

## CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, May 22, 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:**

Susan Stevens-Clarke – Chandler Bahai Faith

**PLEDGE OF ALLEGIANCE:**

**SCHEDULED PUBLIC APPEARANCES:**

1. Service Recognitions
2. Retirement Recognitions



**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 May 5, 2008.
- 1b. **MINUTES** of the Chandler City Council Special Budget Meeting of May 5, 2008.
- 1c. **MINUTES** of the Chandler City Council Special Meeting of May 8, 2008.
- 1d. **MINUTES** of the Chandler City Council Regular Meeting of May 8, 2008.
  
2. **FINAL ADOPTION OF ORDINANCE NO. 4040, DVR08-0010 NORTHEAST CORNER OF ARIZONA AVENUE & RIGGS ROAD**, the establishment of initial City zoning of General Industrial District (I-2) on approximately 35 acres located at the NEC of Arizona Avenue and Riggs Road.
  
3. **FINAL ADOPTION OF ORDINANCE NO. 4052** granting a no-cost, non-exclusive irrigation easement to Salt River Project (SRP) to relocate irrigation facilities on Ocotillo Road east of Arizona Avenue.
  
4. **FINAL ADOPTION OF ORDINANCE NO. 4062, DVR07-0062 INMAN GARDEN OFFICES**, rezoning from AG-1 to PAD along for a general and medical office development consisting of seven garden office buildings on approximately 10 acres located at the SEC of Cooper and Chandler Heights roads.
  
5. **FINAL ADOPTION OF ORDINANCE NO. 4065, DVR07-0038 PARK OCOTILLO BUSINESS CENTER**, rezoning from PAD zoning for light industrial use and/or commercial uses to PAD zoning for office, light industrial, and retail uses for a business/industrial park development located at the SWC of Price and Queen Creek roads.
  
6. **FINAL ADOPTION OF ORDINANCE NO. 4057** granting a no-cost power distribution easement to Salt River Project (SRP) for electrical power service to Fire Station No. 10 located at 5211 S. McQueen Road.
  
7. **INTRODUCTION OF ORDINANCE NO. 3932** amending Chapter 43, Section 43-5.1 of the Chandler City Code relating to the City of Chandler Standard Specifications and Details.
  
8. **INTRODUCTION OF ORDINANCE NO. 4063** granting a no-cost power distribution easement to Salt River Project (SRP) for electrical power service to Price South Well No. 2 located at the SEC of Germann and Price roads.
  
9. **INTRODUCTION OF ORDINANCE NO. 4069, ANNEXATION – ARIZONA AVENUE, SOUTH OF GERMAN ROAD RIGHT OF WAY**, annexation of approximately 0.7 acres located south of the SEC of Arizona Avenue and Germann Road.
  
10. **INTRODUCTION OF ORDINANCE NO. 4070, DVR07-0053 COPPERTREE VILLAGE**, rezoning from C-3 and AG-1 to PAD along with PDP for commercial retail, general/medical office, and flex warehousing on approximately 11.48 acres located north of the NEC of Germann Road and Arizona Avenue.
  
11. **INTRODUCTION OF ORDINANCE NO. 4071, DVR08-0013 CHANDLER AIRPORT CENTER (OTTAWA)**, rezoning from PAD for office to PAD amended to allow office and an adult educational institution within an existing office development located west of the NWC of Cooper Road and Northrop Boulevard.

12. **INTRODUCTION OF ORDINANCE NO. 4073, DVR08-0005 EXECUTIVE TOY STORAGE**, rezoning from AG-1 to PAD with PDP for a mixed-use project incorporating recreational vehicle storage, a fuel station, and retail on approximately 9 acres at the NWC of Germann and McQueen roads.
13. **INTRODUCTION OF ORDINANCE NO. 4074** amending Chapter 28 of the Chandler City Code and adopting the 2006 International Fire Code.
14. **RESOLUTION NO. 4181**, Amendment No. 1 to the intergovernmental agreement with Salt River Valley Water Users' Association, Salt River Project Agricultural Improvement and Power District, and the municipal corporations of Avondale, Chandler and Glendale to amend the annual administrative fee.
15. **RESOLUTION NO. 4183** authorizing an Intergovernmental Agreement (IGA) between the Town of Gilbert and the City of Chandler for fuel and related services. **(STAFF REQUESTS WITHDRAWAL.)**
16. **RESOLUTION NO. 4189, AREA PLAN AMENDMENT, AP07-0003 NORTHEAST CORNER MCQUEEN & QUEEN CREEK ROADS**, amendment to the Chandler Airpark Area Plan re-designating approximately 25 acres from Parks and Open Space to Light Industrial located at the NEC of McQueen and Queen Creek roads.
17. **RESOLUTION NO. 4190** pertaining to the submission of projects for consideration in Arizona's 2009 Highway Safety Plan.
18. **RESOLUTION NO. 4191** requesting grant funding in the amount of \$33,873.00 from the Governor's Office of Highway Safety and the National Highway Traffic Administration for conducting Child Car Seat Safety Clinics, purchasing and distributing child safety seats, and certifying car seat technicians.
19. **AUTHORIZATION** to enter into a Settlement Agreement dismissing G&G Construction Company, Inc., v. City of Chandler, et al., Maricopa County Superior Court Cause No. CV2005-093894 regarding the contract for the development of Los Arboles Park and authorize the Public Works Director to sign any necessary documents.
20. **PRELIMINARY PLAT, PPT08-0009 MARKETPLACE COMMONS AT FULTON RANCH**, for an office condominium development consisting of eight buildings on approximately 6.71 acres located west of the NWC of Arizona Avenue and Chandler Heights Road.
21. **AGREEMENT #OA08-002** with Mammoth Chandler 1, LLC, deferring improvements to Price Road associated with the Mammoth Professional Building development and accepting a lump sum payment of \$249,303.00.
22. **AGREEMENT** with Brooks Bros. Utility Contractors, Inc., for streetlight replacements and upgrades in an amount not to exceed \$62,400.00.
23. **AGREEMENT #ST0605-101** Amendment with Dennis L. Lopez & Associates, LLC, to provide real estate appraisal services needed in connection with the Dobson Road and Chandler Boulevard Intersection project in the amount of \$10,000.00, for a total contract amount not to exceed \$35,500.00.

24. **AGREEMENT** with JC Printing for overflow copying, printing and bindery services, in an amount not to exceed \$100,000.00, and Di-Mar Business Forms for printing CityScope in an amount not to exceed \$45,000.00, for a combined total not to exceed \$145,000.00.
25. **AGREEMENT** extensions with The Judge Group, Inc., and RemX IT for one year for Temporary Employees-Information Technology as part of the not-to-exceed combined total of \$500,000.00 approved by Council on April 24, 2008, due to a name change.
26. **AGREEMENT** extension with Hansen Information Technologies for one year for software maintenance in an amount not to exceed \$83,320.00.
27. **AGREEMENT** extension with Progress Software Corporation, sole source, for one year for maintenance and support of Progress software in an amount not to exceed \$33,325.00.
28. **AGREEMENT** with Triora Group for consulting services for Oracle applications in an amount not to exceed \$75,000.00.
29. **AGREEMENT** with IT Partners for Storage Area Network (SAN) Equipment in an amount not to exceed \$55,000.00.
30. **AGREEMENT** extension with Southwest Umpire Association for professional softball umpire services in an amount not to exceed \$60,000.00.
31. **AGREEMENT** with Spiker Sports, LLC for various sports officials for one year in an amount not to exceed \$45,000.00.
32. **AGREEMENT** with Heinfeld, Meech, and Co., P.C. for auditing services for one year in an amount not to exceed \$81,049.00.
33. **AGREEMENT** extension with Artistic Land Management for landscape maintenance service for Municipal Utilities facilities for one year in an amount of \$170,278.00.
34. **AGREEMENT** Change Order for work completed with APL Access & Security for the Checkpoint access control system and closed circuit TV system for security at the Chandler Heights Police Substation in an amount not to exceed \$20,000.00.
35. **CONTRACT #ST0702-401** with Banicki Construction for construction services for the City Bridge Rehabilitation Project in an amount not to exceed \$200,000.00, pursuant to Job Order Contract JOC 07-03.
36. **CONTRACT #WA0707-451** with Carollo Engineers for Alamosa Wells No. 2 & 3 equipping construction management in an amount not to exceed \$359,796.00.
37. **CONTRACTS #WA0531-402 AND #WA0707-402** to Felix Construction Company for Alamosa Well No. 2 and Well No. 3 equipping in an amount not to exceed \$1,899,334.00.
38. **CONTRACT #WA0711-451** with Wilson Engineers for McQueen Well equipping construction management services in an amount not to exceed \$252,500.00.

39. **CONTRACT #WA0711-402** with Garney Construction for McQueen Well equipping in an amount not to exceed \$1,925,658.00.
40. **CONTRACT #WA0808-401** with Layne Christensen Company for Layton Lakes well drilling in an amount not to exceed \$920,865.00.
41. **CONTRACT #WA0808-451** with Brown and Caldwell for hydrology and construction management services related to Layton Lakes well drilling in an amount not to exceed \$86,105.00.
42. **CONTRACT #WW0808-101**, Amendment No. 1, with Carollo Engineers for the sewer assessment study-phase 3 in an amount not to exceed \$393,056.00.
43. **CONTRACT #STO503-201**, Amendment No. 3, with Engineering and Environmental Consultants, Inc., for design services for the Dobson Road/Chandler Boulevard Intersection Improvements in the amount of \$144,298.00, for a revised contract total of \$939,139.00.
44. **PURCHASE** of NEC Secure Services for support and maintenance on the City's Cisco networking software and equipment from NEC Unified Solutions, Inc., utilizing the State of Arizona contract, in an amount not to exceed \$118,490.00.
45. **PURCHASE** of various software support and maintenance renewals from Dell/ASAP Software, utilizing the State of Arizona contract, in an amount not to exceed \$187,000.00.
46. **PURCHASE** of Oracle maintenance and support from Oracle Corporation, utilizing the State of Arizona contract, in an amount not to exceed \$184,425.00.
47. **PURCHASE** of Cisco network equipment from NEC Unified Solutions, Inc., utilizing the City of Tempe contract, in an amount not to exceed \$371,100.00.
48. **PURCHASE** of a tractor and related equipment from John Deere Company, utilizing the State of Arizona contract, in an amount not to exceed \$157,199.13.
49. **USE PERMIT, UP08-0007 PITTA SOUVLI**, Series 12, for on-premise consumption only within an existing restaurant located at 1940 S. Alma School Road, Suite 5.
50. **USE PERMIT, UP08-0014 CVS PHARMACY (PORTICO PLACE)**, Series 9, for the sale of all spirituous liquor for off-premise consumption located at the SWC of Dobson Road and Chandler Boulevard.
51. **LIQUOR LICENSE**, Series 9, for Jason Barclay Morris, Agent, Chandler Warner CVS LLC, dba CVS Pharmacy #9283 located at 180 N. Dobson Road.
52. **USE PERMIT, UP08-0017 EL RANCHO MARKET**, to continue outdoor grilling adjacent to an existing grocery store located at 1076 N. Arizona Avenue within the Pollack North Park Plaza.
53. **LIQUOR LICENSE**, Series 1, for Jesus Manuel Altamirano, Agent, HAG LLC, dba Heart Attack Grill located at 6185 W, Chandler Blvd. **(APPLICANT REQUESTS CONTINUANCE TO THE JUNE 12, 2008, CITY COUNCIL MEETING.)**

54. **LIQUOR LICENSE**, Series 10, for Larry Lara Espinoza, Agent, dba Espinoza's Food Center located at 3863 W. Chandler Blvd. **(APPLICANT REQUESTS CONTINUANCE TO THE JUNE 12, 2008, CITY COUNCIL MEETING.)**
55. **LIQUOR LICENSE**, Series 10, for Gabriel Arroyo, Agent, dba Arroyo Bros. Meats located at 961 W. Ray Road, Suites 1 and 2.
56. **LIQUOR LICENSE**, Temporary Extension of Premises, for a Series 14, held by The American Legion, Post 35, located at 2240 W. Chandler Blvd., for a wedding and reception on June 6, 2008.
57. **CONDOMINIUM PLAT, CPT08-0005 MARKETPLACE COMMONS AT FULTON RANCH**, for an office condominium development consisting of eight buildings on approximately 6.71 acres located west of the NWC of Arizona Avenue and Chandler Heights Road.
58. **FINAL PLAT, FPT08-0009 MARKETPLACE PLAZA AT FULTON RANCH AMENDED**, for an office condominium and retail development consisting of six lots on approximately 11.93 acres located at the NWC of Arizona Avenue and Chandler Heights Road.
59. **FINAL PLAT, FPT08-0007 REPLAT OF SPECTRUM CHANDLER LOT 2**, for a two-lot hotel development on approximately 8 acres located north and east of the NEC of Price and Willis roads.
60. **CONDOMINIUM PLAT, CPT08-0004 DOBSON VILLAGE BUILDING 'A'**, Units 1, 3, 4 and 5 within an office development consisting of medical and general office uses located at the NEC of Dobson and Frye roads.
61. **FINAL PLAT, FPT08-0008 SPRINGFIELD MARKETPLACE**, for a 14-acre commercial property divided into three lots located at the SEC of Riggs and Gilbert roads.
62. **FINAL PLAT, FPT08-0005 COTTMAN TRANSMISSION**, for a 3-acre industrial parcel to be consolidated into two lots located north and west of the NWC of Chandler Boulevard and 56<sup>th</sup> Street.
63. **RESOLUTION NO. 4135** authorizing the purchase of real property needed for the Alma School Road and Ray Road intersection improvements; authorizing relocation assistance as may be required by law; and directing further action.

**ACTION:**

64. **INTRODUCTION OF ORDINANCE NO. 4072, DVR07-0058 RED ROCK BUSINESS PLAZA**, rezoning from PAD to PAD Amended to expand the list of permitted uses within a 14-acre business park located at the NEC of Wright Drive and Germann Road.
65. **RESOLUTION NO. 4187** adopting the 2008-09 Tentative Budget
66. **USE PERMIT, UP08-0004, ALMA SCHOOL PLACE ASSISTED LIVING FACILITY**, to operate an assisted living home for up to 10 residents within an existing single-family home located at 451 W. Wildhorse Drive, west of the NWC of Arizona Avenue and Willis Road.

**PUBLIC HEARINGS:**

PH 1. **DOWNTOWN CHANDLER ENHANCED MUNICIPAL SERVICES DISTRICT**

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

67. **RESOLUTION NO. 4192** Approving the FY2008-2009 Annual Assessment for the City of Chandler, Downtown Chandler Enhanced Municipal Services District.

PH 2. **SYSTEM DEVELOPMENT FEE UPDATE**

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

PH 3. **INFRASTRUCTURE IMPROVEMENTS PLAN**

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

**INFORMATION:**

1. **MINUTES** of the May 7, 2008, Planning & Zoning Commission Meeting.

**SPECIAL ORDERS OF THE DAY:**

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

**ADJOURN**