



## 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, December 11, 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 Now Item**

Agenda continued on next page.



**CONSENT:**

1. **FINAL ADOPTION OF ORDINANCE NO. 4595, DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station.
2. **INTRODUCTION OF ORDINANCE NO. 4591, DVR14-0037 SOUTHWEST CORNER OF OCOTILLO ROAD AND THE UNION PACIFIC RAILROAD**, establishment of initial City zoning of Agricultural (AG-1) on a City-owned parcel of approximately 3,920 square feet located at the SWC of Ocotillo Road and the Union Pacific Railroad.
3. **INTRODUCTION OF ORDINANCE NO. 4593, DVR14-0020 AVILLA HOMES**, rezoning from Regional Commercial (C-3) zoning to Planned Area Development (PAD) for High Density Residential.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building design on property located at the NEC of Warner Road and Grace Boulevard, west of Arizona Avenue.
4. **INTRODUCTION OF ORDINANCE NO. 4594, DVR14-0024 ST. JUAN DIEGO CATHOLIC CHURCH**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for a church.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building design on property located at the NWC of Cooper Road and Markwood Drive, south of Queen Creek Road.
5. **INTRODUCTION OF ORDINANCE NO. 4596, DVR14-0026 ELEMENT HOTEL**, rezoning from Planned Industrial (I-1) to Planned Area Development for a hotel and commercial uses.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building architecture, along with Mid-Rise Overlay for building height exceeding forty-five feet on 3.4 acres site is located south of the SWC of Chandler Boulevard and Chandler Village Drive.
6. **INTRODUCTION OF ORDINANCE NO. 4597, DVR14-0032 DC HEIGHTS**, rezoning from Multi-Family (MF-2) to Planned Area Development for a mixed-use residential and commercial development.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for site layout and building architecture, along with Mid-Rise Overlay for building heights exceeding forty-five feet on 5.3 acres located at the SWC of Commonwealth Avenue and California Street.
7. **INTRODUCTION OF ORDINANCE NO. 4598, DVR14-0035/PPT14-0017 MODERN STORAGE**, rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse.  
**PRELIMINARY DEVELOPMENT PLAN (PDP)** for a self-storage facility located at the SEC of Arizona Avenue and Germann Road.  
**PRELIMINARY PLAT (PPT)** for a self-storage facility located at the SEC of Arizona Avenue and Germann Road.
8. **RESOLUTION NO. 4816** authorizing an Intergovernmental Agreement (IGA) with the Regional Public Transportation Authority (RPTA) to provide Fixed Route Bus Service, Dial-A-Ride, and Ride Choice programs for Fiscal Year 2013/2014, in an amount of \$355,919.00.

9. **RESOLUTION NO. 4817** authorizing an amendment to the Intergovernmental Agreement (IGA) with the Regional Public Transportation Authority (RPTA) to provide Fixed Route Bus Service, Dial-A-Ride, and Ride Choice programs for Fiscal Year 2014/2015, in an estimated amount of \$557,353.
10. **RESOLUTION NO. 4819** implementing an Entertainment District in Downtown Chandler in accordance with A.R.S. § 4-207(C)(4).
11. **RESOLUTION NO. 4823** granting the authority to purchase a vacant parcel located at 99 South Hamilton Street, Chandler, Arizona, for the appraised value of \$103,000.00, plus closing costs of approximately \$2,000.00, granting authority to transfer the funds from fund 240 Grant Contingency to fund 236 Proceeds Reinvestment, and further authorizing the City's Real Estate Coordinator to sign the purchase agreement and other documents necessary to complete the acquisition.
12. **RESOLUTION NO. 4824** adopting a revision to Issuance and Post-Issuance Compliance Procedures Relating to Tax Exempt Bonds, Other Tax Exempt Financing, Build America Bonds (Direct Pay), Recovery Zone Bonds and Tax Credit Bonds (Direct Pay) for the City of Chandler, Arizona.
13. **RESOLUTION NO. 4825** authorizing the extension of Agreement No. 2845, with JP Morgan Chase Bank, N.A., for banking services.
14. **RESOLUTION NO. 4826** authorizing an Intergovernmental Agreement with the Maricopa County Department of Transportation for cost sharing for improvements to Germann Road from Arizona Avenue to Hamilton Street.
15. **RESOLUTION NO. 4827** authorizing a contract with the Governor's Office of Highway Safety; authorize the City Manager and Chief of Police, as designee, to execute the contract; and authorize the Chief of Police to sign, administer, execute, and submit the contract and all documents and other necessary instruments in connection with such contract.
16. **RESOLUTION NO. 4828** authorizing a modification to the existing intergovernmental agreement with the Arizona Department of Revenue to allow for compliance with changes made to A.R.S. §42-6001 related to audits.
17. **RESOLUTION NO. 4830** authorizing the Amended and Restated City of Chandler Section 125 Flexible Benefit Plan which renames the former City of Chandler Flexible Spending Account Program, adds provisions allowing for pre-tax contributions to Health Savings Accounts and continuous (evergreen) benefit elections, and makes clarifying changes to improve administration of the Plan.
18. **BOARD AND COMMISSION APPOINTMENTS.**
19. **PURCHASE** of two (2) brush chippers from A to Z Equipment, utilizing the National Joint Powers Alliance Contract No. 031014-BAN, in the amount of \$74,438.44.

20. **AGREEMENT NO. PD5-200-3453** with Skaggs Companies for police uniforms in an amount not to exceed \$175,000.00 for one year, with the option of four additional one-year extensions.
21. **AGREEMENT NO. PD5-680-3456** with Proforce Law Enforcement, Galls LLC, and GT Distributors Inc., for police supplies, in an amount not to exceed \$70,000.00 for one year, with the option of four additional one-year extensions.
22. **SITE SPECIFIC SUPPLEMENTAL AGREEMENT NO. 002** with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746, Amendment No. 01, with the City of Phoenix regarding sharing of telecommunications facilities and network infrastructure located at 911 S. Hamilton Street, and authorize the Mayor to execute the agreement.
23. **SITE SPECIFIC SUPPLEMENTAL AGREEMENT NO. 003** with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746, Amendment No. 01, regarding sharing of telecommunications facilities and network infrastructure between the City of Phoenix and the City of Chandler located at 250 E. Chicago Street, and authorize the Mayor to execute the agreement.
24. **SITE SPECIFIC SUPPLEMENTAL AGREEMENT NO. 004** with the City of Phoenix, per terms of the previously approved Intergovernmental Agreement (IGA) No. 101746-Amendment No. 01, with the City of Phoenix regarding sharing of telecommunications facilities and network infrastructure located at 576 W. Pecos Road, and authorize the Mayor to execute the agreement.
25. **AGREEMENT NO. CM5-918-3447** with Partners for Strategic Action, Inc., for the General Plan Update, in the amount of \$249,975.00.
26. **AGREEMENT NO. MS5-946-3488** with Western Alliance Bank, dba Alliance Bank of Arizona to maximize the return on short term investments through the use of the Certificate of Deposit Account Registry Service (CDARS), whose accounts are insured by the FDIC.
27. **PROJECT AGREEMENT NO. AI1502-201** with Dibble Engineering for design services for Airport Signage Replacement, pursuant to On-call Airport Facilities and Infrastructure design Services Contract No. EN1005-101, in an amount not to exceed \$78,820.00.
28. **AGREEMENT EXTENSION NO. MSO-946-2777**, with FIA Card Services, N.A. (Bank of America), for Procurement Card Services, for a two-year period.
29. **AGREEMENT NO. MU5-913-3446** with Sundt Construction, Inc., for maintenance and repair of the Ocotillo Brine Reduction Facility, in an amount not to exceed \$250,000.00, per year, with the option to renew for up to four additional one-year periods.
30. **PROJECT AGREEMENT NO. WW1504.201** with Wilson Engineers, LLC, for design services for the Manganaro Lift Station Improvements, pursuant to On-call Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$102,470.00.

31. **PROJECT AGREEMENT NO. WA1511.201** with Dibble Engineering, Inc., for design services for the Water Valve Replacement Program, pursuant to On-call Water and Wastewater Services Contract No. EN1520.101, in an amount not to exceed \$127,910.00.
32. **PROJECT AGREEMENT NO. WW1305.451** with Dibble Engineering, Inc., for construction administration services for Lone Butte Water Reclamation Facility Improvements, pursuant to On-call Contract No. EN1520.101, in an amount not to exceed \$157,484.00.
33. **PROJECT AGREEMENT NO. PR1504.401** with SDB, Inc., for construction of the Paseo Vista Recreation Area Drainage project, pursuant to JOC No. JOC1201.401, in an amount not to exceed \$48,422.00, plus \$2,422.00, for associated in-house engineering services for a total amount not to exceed \$50,844.00.  
**GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER** in the amount of \$23,449.00; and  
**SOLID WASTE FUND CONTINGENCY APPROPRIATION TRANSFER** in the amount of \$27,395.00, for the contract and associated in-house engineering services.
34. **PROJECT AGREEMENT NO. PR1504.201**, with Michael Baker Jr., Inc., for design services for Paseo Vista Recreation Area Drainage in an amount not to exceed \$183,125.92, plus \$18,312.59 for associated in-house engineering services, for a total amount not to exceed \$201,438.51.  
**GENERAL FUND CONTINGENCY APPROPRIATION TRANSFER** in the amount of \$100,719.25; and  
**SOLID WASTE FUND CONTINGENCY APPROPRIATION TRANSFER** in the amount of \$100,719.26, for the contract and associated in-house engineering services.
35. **CONSTRUCTION CONTRACT NO. WW1305.401** to CSW Contractors, Inc., for Lone Butte Water Reclamation Facility Improvements, in an amount not to exceed \$899,847.32.
36. **PROFESSIONAL SERVICES CONTRACT NO. WW1420.101** to CH2M Hill Engineers, Inc., for development of the Water, Wastewater, and Reclaimed Water Master Plan, in an amount not to exceed \$891,520.00.
37. **CONSTRUCTION CONTRACT NO. CS1406.401** to Shasta Industries for Folley Pool Toddler Slide Replacement, in an amount not to exceed \$155,420.00.
38. **CONSTRUCTION CONTRACT PROJECT NO. LI1301.401** to Builders Guild, Inc., for Copper Room Renovations, in an amount not to exceed \$366,059.00.
39. **PURCHASE** of maintenance, repair and operational (MRO) supplies from Grainger, utilizing the National Intergovernmental Purchasing Alliance Company (NIPA), in an amount not to exceed \$250,000.00.
40. **PURCHASE** of LANDesk license conversion, training and implementation services from SHI International Corporation, utilizing the Western States Contracting Alliance (WSCA) Agreement No. ADSPO11-007500, in the amount of \$110,443.00.

41. **PURCHASE** of refuse and recycling containers and parts from Toter, LLC, utilizing the National Intergovernmental Purchasing Alliance (NIPA) Contract No. 120576, in an amount not to exceed \$350,000.00.
42. **USE PERMIT, ZUP13-0032 ST. LUKE'S BEHAVIORAL HEALTH**, extension for the continued operation of a therapy business in an office/industrial building located at 325 E. Elliot Road, Suite 29, east of the SEC of Arizona Avenue and Elliot Road.
43. **USE PERMIT, ZUP14-0012 VERIZON WIRELESS – PRICE AND SR202**, to install a monopalm wireless communication facility within the ADOT right-of-way located east of Price Road and south of the Loop 202 Santan Freeway.
44. **USE PERMIT, ZUP14-0016 VERIZON AT EPIPHANY LUTHERAN**, to install a monopalm wireless communication facility located at 800 W. Ray Road, north and east of the NEC of Alma School and Ray roads.
45. **USE PERMIT, ZUP14-0022 VALLEY CHRISTIAN HIGH SCHOOL**, to allow a time extension for a modular classroom building located at 6900 W. Galveston Street, south of the SEC of 56th Street and Ray Road.
46. **USE PERMIT, ZUP14-0029 BORN'S OFFICES**, for personal service/retail/office type uses in addition to general office use located at 348 W. Chandler Blvd., north side of Chandler Boulevard and west of Chandler High School.
47. **SPECIAL EVENT LIQUOR LICENSE**, for Family Support Group Inc., for the Arizona Cardinal's Big Red Rage Radio Show Fundraiser on Thursday, December 18, 2014, located at Marjerle's Sports Grill, 3095 W. Chandler Boulevard.
48. **LIQUOR LICENSE**, Series 12, for Bi Darren Liu, Agent, DND Seafood LLC, dba Jogoya Sushi Seafood Buffet, located at 2100 S. Gilbert Road, Suite 1.
49. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, CM EBAR LLC, dba Elephant Bar Restaurant, located at 3405 W. Chandler Boulevard.
50. **LIQUOR LICENSE**, Series 12, for Randy D. Nations, Agent, Stingray Chandler LLC, dba Stingray Sushi, located at 900 N. 54<sup>th</sup> Street, Suite 1.
51. **SAMPLING PRIVILEGES, LIQUOR LICENSE**, Series 9, for Clare Hollie Abel, Agent, Walmart Stores Inc., dba Wal-Mart Supercenter #2671, located at 1175 S. Arizona Avenue.
52. **FINAL PLAT, FPT14-0010 LONE TREE**, for a 72-lot single-family residential subdivision located at the SWC of Riggs and Lindsay roads.
53. **FINAL PLAT, FPT14-0014 CHAMPION ACADEMY**, for a public charter school located north of the NWC of McQueen and Frye roads.
- \*54. **RESOLUTION NO. 4829** authorizing the award of the request for proposals to Vintage Partners for Sites 1, 2, and 3, and authorizing Staff to begin Development Agreement deal

terms between the City of Chandler and Vintage Partners; 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 in March 2015 or this award to Vintage Partners for the Sites 1, 2, and 3 Request for Proposals will automatically without further action of the City Council.

**INFORMATIONAL:**

1. Minutes of the November 19, 2014, Planning and Zoning Commission meeting.

**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**