



CITY OF CHANDLER COUNCIL MEETING

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the CHANDLER CITY COUNCIL and to the general public that the CHANDLER CITY COUNCIL will hold a **REGULAR MEETING** open to the public on **Thursday, August 14, 2014, at 7:00 p.m.** in the Chandler City Council Chambers, 88 E. Chicago St., Chandler, AZ.

One or more members of the Chandler City Council may attend this meeting by telephone.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

AGENDA

CALL TO ORDER:



ROLL CALL:

INVOCATION:

PLEDGE OF ALLEGIANCE:



*** Indicates New Item.**

Agenda continued on next page.



CONSENT:

1. **FINAL ADOPTION OF ORDINANCE NO. 4551, DVR14-0012 CHANDLER VIRIDIAN**, rezoning from Planned Area Development (PAD) Commercial and Multi-Family to PAD Commercial and Multi-Family located at the SWC of the Loop 101 Freeway and Frye Road.
2. **INTRODUCTION OF ORDINANCE NO. 4550** granting an eight-foot wide public utility easement to the City of Chandler, in trust for the public, located on the east side of Dobson Road between Chandler Boulevard and Boston Street.
3. **INTRODUCTION OF ORDINANCE NO. 4555**, granting a no-cost power distribution easement to Salt River Project on a portion of Shawnee Park.
4. **INTRODUCTION OF ORDINANCE NO. 4556**, granting a no-cost power distribution easement to Salt River Project on a portion of Centennial Park.
5. **INTRODUCTION OF ORDINANCE NO. 4558, RIGHT-OF-WAY ANNEXATION** of Certain County Rights-of-Way of approximately 1.39 acres on Ocotillo Road between McQueen Road and Arizona Avenue.
6. **INTRODUCTION OF ORDINANCE NO. 4560, DVR13-0010 CONTINUUM AT DOBSON ROAD**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15 acres located at the NWC of Dobson and Queen Creek roads.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building design for property located at the NWC of Dobson and Queen Creek roads.
7. **INTRODUCTION OF ORDINANCE NO. 4561, DVR14-0015 CHANDLER CORPORATE CENTER**, rezoning from Planned Area Development (PAD) for commercial retail to PAD for industrial/office/warehouse and commercial retail.
PRELIMINARY DEVELOPMENT PLAN (PDP) for site and building design on approximately 25 acres generally located at the NWC of Chandler Boulevard and McClintock Drive.
8. **RESOLUTION NO. 4784**, authorizing the extinguishment of a Temporary Construction Easement, located at 2222 N. Arizona Avenue, Chandler, Arizona.
9. **RESOLUTION NO. 4789** authorizing the issuance and sale of not to exceed \$250,000,000.00 in General Obligation Refunding Bonds, Series 2014.
10. **RESOLUTION NO. 4790** authorizing the interdepartmental transfer of certain real property within the City of Chandler's Municipal Utilities Department and the Housing Division and authorizing the subsequent improvement and leasing of property to qualified families at an affordable rent and authorizing the Housing and Redevelopment Manager to transfer funds within the Housing Division's fund 240 contingency budget to fund 236 to facilitate the construction project and leasing program.

11. **RESOLUTION NO. 4795** authorizing the award of the Site 6 Request For Proposal (RFP) to Ryan Companies US, Inc., and authorizing Staff to begin Development Agreement deal terms with Ryan Companies; and directing staff to present the negotiated Development Agreement to the City Council for consideration and possible action on or before the last regularly scheduled City Council meeting May 2015 or the award of the RFP will automatically terminate.
12. **PRELIMINARY DEVELOPMENT PLAN, PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER**, for additional commercial buildings, and for a comprehensive sign package for the Ocotillo Plaza shopping center located at the NWC of Alma School and Queen Creek roads.
13. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0001 DOMINION CHANDLER SELF STORAGE**, for the site and building design of a new self-storage facility located east of the SEC of Arizona Avenue and Ocotillo Road.
14. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0007 INTEL OCOTILLO CAMPUS AMENDMENT NO. 4**, for a Master Plan amendment on approximately 630 acres located at 4500 S. Dobson Road, the NWC of Dobson Road and the Chandler Heights Road Alignment.
15. **PAYMENT** for Fiscal Year 2014/15 annual membership fee for Valley Metro Rail, Inc., (METRO), in the amount of \$50,000.00.
16. **PAYMENT** for Fiscal Year 2014/15 membership dues to Arizona Municipal Water Users Association, in the amount of \$82,701.00.
17. **CLAIMS REPORT** for the quarter ended June 30, 2014.
18. **AUTHORIZE** annual service agreement payment, to support City of Chandler radio system infrastructure for FY 14/15, to Motorola Solutions Inc., in the amount of \$89,400.96.
19. **AGREEMENT NO. GG1301.201**, Amendment No. 1, to Sunrise Engineering, Inc., for the Boston Street Block Design, to determine the feasibility of water and sewer being added in the future and for design coordination with dry utilities, in an amount not to exceed \$11,650.00, for a revised contract amount of \$37,650.00.
20. **PROJECT AGREEMENT NO. ST1406.201**, with Ritoch-Powell & Associates, for design services, for street and utility improvements associated with the Alta Chandler development, located along Frye Road and east of Washington Street, pursuant to Annual Engineering Services Contract No. EN1002.101, in an amount not to exceed \$191,855.89.
21. **AGREEMENT NO. PD1-200-2954**, Amendment No. 3, with Skaggs East Valley Uniforms, Inc., for the purchase of police uniforms for a 90-day period, for a new total contract amount not to exceed \$160,000.
22. **AGREEMENT NO. MU3-914-3022**, Amendment No. 1, with Hoffman Southwest Corp. dba Roto-Rooter Service & Plumbing Company, Cartright's Drain Service Inc., Reddi Services, and Talis Construction Company, for Plumbing Services, for a two-year term, in a total amount not to exceed \$400,000.00 per year.

23. **AGREEMENT NO. WH1-914-3005**, Amendment No. 3, with Wesco Distribution, dba Brown Wholesale Electric for the purchase of electrical supplies, in an amount not to exceed \$175,000.00.
24. **PROJECT AGREEMENT NO. AI1305-451** with Dibble Engineering for the Construction Management of Airport Runway/Taxiway Erosion Control Improvement Project, pursuant to Annual Engineering Services Contract No. EN1005-101, in an amount not to exceed \$94,780.00.
25. **PROJECT AGREEMENT NO. PR1410.202** with J2 Engineering & Environmental Design, LLC, for Citrus Vista Park Project, pursuant to Annual Engineering Services Contract No. EN1302.101, in an amount not to exceed \$135,751.00.
26. **ANNUAL CONTRACT NO. EN1203.101**, Extension No. 2, with Southwest Ground-water Consultants for Hydrogeological Services, in an amount not to exceed \$500,000.00.
27. **CONSTRUCTION CONTRACT NO. WW1402.401**, to Tri-Com Corporation, for Sewer Pipeline Rehabilitation, in an amount not to exceed \$470,209.00.
28. **CONSTRUCTION CONTRACT NO. AI1305-401**, to SDB, Inc., for Improvements of the Airport Runway/Taxiway Erosion Control Project, in an amount not to exceed \$635,150.00.
29. **CONTRACT NO. EN1005-101**, one-year extension to Dibble Engineering for airport planning services, design services, and construction management in an amount not to exceed \$325,000.00; with the option of an additional one-year extension.
30. **CONTRACT NO. EN1302.101**, Amendment No. 1, to J2 Engineering & Environmental Design, LLC, for park design services, increasing the annual limit by \$125,000.00, for a revised annual limit not to exceed \$325,000.00.
31. **CONTRACT NO. ST1306.201**, to Kimley-Horn and Associates, Inc., for Design Consultant Services, for Queen Creek Road Improvements (McQueen Road to Gilbert Road), in an amount not to exceed \$1,870,133.73.
GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER in the amount of \$475,100.00 from General Fund Non-Departmental Appropriation Contingency to the Capital Grant Fund to allow for spending of the federal grant for this project.
32. **BOARD AND COMMISSION APPOINTMENTS.**
33. **CONTRACT NO. ST0809.404**, to Nesbitt Contracting Co., for construction, for Gilbert Road Improvements Phase III – Chandler Heights Road to Hunt Highway, in an amount not to exceed \$5,003,084.48.
34. **CONTRACT NO. ST0809.103**, to MakPro Services, LLC, for professional services, for Gilbert Road Improvements (Chandler Heights Road to Hunt Highway) – Public Outreach, in an amount not to exceed \$37,800.00.

35. **CONTRACT, NO. ST0809.451**, to Ritoch-Powell & Associates, for Gilbert Road Improvements (Chandler Heights Road to Hunt Highway) – construction management services, in an amount not to exceed \$770,142.23.
36. **PURCHASE** of janitorial and sanitation supplies, from Waxie Sanitary Supply, utilizing the City of Tucson contract, in an amount not to exceed \$220,000.00.
37. **PURCHASE** of annual maintenance for the Tax Mantra system from Tata Consultancy Services, Ltd, sole source, in an amount not to exceed \$152,680.00.
38. **PURCHASE** of LANDesk Advanced Deployment Accelerator from SHI International Corporation, pursuant to Western States Contracting Alliance (WSCA) Contract No. ADSPO11-007500, in an amount not to exceed \$68,705.00.
39. **PURCHASE** of Cisco network equipment from Nexus IS, Inc., utilizing State of Arizona Contract No. ADSPO12-024622 in an amount not to exceed \$73,124.69.
40. **PURCHASE** of Modernfold Partition Doors from Norcon Industries, Inc., sole source in an amount not to exceed \$112,643.00.
41. **PURCHASE** and installation of twelve shade structures from Shade 'N Net, utilizing Mohave Contract No. 10M-SHADE-0104, in an amount not to exceed \$74,535.75.
42. **PURCHASE** of electronic library materials from 3M Library Systems, sole source, in a total amount not to exceed \$150,000.00.
43. **USE PERMIT, LUP14-0003 EL HERRADERO**, Series 12 Restaurant License, to sell and serve liquor as permitted for on-premise consumption in an existing restaurant and to allow live entertainment indoors located at 474 W. Ray Road, east of the NEC of Ray Road and Iowa Street.
44. **USE PERMIT, LUP14-0007 BOURBON JACKS BAR & GRILL**, Series 6 Bar License, to sell and serve liquor as permitted for on and off premises sales, indoors and within an outdoor patio, and live entertainment indoors located at 11W. Boston Street, Suite 1.
45. **USE PERMIT, ZUP14-0010 FAST & FURIOUS MOTORSPORTS LLC**, to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning located at 4043 W. Kitty Hawk Way, Suite 5.
46. **USE PERMIT, ZUP14-0014 OAKLAND BUSINESS PARK**, to allow a used motor vehicle dealer in Planned Industrial District (I-1) zoning located at 500 N. 56th Street, Suite 8.
47. **USE PERMIT, LUP14-0009 TONY SACCO'S**, Series 12 Restaurant License, to sell liquor as permitted under for on-premise consumption both indoors and within an outdoor patio located at 4960 S. Gilbert Road, Suite B-10, west of the NWC of Gilbert and Chandler Heights roads, within the Chandler Heights Marketplace shopping center.

48. **LIQUOR LICENSE**, Series 12, for Jared Michael Repinski, Agent, Brydon LLC, dba Tony Sacco's, located at 4960 S. Gilbert Road, Suite 10.
49. **USE PERMIT, LUP14-0008 TOKYO JOE'S**, Series 12 Restaurant License, to sell and serve liquor as permitted under for on-premises sales indoors and within an outdoor patio located at 800 N. 54th Street, Suite 5.
50. **LIQUOR LICENSE**, Series 12, for Andrea D. Lewkowitz, Agent, Tokyo Inc., dba Tokyo Joe's, located at 800 N. 54th Street, Suite 5.
51. **LIQUOR LICENSE**, Series 7, for Lawrence Edward Elliget, Agent, HSP Resorts LLC, dba Springfield's Eagles Nest Grill, located at 1200 E. St. Andrews Boulevard, Suite A.
52. **LIQUOR LICENSE**, Series 12, for Lawrence Edward Elliget, Agent, HSP Resorts LLC, dba Springfield's Eagles Nest Grill, located at 1200 E. St. Andrews Boulevard, Suite A.
53. **LIQUOR LICENSE**, Series 12, for Daniel Thomas Lenhauser, Agent, JDJD LLC, dba Burger 21, located at 2855 W. Ray Road, Suite 1.
54. **LIQUOR LICENSE**, Series 12, for Theresa June Morse, Agent, Franchise Partners LLC, dba Hurricane Grill & Wings, located at 7450 W. Chandler Boulevard.
55. **LIQUOR LICENSE**, Series 12, for Yuhua Zhao, Agent, Seksun Sushi Inc., dba Seksun Sushi Goaround, located at 1175 W. Ray Road, Suite 1.
56. **LIQUOR LICENSE**, Series 12, for Bussara Ngoitaku Irwin, Agent, Silk True Asian LLC, dba Silk True Asian, located at 4995 S. Alma School Road, Suite 1.
57. **LIQUOR LICENSE**, Series 12, for Raymon C. Flores, Agent, Chandler Taco Co. LLC, dba Sir Veza's Taco Garage, located at 3111 W. Chandler Boulevard, Suite 2146.
58. **LIQUOR LICENSE**, Series 12, for William Clude Mohler Jr., Agent, Mohler Enterprises LLC, dba Max & Ted's 480, located at 480 N. Arizona Avenue. **(APPLICANT REQUESTS CONTINUANCE TO THE SEPTEMBER 11, 2014, COUNCIL MEETING.)**
59. **SPECIAL EVENT LIQUOR LICENSE**, for The Leukemia & Lymphoma Society, for the Mark Taylor Summer of Love Community Event on Saturday, August 23, 2014, at San Cervantes Apartments, 400 N. Coronado Street.
60. **SPECIAL EVENT LIQUOR LICENSE**, for Ballet Folklorico Quetzalli-AZ, for the Rockin' Taco Street Fest on Saturday, September 13, 2014, at El Palacio Restaurant, 2950 E. Germann Road.
61. **SPECIAL EVENT LIQUOR LICENSE**, for St. Joseph the Worker, for the SanTan Oktoberfest event on Saturday, October 4, 2014, at Dr. A.J. Chandler Park, 3 S. Arizona Avenue.
62. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Center for the Arts, for the Mariachi Festival on Sunday, October 12, 2014, at 250 N. Arizona Avenue.

63. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Center for the Arts, for the Larry The Cable Guy show on Saturday, October 18, 2014, at 250 N. Arizona Avenue.
64. **SPECIAL EVENT LIQUOR LICENSE**, for Downtown Chandler Community Foundation, for the Rock the Block event on Saturday, November 8, 2014, located between Frye Road and Chandler Boulevard on Arizona Avenue.
65. **FINAL PLAT, FPT14-0006 KYRENE 202 BUSINESS PARK**, for a business park located at the SWC of Kyrene Road and Gila Springs Place.
66. On action.
- *67. **AUTHORIZE** the filing of a cross-appeal of the trial court's ruling on reimbursement of City's costs and attorney fees in Austin *etal* v City of Chandler.
- *68. **CITY MANAGER CONTRACT** in the amount of \$203,088.00, effective July 1, 2014.

ACTION:

66. **USE PERMIT, ZUP14-0005 WASHINGTON RESIDENCE**, to allow a single-family dwelling within the MF-2 (Multiple-Family Residential District) on property located at 380 S. Washington Street. **(PLANNING & ZONING COMMISSION AND STAFF RECOMMEND DENIAL.)**

PUBLIC HEARING:

PH1. CHANDLER CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2013-2014

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

PH2. ANNEXATION of a City well site, existing right-of-way, and railroad property, totaling approximately 0.36 acres, located at the intersection of Ocotillo Road and the Union Pacific Railroad.

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

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.

CURRENT EVENTS:

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

ADJOURN