

CITY OF CHANDLER COUNCIL MEETING

 The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, December 13, 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:

Sr. Pastor Kevin Hartke - Trinity Christian Fellowship

PLEDGE OF ALLEGIANCE:

SCHEDULED PUBLIC APPEARANCES:

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1. Service Recognitions
 2. Proclamation – Chandler Chamber of Commerce's "When Work Works" program
 3. Recognition – El Dorado High School State Football Champions
 4. Presentation – Gila River Community Grant Presentation

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.

BRIEFING:

1. General Plan Update

CONSENT:

1. **FINAL ADOPTION OF ORDINANCE NO. 3964**, annexation of approximately 34.6 acres located east of the SEC of Riggs Road and Arizona Avenue.
2. **FINAL ADOPTION OF ORDINANCE NO. 3965, DVR07-0050 SOUTHWEST CORNER OF 116TH STREET & RIGGS ROAD**, establishing initial City zoning of AG-1 on approximately 34.6 acres located west of the SWC of 116th Street and Riggs Road.
3. **FINAL ADOPTION OF ORDINANCE NO. 3995, DVR07-0032 GALILEO PIAZZA**, rezoning from AG-1 to PAD for a 38-custom-lot single-family residential neighborhood on approximately 34-acres located at the SWC of 116th Street and Riggs Road.
4. **INTRODUCTION OF ORDINANCE NO. 3977**, granting a no-cost power distribution easement to Salt River Project (SRP) for electrical power service to the Bear Creek Golf Course Clubhouse located at the NEC of Arizona Avenue and Riggs Road.
5. **ORDINANCE NO. 3976**, amending Section 1-8.7 of Chapter 1, adding Section 43-5.13 of Chapter 43, adding Section 45-8 of Chapter 45, and deleting the last sentence of Section 46-2.D of Chapter 46 of Chandler City Code relating to the City of Chandler Stormwater Quality Protection requirements in accordance with the Federal National Pollutant Discharge Elimination System (NPDES) requirements administered by the Arizona Department of Environmental Quality and declaring an emergency.
6. **INTRODUCTION OF ORDINANCE NO. 3981**, granting a no-cost power easement to Salt River Project (SRP) to run south approximately 1,036 feet from the NEC of the Alma School and Warner roads intersection.
7. **INTRODUCTION OF ORDINANCE NO. 3984, DVR07-0043 305 E. COMSTOCK DRIVE**, amending existing Planned Industrial District zoning with Planned Area Development overlay (I-1/PAD) 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; small-scale machine tool and plastics manufacturing; and certain vehicle sales located south and east of Elliot Road and Arizona Avenue.
8. **INTRODUCTION OF ORDINANCE NO. 3988**, granting a no-cost power distribution easement to Salt River Project (SRP) for electrical power service to Price South Well #2.
9. **INTRODUCTION OF ORDINANCE NO. 3989**, granting a no-cost power distribution easement to Salt River Project (SRP) through Chandler City Parks-owned property Tract "A" located at the SWC of Desert Breeze Boulevard East and McClintock Road to provide backup or redundant service to the Arizona Commerce Center Project.

10. **INTRODUCTION OF ORDINANCE NO. 3992**, authorizing the acquisition of real property within the City of Chandler to be leased to qualified senior families and authorizing the Housing and Redevelopment Manager to execute all documents necessary to complete each acquisition.
11. **INTRODUCTION OF ORDINANCE NO. 3994**, authorizing a lease with Mac-Gray Services, Inc. (WEB Intelligent Laundry Systems), for laundry equipment and use of a 120 square feet portion of the Community Building at 127 North Kingston Street for a laundry room.
12. **INTRODUCTION OF ORDINANCE NO. 3997, ZCA07-0002, CITY OF CHANDLER / ARTWORK IN COMMERCIAL DEVELOPMENTS**, City Initiative to amend Chapter 35 (Zoning Code) of the Chandler City Code, Section 35-1902.8/E and Section 1902.8/G pertaining to artwork in commercial developments. **(STAFF REQUESTS CONTINUANCE TO THE JANUARY 17, 2008, COUNCIL MEETING.)**
13. **INTRODUCTION OF ORDINANCE NO. 3998, DVR07-0033 PORTICO PLACE AMENDMENT**, rezoning from PAD to Planned Area Development with a Mid-Rise Overlay to allow additional building height along with PDP approval for a commercial hotel and retail development located on approximately 5.3 acres at the SWC of Chandler Boulevard and Dobson Road.
14. **RESOLUTION NO. 4122** authorizing the Chandler Industrial Development Authority to sell Industrial Revenue Bonds for Tri City Baptist Church.
15. **RESOLUTION NO. 4138** authorizing and approving the purchase of a 7.1-acre vacant property for a future planned park site in the Layton Lakes area, south Queen Creek Road and west of Lindsay Road, at a cost of \$697,384.59, plus one-half of the closing costs.
16. **RESOLUTION NO. 4139** authorizing and approving the purchase of a parcel of vacant land located at 298 ½ S. Oregon Street for the South Arizona Avenue Corridor Project at a cost not to exceed \$40,200.00, including closing and associated costs.
17. **RESOLUTION NO. 4141** authorizing the execution of restatement of three Adoption Plan Agreements, City of Chandler Retiree Healthcare Distribution Plan and the Declaration of Trust of the City of Chandler Integral Part Trust.
18. **RESOLUTION NO. 4144** authorizing the purchase of property located at 290½ S. Oregon Street at a cost not to exceed \$39,500.00.
19. **RESOLUTION NO. 4146** authorizing the purchase of property including survey, closing and associated costs located at 98 E. Kesler Lane for the South Arizona Avenue Corridor Project at a cost, not to exceed \$591,250.00, and authorizing relocation assistance as may be required by law.

20. **RESOLUTION NO. 4148** authorizing a Procedural Pre-Annexation Agreement between the City of Chandler, Ward Real Estate & Development, LLC, and Sabic Innovative Plastics US LLC for 34.37 acres located at the SWC of Riggs Road and 116th Street.
21. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0004 595 E. ELLIOT ROAD**, for site layout, landscaping, and building architecture for a multi-tenant warehouse/office building on 1.9 acres at 595 E. Elliot Road.
22. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0019 STELLAR OFFICE CONDOS**, for site layout, landscaping, and building architecture for an office development on 3.14 acres located at the NWC of Chandler Boulevard and Juniper Drive.
23. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0023 HILTON HOTELS AT SPECTRUM**, for site layout and building architecture for a hotel development on approximately 8 acres located east of the SEC of the Loop 202 Santan Freeway and Price Road.
24. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0025 PARK PLACE II, FINAL PLAT, FPT07-0045 PARK PLACE II**, for site layout and building architecture for a business park development on approximately 38 acres located east of the NEC of Price and Willis roads.
25. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0026 PECOS VILLAGE**, for an office and commercial retail development on approximately 14 acres located at the NWC of Pecos and Cooper roads.
26. **ZONING, DVR06-0047 THE K ESTATE SUBDIVISION**, rezoning from Mobile Home District (MH-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for single-family attached housing on 12 lots within a new single-family residential subdivision. **(REQUEST CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
27. **ZONING, DVR07-0013 APPLEBY ROAD PROPERTY**, rezoning from AG-1 to PAD to allow a light industrial business park on approximately 35 acres located at the SWC of Appleby Road and the Consolidated Canal, west of McQueen Road. **(REQUEST CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
28. **SUBORDINATION** of the Down Payment Assistance Lien on the project located at 809 W. Monterey Street in the amount of \$5,245.00. (Lopez/Sanchez)
29. **SUBORDINATION** of the Housing Rehabilitation Lien on Project #RH07-0021 located at 1339 W. Rockwell Drive in the amount of \$47,905.33. (Nechanicky)
30. **GRANT AGREEMENTS** with the U.S. Department of Homeland Security for emergency preparedness in the total amount of \$288,280.00

31. **COOPERATIVE PURCHASING AGREEMENT** with the National Intergovernmental Purchasing Alliance. **(STAFF REQUESTS CONTINUANCE TO THE JANUARY 17, 2008, COUNCIL MEETING.)**
32. **AGREEMENT #WW0805-201** with Carollo Engineers for sewer rehabilitation design services in an amount not to exceed \$261,103.00.
33. **AGREEMENT #WW0808-101** with Carollo Engineers for the Sewer Assessment Study – Phase 3, in an amount not to exceed \$461,941.00.
34. **AGREEMENT #AI0702-201** with Wilbur Smith Associates for the Chandler Municipal Airport FAR Part 150 Noise Compatibility Study in an amount not to exceed \$326,476.00.
35. **AGREEMENT #EN0707-101 & #AI0505-201** with Gilbertson Associates for Annual Airport Facilities and Infrastructure Design for one year with the option of two one-year extensions, and award a project agreement for Airport Electrical and Light Vault Reconstruction in an amount not to exceed \$88,506.00.
36. **AGREEMENT #AI0703-201** with Gilbertson Associates for Design of Perimeter Access Road at the Chandler Municipal Airport, pursuant to annual contract #EN0707-101, in an amount not to exceed \$49,330.00.
37. No item.
38. **AGREEMENTS** (license, professional services and maintenance), with Accela for an upgrade on the Permits Plus System, sole source, in an amount not to exceed \$874,638.00.
39. **AGREEMENT** with G & G Construction Company for Alley and Road Shoulder Rehabilitation/Dust Control in the amount of \$545,740.00 for one year with the option to renew for two (2) additional one-year periods and approve a contingency reserve account transfer of \$545,740.00 from the Management Services Contingency and Reserves Fund into the Street Asphaltic Pavement Fund.
40. **AGREEMENT** extensions with Thatcher Company of Arizona, Hill Brothers Chemical Company, DPC Enterprises, Commercial Pool Repair, Brenntag Chemical Company, Hasa, Inc., Basic Chemical Solutions, LLC, Siemens Corporation, Calgon Carbon Corporation, Polydyne, Inc., Salt Works, General Chemical, Kemira Water Solutions, and Occidental Chemical Corporation for various water treatment, wastewater treatment, and swimming pool chemicals in an amount not to exceed \$3,369,054.00.
41. **AGREEMENT** extension for one year with Banner Occupational Health Services for occupational health care services in an amount not to exceed \$70,000.00.
42. **AGREEMENT** with Jewels Enterprise LLC for janitorial services in an amount not to exceed \$49,488.00.

43. **AGREEMENT** with Compuware for consultant services for the Solid Waste residential tracking program, utilizing the State of Arizona contract, in an amount not to exceed \$25,010.00.
44. **AGREEMENT** Amendment No. 1 with Pierce Manufacturing, Inc., for the purchase of two (2) fire apparatuses (engines) in the amount of \$1,162,574.00.
45. **AGREEMENT** with First In, Inc., for thermal imaging cameras (TICs) in an amount not to exceed \$131,431.44.
46. **AGREEMENT #CS0801-401** with SDB, Inc. for Aquatic Facility Renovations pursuant to Job Order Contract 07-04, in an amount not to exceed \$579,041.00.
47. **AGREEMENT #GG0502-201** with Smithgroup Inc. for Design services for the City Hall Complex in an amount not to exceed \$5,232,150.00.
48. **AGREEMENT EXTENSION**, with Devau Human Resources for Temporary Contract Employment Services in an amount not to exceed \$1,600,000.00.
49. **CONTRACT** to Sunland Asphalt for the reconstruction of the basketball courts at Amberwood Park, Mountain View Park, Price Park and Pecos Ranch Park, utilizing the Dysart Unified School District contract, in an amount not to exceed \$202,302.83.
50. **CONTRACT #FI0606-401** to Layton Construction for the construction manager at risk for Fire Station No. 10 in an amount not to exceed \$3,334,255.00.
51. **CONTRACT #ST0805-401** to Nesbitt Contracting Co., Inc., for Asphalt Mill and Inlay in an amount not to exceed \$1,644,207.60.
52. **CONTRACT #ST0504-402, CHANGE ORDER NO. 2**, to Haydon Building Corporation, Inc., for the Price Road Improvements (Germann Road to the Santan Freeway) in the amount of \$378,296.80, for a revised contract price of \$6,763,291.80.
53. **MATCHING GRANT** for the Windrose East HOA to host a block party in conjunction with its annual meeting in January in the amount of \$500.00.
54. **PURCHASE** of right-of-way and easements located south of Germann Road west of Hartford Street for the Germann Road Improvement Project from Dobson Road to Arizona Avenue, not to exceed \$60,000.00 plus closing costs.
55. **PURCHASE** of Autoscope signal detection cameras and related hardware from Econolite Control Products, Inc., in an amount not to exceed \$293,679.59.
56. **PURCHASE** of office supplies from Office Max, utilizing the State of Arizona's contract, in an amount not to exceed \$300,000.00.

57. **PURCHASE** of various software licenses from ASAP Software, utilizing the Arizona State contract, in an amount not to exceed \$122,000.00.
58. **PURCHASE** and installation of four shade structures at Desert Breeze Park from Shade 'N Net of Arizona Inc., utilizing the Mohave Educational Services Cooperative contract, in an amount not to exceed \$44,096.83.
59. **PURCHASE** of HVAC units from McQuay Service, sole source, in an amount not to exceed \$75,000.00.
60. **CONTRACT** to Johnson Controls and Trane Co. for HVAC Service and Repair, utilizing the Maricopa County contract, in an amount not to exceed \$125,000,00.
61. **USE PERMIT, UP07-0054 201 E. SARAGOSA ST.**, to locate a single-family home within a multi-family zoning district located at 201 E. Saragosa Street.
62. **USE PERMIT, UP07-0068 ST. MARY'S CATHOLIC CHURCH**, to allow the addition of new buildings within the existing church property located at 230 W. Galveston Street.
63. **USE PERMIT, UP07-0079 DELAWARE DUPLEX I**, to construct a duplex within a Multi-Family (MF-2) zoning district located at 405 S. Delaware Street.
64. **USE PERMIT, UP07-0080 DELAWARE DUPLEX II**, to construct a duplex within a Multi-Family (MF-2) zoning district located at 425 S. Delaware Street.
65. **USE PERMIT, UP07-0085 THE LEARNING LAGOON**, to allow residential childcare for up to five children in a single-family residential home located at 4121 E. Colonial Drive.
66. **USE PERMIT, UP07-0093 NIGHTHAWK EQUIPMENT & LEASING**, to allow outdoor storage use on property zoned Regional Commercial (C-3) at 299 S. Washington Street.
67. **USE PERMIT, UP07-0058 LATITUDE 8**, Series 12, to sell alcohol for on-site consumption in a new restaurant at 11 W. Boston Street, Suite #4. **(REQUEST CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
68. **USE PERMIT, UP07-0087 BARRIO FIESTA OF MANILA**, Series 12, to sell alcohol in an establishment at 941 W. Elliot Road, Suites #11-14.
69. **LIQUOR LICENSE**, Series 12, for Nelson L. Reyes, Agent, Barrio Fiesta of Manila Restaurant LLC, dba Barrio Fiesta of Manila located at 941 W. Elliot Road, Suites 11, 12, 13 and 14.
70. **USE PERMIT, UP07-0090 HOLLYWOOD BILLIARDS**, Series 7, to sell and serve beer and wine within an establishment at 3029 N. Alma School Road, Suite #114.

71. **LIQUOR LICENSE**, Series 7, for Duck Hong, Agent, Hollywood Billiards located at 3029 N. Alma School Road, Suite 114.
72. **USE PERMIT, UP07-0094 UNO STOP MARKET & RESTAURANT**, Series 12, for the sale of all spirituous liquors for on-premise consumption only within a new restaurant and outdoor patio area at 30 W. Galveston Street.
73. **LIQUOR LICENSE**, Series 12, for Jesus Manuel Altamirano, Agent, Uno Stop Market LLC, dba Uno Stop Market & Restaurant located at 30 W. Galveston Street.
74. On action.
75. On action.
76. **LIQUOR LICENSE**, Series 12, for Dylan Huynh, Agent, Ha Noi, Inc., dba Ha Noi Pho located at 5865 W. Ray Road, #C106. **(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
77. **LIQUOR LICENSE**, Series 12, for Thanh Nguyen, agent, Ann Nga Nguyen Partnership, dba Anise Vietnamese Restaurant located at 2090 N. Dobson Road, Suite 4.
78. **LIQUOR LICENSE**, Series 12, for Saowanee Kosaiyasaith, Agent, Peer 202 LLC, dba Thai Basil located at 4929 W. Chandler Blvd., Suite 8. **(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
79. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, House of Curries, LLC, dba Curry House located at 2051 W. Warner Road, Suite 7. **(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 31, 2008, CITY COUNCIL MEETING.)**
80. **LIQUOR LICENSE**, Series 12, for Andreas Spentzos, Agent, Soztneps LLC, dba Hob Nob Sports Grill located at 7200 W. Chandler Blvd., #4.
81. **LIQUOR LICENSE**, Series 12, for John Michael Von Der Ahe, Agent, ZP-III LLC, dba ZPizza located at 2855 W. Ray Road, Suite 7.
82. **LIQUOR LICENSE**, Series 10, for Randy Nations, Fresh & Easy Neighborhood Market, Inc., dba Fresh & Easy Neighborhood Market located at 3050 S. Dobson Road. **(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 17, 2008, CITY COUNCIL MEETING.)**
83. **LIQUOR LICENSE**, Series 7, for Aaron William Kunkle, Agent, TG Golf, Inc., dba The Grille at Lone Tree Golf Club located at 6262 S. Mountain Blvd.
84. **LIQUOR LICENSE**, Series 4, for Robert M. Delgado, Agent, Hensley and Company located at 2555 N. Nevada Street.

85. **SPECIAL EVENT LIQUOR LICENSE** for the Chandler Cultural Foundation for the Dionne Warwick Concert fund-raising event on January 19, 2008, at the Chandler Center for the Arts located at 250 N. Arizona Avenue.
86. **SPECIAL EVENT LIQUOR LICENSE** for the Chandler Cultural Foundation for the Monterey Jazz Festival fund-raising event on January 25, 2008, at the Chandler Center for the Arts located at 250 N. Arizona Avenue.
87. **SPECIAL EVENT LIQUOR LICENSE** for the Chandler Cultural Foundation for the Leahy Concert fund-raising event on February 9, 2008, at the Chandler Center for the Arts located at 250 N. Arizona Avenue.
88. **SPECIAL EVENT LIQUOR LICENSE** for the Chandler Cultural Foundation for the Mickey Rooney Concert fundraising event on February 23, 2008, at the Chandler Center for the Arts located at 250 N. Arizona Avenue.
89. **PRELIMINARY CONDOMINIUM PLAT, PPT07-0043 CHANDLER CENTER COMMONS, A CONDOMINIUM**, for an office and industrial development located at Chandler Boulevard east of Gila Springs Boulevard.
90. **FINAL PLAT, FPT07-0041 LOT 13 OF CHANDLER AIRPORT CENTER – PHASE 2**, for a re-plat of Lot 13 within Chandler Airport Center – Phase 2 located NW of the NWC of Cooper and Germann roads.
91. **FINAL PLAT, FPT07-0047 WALGREENS**, for a parcel within the existing Laguna Village shopping center located at the SEC of Ray and Kyrene roads.
92. **MATCHING GRANT** for the Monte Vista HOA to renovate its public walkway in the amount of \$1,050.00.
93. **MATCHING GRANT** for the Lakeside Shores II HOA to trim, thin and remove more than 35 trees and shrubs in the amount of \$5,000.00.
94. **AUTHORIZE** the waiver of the November 1, 2007, notification requirement in Article 6.6A of the current Police Sergeant and Chandler Law Enforcement Association Memorandum of Understanding (M.O.U).
95. On action.
96. On action.
97. **CONTRACT #WW0401-403** to M.A. Mortenson Company, for the Chandler Heights Community Facilities Phase III – Offsite Improvements, in an amount not to exceed \$1,951,206.00.
98. **CITY CLERK CONTRACT** for FY 2007/2008 in the amount of \$111,400.00.
99. On action.

100. On action.

ACTION:

74. **USE PERMIT, UP07-0098 IBIZA BLUE RESTAURANTE**, Series 12, for on-premise consumption only within a restaurant located at 1964 N. Alma School Road, within the Pollack Warner Plaza.
75. **LIQUOR LICENSE**, Series 12, for Lori A. Tapia, Agent, Alas De Oro, LLC, dba Ibiza Blue Restaurant located at 1964 N. Alma School Road, Suites 1-4.
95. **USE PERMIT, UP07-0008 BEVERLY ANN CARPENTER**, to allow horses to be kept on two lots zoned AG-1 that are less than 35,000 square feet in size located at the SEC of El Alba Way and the Loop 101 Price Freeway.
96. **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 located at 1550 E. Chandler Heights Road.
99. **INTRODUCTION OF ORDINANCE NO. 4001**, amending Chapter 2, Section 2-2, Code of the City of Chandler, Arizona, relating to salaries of Mayor, Vice Mayor and Council.
100. **PROCESS AND APPLICATION** for filling a temporary City Council vacancy.

PUBLIC HEARING:

- P.H.1 **ANNEXATION** of approximately 2.07 acres of land located east of the NEC of Riggs and McQueen roads.
1. Open Public Hearing
 2. Staff Presentation
 3. Council discussion
 4. Discussion from the audience
 5. Close Public Hearing

SPECIAL ORDERS OF THE DAY:

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

ADJOURN