborhood.
37. **CONTRACT #PR0506-402**, Change Order No. 1, to Haydon Building Corporation to the construction manager at risk contract for the Germann Road Sewer and Lift Station in an amount not to exceed \$216,721.00.
38. **CONTRACT #WA0320-402**, Change Order No. 5, to Hunter Contracting Company for new construction at the Surface Water Treatment Plant in an amount not to exceed \$3,223,998.00.
39. **CONTRACT #ST0623-401** to Pulice Construction Incorporated for improvements to Queen Creek Road from Price Road to McQueen Road in an amount not to exceed \$24,840,504.55.
40. **CONTRACT #EN0703-101** to Vanir Construction Management Incorporated for construction administration inspection and project management services in an amount not to exceed \$5,000,000.00 for the first year with the option of four one-year extensions, and agreement #ST0623-451 for Queen Creek Road construction management and inspection services in an amount not to exceed \$1,125,424.00.
41. **CONTRACT #ST0801-201** to Stanley Consultants, Inc. for engineering design services for the Galveston Street Bicycle and Pedestrian Bridge Project in an amount not to exceed \$99,978.00.
42. **CONTRACT EXTENSION** to Ernst & Young in an amount not to exceed \$20,000.00 to provide continued financial analysis services in support of completing negotiations for the San Marcos Commons – Phase II Development Agreement.
43. No Item.
44. **AUTHORIZE** payment of membership dues to the Arizona Municipal Water Users Association in an amount of \$85,662.00.
45. **PURCHASE** of 41 traffic signal cabinets and associated internal controller equipment from Phoenix Highway Products in the amount of \$777,296.74, and 3M in the amount of \$77,900.00, utilizing the Arizona Department of Transportation (ADOT) contracts, for a total amount of \$855,196.74, subject to obligation of \$422,700.00 in federal funds.
46. **AUTHORIZE** expenditure of an amount not to exceed \$164,000.00 for firefighter physical examinations pursuant to the current Intergovernmental Agreement with the City of Phoenix.

47. **AUTHORIZE** expenditure of an amount not to exceed \$821,266.56 for dispatch services pursuant to the current Intergovernmental Agreement with the City of Phoenix.
48. **PURCHASE** of non-pop, valve box lids, valve box locking devices and debris caps to SW Services in an amount not to exceed \$138,036.00.
49. **PURCHASE** of a street sweeper from Norwood Equipment, utilizing the City of Tempe contract, in an amount not to exceed \$182,627.00.
50. **PURCHASE** of Central Arizona Project (CAP) incentive recharge water for a cost of \$694,800.00.
51. **PURCHASE** of network servers from International Business Machines Corporation (IBM), pursuant to the Western States Contracting Alliance (WSCA) Agreement, in an amount not to exceed \$490,000.00.
52. **PURCHASE** of furniture for the Tumbleweed Recreation Center from Walsh Brothers, utilizing the Tri-University (Tri-U) Contract and Maricopa County Community Colleges District (MCCCD) Contract, in an amount not to exceed \$151,768.87.
53. **PURCHASE** of chemicals, fertilizers and pesticides from UAP Distribution, Inc., utilizing the City of Tempe contract, in an amount not to exceed \$65,000.00.
54. **PURCHASE** of fencing service from Empire Fence, utilizing the Mesa Unified School District contract, in an amount not to exceed \$40,000.00.
55. **PURCHASE** of tree maintenance service with Turner Tree Management, utilizing the Maricopa County contract, in an amount not to exceed \$40,000.00.
56. **PURCHASE** of police vehicles, utilizing the State of Arizona contract, in an amount not to exceed \$137,000.00.
57. **PURCHASE** of batteries and related sundries from Batteries Plus, utilizing the City of Tempe's contract, in an amount not to exceed \$30,000.00.
58. **PURCHASE** of a Façade Conservation Easement from PSCI Investments, L.L.C., in the amount of \$180,000.00 for the purpose of restoring the façade at 91 and 95 W. Boston Street.
59. **USE PERMIT, UP07-0035 FRESH & EASY MARKET – RAY & KYRENE ROADS**, Series 10, to sell beer and wine for off-premise consumption only within a new grocery store at 5805 W. Ray Road, Pad A, within the Laguna Village shopping center.
60. **LIQUOR LICENSE**, Series 10, for Randy D. Nations, Agent, Fresh & Easy Neighborhood Market Inc., dba Fresh & Easy Neighborhood Market, located at 5805 W. Ray Road, Pad A.
61. **USE PERMIT, UP07-0056 FIBBER MAGEES EXPANSION**, Series 6, to sell and serve all spirituous liquor within an expanded restaurant that includes a new outdoor patio located at 1989 W. Elliot Rd., Suites #19-21.

62. **LIQUOR LICENSE, PERMANENT EXTENSION OF PREMISES**, Series 6, for T.W. Steves LLC, dba Fibber Magees located at 1989 W. Elliot Road, Suite 19.
63. **USE PERMIT, UP07-0070 SUSHI EYE IN MOTION**, Series 12, to sell alcohol for on-site consumption in a new restaurant at 58 W. Buffalo Street, Suite #110.
64. **LIQUOR LICENSE**, Series 12, for Pu Yon Cho, Agent, Supaul Inc., dba Sushi Eye located at 58 W. Buffalo Street, Suite 110.
65. **USE PERMIT, UP07-0045 SHEILA'S ACADEMY "MINDS IN MOTION"**, for a time extension to allow a residential childrens' childcare/academic training business within a PAD zoning district for single-family residential at 2735 W. Highland Street.
66. **USE PERMIT, UP07-0064 SAN TAN JUNIOR HIGH/T-MOBILE**, to install a 65-foot monopalm wireless communication facility on San Tan Junior High School property at 1550 E. Chandler Heights Road. **(REQUEST WITHDRAWAL FOR THE PURPOSE OF RE-ADVERTISING.)**
67. **USE PERMIT, UP07-0071 POTRERO BAR AND GRILL**, Series 6, to sell and serve all spirituous liquor within a restaurant and entertainment facility in the Chandler Mercado shopping center at the NEC of Warner Road and Arizona Avenue.
(REQUEST CONTINUANCE TO THE OCTOBER 25, 2007, COUNCIL MEETING.)
68. **LIQUOR LICENSE**, Series 12, for Adam Richard Stine, Stine Restaurant Group LLC, dba Qdoba Mexican Grill located at 2855 W. Ray Road, Suite 1.
(APPLICANT REQUESTS CONTINUANCE TO THE OCTOBER 25, 2007, COUNCIL MEETING.)
69. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, Pops Place LLC, dba Bongo's Grill located at 4080 W. Ray Road, Suite 26.
70. **WINE FESTIVAL/WINE FAIR LICENSE**, Series 16, for Kokopelli Winery for their 5th Annual Kokopelli Krush Festival on Friday, October 19, and Saturday, October 20, 2007, behind their location at 35 W. Boston Street, Suite 2.
71. **PRELIMINARY PLAT, PPT07-0026, 0027, 0028, 0029, 0030, 0031 WESTECH LOT 1-5**, for a business park consisting of commercial and industrial land uses for property located at the SEC of Arizona Avenue and Palomino Drive.
72. **PRELIMINARY PLAT, PPT07-0037 WALGREENS**, for a retail building in the Laguna Village shopping center located on the SEC of Ray and Kyrene roads.
73. **FINAL CONDOMINIUM PLAT, CPT07-0006 ALMA-ELLIOT BUSINESS CENTER**, for a commercial building located on approximately 1.1 acres at the NWC of Elliot and Alma School roads.
74. **REPLAT, FPT07-0043, LOTS 87, 88 AND TRACT "A" OF STONEFIELD**, for single-family residential lots located on approximately 46 acres east of the SEC of Germann and Dobson roads.

75. **FINAL PLAT, FPT07-0035 THE VILLAS AT LONE TREE**, for condominiums located on approximately 20 acres at the SWC of Lindsay and Riggs roads.
76. **FINAL PLAT, FPT06-0039 OPUS CHANDLER CROSSING**, for a commercial development within the Airpark Area Plan located at the SWC of Gilbert and Germann roads.
77. **AGREEMENT, #OA07-005**, with Cooper Commons Office, L.L.C., deferring improvements to Pecos Road across the frontage of the Santan Crossing development, including turn lanes, a median break, concrete pavers, street lights, sidewalk, traffic signs, turn arrows, a reclaimed water stub-out, and overhead power relocations, and accepting a lump sum payment of \$256,110.00.

INFORMATION:

1. **MINUTES** of the September 5, 2007, Planning and Zoning Commission Meeting.

ADJOURN