

CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, July 31, 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:

Pastor Clint Augustyn – New Hope Community Church of the Nazarene

PLEDGE OF ALLEGIANCE:

SCHEDULED PUBLIC APPEARANCES:

1. Recognition of Travis Tisdale with Chandler Air Traffic Control
2. Service Recognitions
3. Exceptional Merit Awards
4. Retirement Recognitions
5. Chandler At Its Best 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:

1. **INTRODUCTION OF ORDINANCE NO. 4078** authorizing the vacation of right-of-way on Galveston Street, west of Emmett Drive, adjacent to CTA Liberty Elementary School.
2. **INTRODUCTION OF ORDINANCE NO. 4083, DVR08-0012 GREYWOOD PROFESSIONAL OFFICES**, rezoning from AG-1 to PAD with PDP to allow an office building on approximately 2 acres located south of the SWC of Frye and Gilbert roads.
3. **INTRODUCTION OF ORDINANCE NO. 4085, DVR08-0002 MY EXTRA GARAGE STORAGE**, rezoning from PAD to PAD Amended zoning with PDP for a condominium storage development on 3.1 acres located south and west of the SWC of Queen Creek and Cooper roads.
4. **INTRODUCTION OF ORDINANCE NO. 4089, DVR08-0022 PALM COURT CENTER**, rezoning from PAD to PAD Amended zoning to expand the list of permitted uses for a building at 255 W. Warner Road.
5. **RESOLUTION NO. 4064** accepting a no-cost, special warranty deed for 19,646.2 square feet (0.451 acres) from the Intel Corporation for the installation of a bus shelter on the north half of Chandler Boulevard, at Intel Way, west of Rural Road.
6. **RESOLUTION NO. 4182** changing the use of City-owned Police, Parks and Municipal Utilities property located at the NEC of Chandler Heights and Lindsay roads to another public use, road right-of-way.
7. **RESOLUTION NO. 4195** accepting a no-cost, special warranty deed for 0.185 acres from Shea Homes Limited Partnership for the USA Fee property exchange at the intersection of Arizona Avenue and Appleby Road.
8. **RESOLUTION NO. 4205** authorizing the purchase of approximately 3.1432 acres of vacant land located on the north side of Armstrong Way just west of McQueen Road for a price of \$1,711,475.00 (\$12.50 per square foot) plus closing costs of approximately \$5,500.00.
9. **RESOLUTION NO. 4206** authorizing the purchase of approximately 0.581 acres of vacant land located on the north side of Armstrong Way just west of McQueen Road for a price of \$253,290.00 (\$10.00 per square foot) plus closing costs of approximately \$1,500.00.
10. **RESOLUTION NO. 4207** authorizing the purchase of a vacant residential lot located at 97 E. Morelos Street at a cost not to exceed \$60,000.00 including closing and associated costs.
11. **RESOLUTION NO. 4208** authorizing the purchase of a vacant residential lot located at 190 S. Dakota Street at a cost not to exceed \$57,000.00.
12. **RESOLUTION NO. 4209** authorizing the purchase of property located at 60 E. Saragosa Street at a cost, including closing and associated costs, not to exceed \$121,500.00; and authorizing relocation assistance as may be required by law.

13. **RESOLUTION NO. 4216** authorizing an Intergovernmental Agreement (IGA) with the Town of Gilbert for providing a Crime Scene Technician for evidence collection at major crime scenes and a Criminalist to perform blood alcohol and controlled substance testing.
14. **RESOLUTION NO. 4221** authorizing an amendment to the ICMA-RC Administrative Services Agreement for Plan Number 301601 (Deferred Compensation) to accept elimination of plan administration and mutual fund fees in all City of Chandler participants' 457 accounts.
15. **PRELIMINARY DEVELOPMENT PLAN, PDP07-0039/PPT08-0004 OCOTILLO VILLAGE**, for site layout and building architecture, along with Preliminary Plat approval, for a specialty retail development, including a health club, on approximately 12.3 acres located at the SWC of Alma School and Ocotillo roads.
16. **PRELIMINARY DEVELOPMENT PLAN, PDP08-0005 ADVANTAGE BUSINESS PARK**, to construct an office and retail development on approximately 13 acres located south and east of the SEC of Alma School and Pecos roads.
17. **PRELIMINARY DEVELOPMENT PLAN, PDP08-0006 PGA SUPERSTORE**, for an amended sign plan for the Chandler Mercado shopping center at the NEC of Warner Road and Arizona Avenue.
18. **PRELIMINARY DEVELOPMENT PLAN, PDP08-0008 ALOFT/DOWNTOWN OCOTILLO**, for a five-story, 144-unit hotel on approximately 4.2 acres located south and west of the SWC of Dobson and Queen Creek roads. **(STAFF REQUESTS CONTINUANCE TO THE AUGUST 28, 2008, COUNCIL MEETING.)**
19. **PRELIMINARY DEVELOPMENT PLAN, PDP08-0012 WESTECH BUSINESS CENTER**, for two multi-tenant industrial buildings on approximately 9 acres at 300 E. Palomino Drive, one half-mile north of Warner Road and east of Arizona Avenue.
20. **PRELIMINARY DEVELOPMENT PLAN, PDP08-0013 SATURDAY BAY PERSONAL STORAGE**, for a self-storage facility on a 5-acre parcel located northwest of the NWC of Chandler Boulevard and McClintock Drive, within the Stellar Business Park.
21. **ZONING, DVR08-0001/PDP08-0002/PPT08-0008 TRE VICINO**, action on the existing PAD zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former General Industrial District (I-2) and Regional Commercial District (C-3) zoning districts. The existing PAD zoning is for a Low-Medium Density Residential Development on approximately 50 acres south and east of the SEC of Knox Road and Arizona Avenue. Additionally, request PDP and PPT for site layout and building architecture for the residential development.
22. **AUTHORIZE** payment of FY 2008-09 membership dues to Arizona League of Cities and Towns in the amount of \$85,000.00.
23. **AUTHORIZE** payment of FY 2008-09 membership dues to Maricopa Association of Governments in the amount of \$43,219.00.

24. **AUTHORIZE** the expenditure of an amount not to exceed \$140,000.00 for firefighter physical examinations pursuant to the current Intergovernmental Agreement with the City of Phoenix.
25. **SUBORDINATION** of the Down Payment Assistance lien on property located at 642 W. Dublin Street in the amount of \$5,650.00. (Acevedo)
26. **CLAIMS REPORT** for the Accounts Payable checks for the quarter ending March 31, 2008.
27. **BOARD AND COMMISSION APPOINTMENTS.**
28. **AUTHORIZE** payment of FY 2008-09 contribution to the Chandler Education Foundation in partnership with the Chandler Unified School District in the amount of \$35,000.00.
29. No item.
30. **AGREEMENT** amendment with Triora Group for consulting services adding an additional \$100,000.00 for a revised amount not to exceed \$175,000.00.
31. **AGREEMENT** extension for one year with Phoenix Newspapers, Inc., dba The Arizona Republic, for legal advertising services in an amount not to exceed \$60,000.00.
32. **AGREEMENT** with the Greater Phoenix Economic Council (GPEC) for FY 2008-2009 in an amount not to exceed \$93,998.00.
33. **AGREEMENT** with Northrop-Grumman for Computer Aided Dispatch Equipment and Software Maintenance, sole source, for one year with four one-year optional extensions, in an amount not to exceed \$21,285.49.
34. **AGREEMENT** with Valmont Industries, Phoenix Highway Products, and Cem-Tec for the purchase of traffic signal poles, streetlight poles, and related equipment for a total not to exceed \$300,000.00.
35. **AGREEMENT #WW0820-201** with Carollo Engineers for collection system facility improvements in an amount not to exceed \$147,224.00.
36. **AGREEMENT #WA0824-101** with Wilson Engineers for design work related to remote site programmable logic controller replacement in an amount not to exceed \$141,555.00.
37. **AGREEMENT #WW0509-202** with Engineering and Environmental Consultants (EEC) for reclaimed water distribution lines infill pursuant to annual contract #EN0719-101, in an amount not to exceed \$66,530.00.
38. **AGREEMENT** amendment with gbaMS for the Enterprise Asset Management System adding Exhibits E (Non-Disclosure Agreement) and F (Software License Agreement).
39. **AGREEMENT** for the purchase and installation of a custom radio communication system for the Emergency Operations Center (EOC) from Interop-Solutions, L.L.C., sole source, in an amount not to exceed \$75,790.00.

40. **AGREEMENT** with Mesa Community College to provide college credit for fire and emergency medical training programs being conducted at the Chandler Fire Training Center.
41. **AGREEMENT** with The Shannon S. Martin Company, Inc., for cleaning service for 20 restrooms at 15 City parks, Chandler Fashion Center Transit Station, and the Tumbleweed Park & Ride restrooms within the City for one year in the amount of \$115,800.00.
42. **PURCHASE** of fire turnouts from United Fire Equipment, utilizing the City of Tempe contract, in an amount not to exceed \$75,000.00.
43. **PURCHASE** of sewer and lift station cleaning, potholing and soft dig operation services, from Ancon Service Company, utilizing the City of Scottsdale contract, in an amount not to exceed \$320,000.00.
44. **AGREEMENT #WA0320-201**, Amendment No. 4, with Black & Veatch for the surface water treatment plant expansion in an amount not to exceed \$175,000.00 for a revised contract total not to exceed \$3,429,410.00.
45. **AGREEMENT** Amendment No. 3 with Metering Services, Inc., for additional funding for payment of services rendered to install multiple large meters in an amount not to exceed \$60,000.00.
46. **CONTRACT #ST0707-101** to Stantec for professional services for Landscape Analysis and Reclaimed Water System Analysis in an amount not to exceed \$123,256.00.
47. **CONTRACT** with Universal Field Services, Inc., to provide real estate acquisition services needed in connection with the Ray Road-McClintock Drive Intersection project in a total contract amount not to exceed \$80,400.00 and authorize the Real Estate Manager to sign the contract.
48. **CONTRACT #ST0711-201**, Amendment No. 1 with Entellus, Inc., for design of the Street Capacity Improvements in the amount of \$8,158.00, for a revised contract total of \$31,473.00.
49. **PURCHASE** of resurfacing services from Sunland Asphalt for 15 tennis courts located at the Chandler Tennis Center, utilizing the Dysart Unified School District contract, in an amount not to exceed \$72,481.48.
50. **PURCHASE** of promotional items, extending the use of the State of Arizona and the City of Tucson contracts for one year, in a combined amount not to exceed \$40,000.00.
51. **PURCHASE** of uniform garments from International Corporate Apparel, utilizing the City of Mesa contract, in an amount not to exceed \$45,000.00.
52. **PURCHASE** of fencing materials and installation services from Empire Fence and Brown's Custom Fence, utilizing the Mesa Unified School District contract, in an amount not to exceed \$100,000.00.
53. **PURCHASE** of bulk fuel from Western States and Supreme Oil, utilizing the State of Arizona contract, in an amount not to exceed \$270,000.00.

54. **PURCHASE** of data airtime for Police mobile data computers from Sprint Communications, Inc., utilizing the State of Arizona and Western States Contracting Alliance (WSCA) contract, in an amount not to exceed \$130,260.00.
55. **PURCHASE** of traffic striping paint from Pervo Paint Co., utilizing the Arizona Department of Transportation (ADOT) contract, in an amount not to exceed \$98,595.00.
56. **PURCHASE** and installation of an audio/visual system for the Emergency Operations Center (EOC) from ExhibitOne Corporation, utilizing the State of Arizona contract, in an amount not to exceed \$224,542.00.
57. **PURCHASE** and installation of playground equipment at Mountain View Park from Micon Construction, utilizing the City of Phoenix contract, in an amount not to exceed \$73,600.77.
58. **USE PERMIT, UP08-0019 MICHAELS & ASSOCIATES**, extension for the use of a residential home as a commercial business located at 200 N. Nebraska Street.
59. **USE PERMIT, UP08-0030 FRESH & EASY NEIGHBORHOOD MARKET (CHANDLER BLVD./GILBERT ROAD)**, Series 10, for the sale of beer & wine for off-premise consumption only within a planned grocery store located at the NWC of Chandler Boulevard and Gilbert Road.
60. **LIQUOR LICENSE**, Series 10, for Randy D. Nations, Agent, Fresh & Easy Neighborhood Market, Inc., dba Fresh & Easy Neighborhood Market located at the NWC of Gilbert Road and Chandler Boulevard.
61. **USE PERMIT, UP08-0032 SAUCE PIZZA & WINE**, Series 12, for the sale of all spirituous liquor for on-premise consumption only at a new restaurant in the Downtown Ocotillo development located at 2551 W. Queen Creek Road.
62. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Sauce Ocotillo LLC, dba Sauce Pizza & Wine located at 2551 W. Queen Creek Road, Suite 4.
63. **USE PERMIT, UP08-0015 FRESH & EASY NEIGHBORHOOD MARKET (CHANDLER BLVD./MCQUEEN ROAD)**, Series 10, for the sale of beer & wine for off-premise consumption only within a planned grocery store located at 215 N. McQueen Road, east of the NEC of Chandler Boulevard and McQueen Road.
64. **LIQUOR LICENSE**, Series 10, for Randy D. Nations, Agent, Fresh & Easy Neighborhood Market, Inc., dba Fresh & Easy Neighborhood Market located at 215 N. McQueen Road.
65. **USE PERMIT, UP08-0029 ESPINOZA'S MARKET**, Series 10, for the sale of beer & wine within a neighborhood market for off-premise consumption only at 3863 W. Chandler Boulevard.
66. **LIQUOR LICENSE**, Series 10, for Larry Lara Espinoza, agent, dba Espinoza's Food Center located at 3863 W. Chandler Boulevard.
67. **LIQUOR LICENSE**, Series 10, for Timothy Lee Holeman, agent, Diamond Shamrock Arizona, Inc., dba Corner Store #1701 located at 4020 W. Ray Road.

68. **LIQUOR LICENSE**, Series 10, for Timothy Lee Holeman, agent, Diamond Shamrock Arizona, Inc., dba Valero Corner Store #1702 located at 2955 E. Riggs Road.
69. **LIQUOR LICENSE**, Series 7, for Michael Lon Rus, agent, Crosswoods Indoor Golf LLC, dba Crosswoods Indoor Golf Center located at 6170 W. Chandler Boulevard. **(APPLICANT REQUESTS CONTINUANCE TO THE AUGUST 28, 2008, COUNCIL MEETING.)**
70. **LIQUOR LICENSE**, Series 1, for Jesus Manuel Altamirano, agent, HAG LLC, dba Heart Attack Grill located at 6185 W. Chandler Boulevard. **(APPLICANT REQUESTS WITHDRAWAL.)**
71. **PRELIMINARY PLAT, PPT08-0003 SANTA MARIA VILLAGE**, for a mixed-use development with commercial and residential uses located north and east of the NEC of Chandler Boulevard and McQueen Road.
72. **PRELIMINARY PLAT, PPT08-0005 SHOPPES AT CHANDLER HEIGHTS**, for a commercial retail center located at the NEC of Chandler Heights Road and Arizona Avenue.
73. **PRELIMINARY PLAT, PPT08-0006 RYAN COMMERCE**, for an office/industrial/warehouse development located north and east of the NEC of Cooper and Queen Creek roads.
74. **PRELIMINARY PLAT, PPT08-0011 NORTON'S CROSSING**, for a retail and multi-family development located at the NWC of Chandler Boulevard and Gilbert Road.
75. **PRELIMINARY PLAT, PPT08-0010 EXECUTIVE TOY STORAGE**, for a mixed-use development located at the NWC of Germann and McQueen roads.
76. **PRELIMINARY PLAT, PPT07-0053 DOBSON CENTER**, for a medical office and retail development located at the SWC of Dobson and Frye roads.
77. **FINAL PLAT, FPT08-0016 LAYTON LAKES PHASE 1 CHANDLER**, for a re-plat of approximately 35 acres of a 342-acre master planned community located at the SEC of Queen Creek and Gilbert roads.
78. **FINAL PLAT, FPT08-0022, REPLAT OF LOT 2 OF OPUS CHANDLER CROSSING**, replat of Lot 2 of the Opus Chandler Crossing commercial development located at the SWC of Gilbert and Germann roads.
79. **FINAL PLAT, FPT08-0014, REPLAT OF LOTS 3 & 4 OF CHANDLER CORPORATE CENTER – NORTH**, for the combination of two lots into a single lot within a mixed-use development that includes industrial, warehouse, and office uses located north of the NWC of McClintock Drive and Chandler Boulevard.

PUBLIC HEARING:

P.H.1. **ANNEXATION** of approximately 30 acres of land located east of the SEC of Cooper and Chandler Heights 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