

## CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, February 28, 2008, 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:**

**PLEDGE OF ALLEGIANCE:**

**SCHEDULED PUBLIC APPEARANCES:**



1. Service Recognitions
2. Exceptional Merit Awards
3. Proclamation – Chandler Ostrich Festival
4. Proclamation – Disabilities Awareness Month

**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 February 14, 2008.
2. **FINAL ADOPTION OF ORDINANCE NO. 3839** authorizing the vacation of a 50-square-foot segment of the south right of way for Commonwealth Avenue located at 8 S. San Marcos Place at the NWC of Lot 14 of Chandler.
3. **FINAL ADOPTION OF ORDINANCE NO. 3955, DVR07-0059 SOUTHEAST CORNER OF ARIZONA AVENUE AND GERMANN ROAD**, establishment of initial City zoning of C-3 on approximately 3.5 acres located at the SEC of Arizona Avenue and Germann Road.
4. **FINAL ADOPTION OF ORDINANCE NO. 4013** authorizing the assignment to Salt River Project (SRP) of a certain power distribution easement acquired by the City of Chandler for the Arizona Avenue and Ray Road intersection improvement project.
5. **FINAL ADOPTION OF ORDINANCE NO. 4015, DVR07-0040 SSB PRICE ROAD**, rezoning from AG-1 to PAD zoning for two office/industrial buildings on approximately 22 acres north and east of the NEC of Germann and Price roads.
6. **FINAL ADOPTION OF ORDINANCE NO. 4028, DVR06-0013 TCF BANK**, rezoning from MF-3 (High-Density Residential District) and C-3 (Regional Commercial District) to PAD for a bank and a commercial building on approximately 2 acres located at the SWC of Arizona Avenue and Willis Road.
7. **INTRODUCTION OF ORDINANCE NO. 4002** granting a no-cost power distribution easement to Salt River Project (SRP) for electrical power service to the Mesquite Groves Aquatic Park located at 5901 S. Hillcrest Drive.
8. **INTRODUCTION OF ORDINANCE NO. 4011** amending Chapter 62 of the Chandler City Code, Sections 62-100, 62-415, 62-416, 62-417 and 62-465, relating to changes to the Chandler Tax Code.
9. **INTRODUCTION OF ORDINANCE NO. 4023**, annexation of approximately 2.5 acres of the SWC of the Willis Road and Hamilton Street Alignment.
10. **INTRODUCTION OF ORDINANCE NO. 4025**, annexation of approximately 41 acres at the NEC of Arizona Avenue and Queen Creek Road.
11. **INTRODUCTION OF ORDINANCE NO. 4029, DVR07-0002 SEC OF ARIZONA AVE. AND GERMANN RD.**, rezoning from Regional Commercial District (C-3) to PAD with PDP for a commercial retail development on approximately 3.5 acres located at the SEC of Arizona Avenue and Germann Road.

12. **INTRODUCTION OF ORDINANCE NO. 4031, DVR07-0037, ROCKEFELLER GROUP CROSSROADS**, rezoning from AG-1 to PAD with PDP for a business park development consisting of industrial and commercial uses on approximately 80 acres located at the NWC of Gilbert and Queen Creek roads.  
**PRELIMINARY PLAT PPT08-0001 ROCKEFELLER GROUP CROSSROADS**, for a business park development consisting of industrial and commercial uses located at the NWC of Gilbert and Queen Creek roads.
13. **INTRODUCTION OF ORDINANCE NO. 4032, DVR07-0039 DOBSON CENTER**, rezoning from AG-1 to PAD with PDP for medical office and retail development on approximately 6.7 acres located at the SWC of Frye and Dobson roads.
14. **RESOLUTION NO. 4137** authorizing the purchase of property from Microchip Technology, Inc., located north of Fire Station No. 3 at Frye Road and Ellis Street, at a cost of \$104,681.00 plus seller's legal expenses and closing costs not to exceed \$5,000.00.
15. **RESOLUTION NO. 4156** authorizing the purchase of the property located at 281 S. Dakota Street at a cost not to exceed \$157,000.00, including closing and associated costs.
16. **RESOLUTION NO. 4158** authorizing the purchase of a 3,840-square-foot portion of private property within the Gilbert Road alignment located south of East Oakland Street, at a cost of \$20,000.00 and half the closing costs.
17. **RESOLUTION NO. 4160** authorizing a Procedural Pre-Annexation Agreement between the City of Chandler and CTW-Riggs Gateway, LLC, for 30.40 acres at the northeast quadrant of Riggs Road and Arizona Avenue.
18. **RESOLUTION NO. 4161** authorizing an amended policy for the landscape conversion rebate program for residential properties, and authorizing policies for homeowner associations, SMART irrigation controller rebate program for homeowner associations, and residential high-efficiency clothes washer rebate program.
19. **ZONING, DVR07-0060 NORTHEAST CORNER OF ARIZONA AVENUE & QUEEN CREEK ROAD**, the establishment of initial City zoning of AG-1 and Regional Commercial (C-3) on approximately 36 acres located at the NEC of Arizona Avenue and Queen Creek Road. **(REQUEST CONTINUANCE TO THE MARCH 13, 2008, CITY COUNCIL MEETING.)**
20. **ZONING, DVR07-0061 SOUTHWEST CORNER OF WILLIS & HAMILTON ROADS**, the establishment of initial City zoning of AG-1 on approximately 2 acres located at the SWC of Willis Road and the future Hamilton Road alignment. **(REQUEST CONTINUANCE TO THE MARCH 13, 2008, CITY COUNCIL MEETING.)**

21. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0032 POLLACK CHABAD CENTER**, for site layout and building architecture for a Synagogue facility on approximately 2.3 acres located at 875 N. McClintock Drive.
22. **ALIGNMENT** for improvements to the Alma School Road and Ray Road intersection.
23. **ALIGNMENT** for improvements to the Ray Road and McClintock Drive intersection.
24. **AGREEMENT** extension with Metering Services, Inc., for water meter calibration, maintenance, and repair service in an amount not to exceed \$80,000.00.
25. **AGREEMENT #PR0808-401**, with SDB, Inc., for the Tumbleweed Park Tennis Center Storage in an amount not to exceed \$113,668.00. **(STAFF REQUESTS CONTINUANCE TO THE MARCH 13, 2008, CITY COUNCIL MEETING.)**
26. **AGREEMENT #PD0801-401**, with SDB, Inc., for a Fire Suppression System at the Police Property and Evidence Facility, pursuant to Job Order Contract 07-04, in an amount not to exceed \$298,250.00.
27. **AGREEMENT** amendment to include medical fee bill adjudication services with The Frank Gates Service Company for Workers' Compensation Third Party Claims.
28. **AGREEMENT** with HD Supply Waterworks LTD for the purchase of large water meters and related equipment in an amount not to exceed \$1,000,000.00.
29. No item.
30. **AGREEMENT #ST0722-401**, with SDB, Inc., for construction of the McQueen Yard Backup Generator, pursuant to Job Order Contract 07-04, in an amount not to exceed \$447,367.00.
31. **AGREEMENT** with Cholla Pavement Maintenance Inc., and Cactus Asphalt for Acrylic Seal Coat/Recycled Tire Rubber Modified Surface Seal (TRMSS) on Bituminous Paved Surfaces for one year with the option to renew for four (4) additional one-year periods in a total amount not to exceed \$280,000.00.
32. **CONTRACT #ST0719-401**, to the Arrow Masonry Company, Inc. for removal, disposal, and replacement of block walls at various locations, in an amount not to exceed \$614,952.00.
33. **CONTRACT #ST0601-403**, to Valley Rain Construction Company for Queen Creek Basin Phase I in an amount not to exceed \$347,144.00.
34. **CONTRACT #PR0605-401**, to Valley Rain Construction Company for the Paseo Vista Recreation Area Phase I in an amount not to exceed \$73,407.00.

35. **PURCHASE** of paint and paint supplies from the Dunn-Edwards Corporation, utilizing the Maricopa County contract, in an amount not to exceed \$75,000.00.
36. **PURCHASE** of lumber and building materials from Home Depot and Ace Hardware, utilizing the Apache Junction Unified School District contract, in an amount not to exceed \$320,000.00
37. **AGREEMENT** with Romo Studios for the purchase of two original multi-figure bronze artworks in the amount of \$144,460.00, representing the service of Chandler Police and Fire Department Public Safety Personnel, to be permanently placed on display in the Public Safety memorial courtyard.
38. **PURCHASE** of industrial supplies from Grainger, utilizing the State of Arizona contract, in an amount not to exceed \$120,000.00.
39. **PURCHASE** of emergency medical supplies from Henry Schein, Inc., in an amount not to exceed \$35,000.00.
40. **USE PERMIT, UP07-0105 PRICELESS TOO**, Series 6, for an extension of premises to allow for an outdoor patio located at 3029 N. Alma School Road, Suite 2, at the NEC of Alma School and Elliot roads. **(APPLICANT REQUESTS WITHDRAWAL.)**
41. **USE PERMIT, UP07-0113 BEAR CREEK GOLF COMPLEX**, Series 12, for the sale of liquor within a new restaurant located in the clubhouse of the Bear Creek Municipal Golf Course at 500 E. Riggs Road.
42. **LIQUOR LICENSE**, Series 12, for Daniel Miles Strand, Las Corrientes Chandler LLC, dba Bear Creek Golf Course located at 500 E. Riggs Road.
43. **LIQUOR LICENSE**, Series 7, for H.J. Lewkowitz, Agent, KWB Chandler LLC, dba Bistro @ Kokopelli Winery located at 35 W. Boston Street, Suite 1.
44. **LIQUOR LICENSE**, Series 13, for H.J. Lewkowitz, Agent, KWB Chandler LLC, dba Kokopelli Winery located at 35 W. Boston Street, Suite 2.
45. **SPECIAL EVENT LIQUOR LICENSE** for the Chandler Sunbird Lions Club for a Wine Tasting Charity Event for the Lions Camp Tatiyee on Saturday, March 15, 2008, at the Sunbird Golf Resort located at 6250 S. Sunbird Blvd.
46. **PRELIMINARY PLAT, PPT07-0055 CHANDLER WOODS CONDOMINIUMS**, for a residential condominium development located south of the SWC of Chandler Boulevard and McQueen Road.
47. **FINAL PLAT, FPT07-0042 PARCLAND CROSSING**, for a 7-lot subdivision for a mixed-use development including commercial and multi-family residential located at the NEC of Alma School and Willis roads.

**ACTION:**

48. **INTRODUCTION OF ORDINANCE NO. 4030, DVR07-0034 SANTA MARIA VILLAGE**, rezoning from PAD for conceptual commercial uses to PAD Amended with PDP for the construction of a mixed-use development with commercial and residential uses on approximately 18 acres located north and east of the NEC of Chandler Boulevard and McQueen Road. **(STAFF RECOMMENDS DENIAL.)**

**INFORMATION:**

1. **MINUTES** of the February 6, 2008, Planning & Zoning Commission Meeting.

**SPECIAL ORDERS OF THE DAY:**

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

**ADJOURN**