



## 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, March 26, 2015, 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:

Chaplain Frankie Broome – American Legion Post 91

PLEDGE OF ALLEGIANCE:



Agenda continued on next page.



**CONSENT:**

- 1a. **MINUTES** of the Chandler City Council Special Meeting (Mgr. Recruitment) of March 9, 2015.
- 1b. **MINUTES** of the Chandler City Council Study Session of March 9, 2015.
- 1c. **MINUTES** of the Chandler City Council Special Meeting (Mgr. Recruitment) of March 12, 2015.
- 1d. **MINUTES** of the Chandler City Council Budget Workshop of March 12, 2015.
- 1e. **MINUTES** of the Chandler City Council Regular Meeting of March 12, 2015.
  
2. **RESOLUTION NO. 4853** authorizing the execution of the Pre-Annexation Development Agreement with YEG Development Inc., for Mission Estates Lift Station for property located at the NWC of McQueen Road and Sunnydale Drive.
  
3. **FINAL ADOPTION OF ORDINANCE NO. 4611, ANNEXATION** of approximately 10 acres located north of the NWC of McQueen Road and Hunt Highway.
  
4. **INTRODUCTION OF ORDINANCE NO. 4583** granting a no-cost power easement to Salt River Project, for electrical facilities relocation as part of the Ocotillo Road Improvements, from Arizona Avenue to McQueen Road.
  
5. **INTRODUCTION OF ORDINANCE NO. 4618, DVR15-0004 ARTESIAN PLACE**, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Residential. **PRELIMINARY DEVELOPMENT PLAN (PDP)** for subdivision layout and housing product guidelines on approximately 2 acres located south of the SEC of Ocotillo Road and Norman Way, west of Gilbert Road.
  
6. **INTRODUCTION OF ORDINANCE NO. 4619, DVR15-0005 SOUTH OF THE SOUTHWEST CORNER OF MCQUEEN AND OCOTILLO ROADS**, establishment of initial City zoning of Agriculture (AG-1) on approximately 4.18 acres located south of the SWC of McQueen and Ocotillo roads.
  
7. **INTRODUCTION OF ORDINANCE NO. 4620, DVR15-0006 NWC OF GILBERT AND BROOKS FARM ROADS**, establishment of initial City zoning of Agriculture (AG-1) on approximately 5 acres located at the NWC of Gilbert and Brooks Farm roads.
  
8. **INTRODUCTION OF ORDINANCE NO. 4621, ANNEXATION** of approximately 1.25 acres located north of the NWC of Cedar Place and Riggs Ranch Road.
  
9. On action.
  
10. **RESOLUTION NO. 4842** authorizing the extinguishment of a temporary drainage easement no longer needed for public use at the Fire Rock Ranch development located at the NWC of Gilbert Road and Chandler Boulevard.

11. **RESOLUTION NO. 4846** authorizing the modification of the assessment diagram; making a statement and estimate of expenses for the Downtown Chandler Enhanced Municipal Services District; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.
12. **RESOLUTION NO. 4849** authorizing the adoption and execution of Amended and Restated Plan Adoption Agreements for the Retirement Health Savings Plan benefit for employees (Plan No. 8011217) and elected officials (Plan No. 8011218) to add a minimum age for retirement benefit eligibility, change the annual limit for mandatory contributions of employees' excess accrued vacation leave, and make minor corrections to the plan documents.
13. No item.
14. **PRELIMINARY DEVELOPMENT PLAN, PDP14-0015 LAYTON LAKES PARCEL 21**, for housing product on approximately 33.4 acres located south and west of the SWC of Queen Creek Road and Layton Lakes Boulevard.
15. **CONTINGENCY TRANSFER** of Workers' Compensation Fund Non-Departmental contingency to the Human Resources Workers' Compensation Liability cost center in the amount of \$300,000.00 for expenditures related to Workers' Compensation claims.
16. **SUBORDINATE** of Moderate Rehabilitation Program Lien on Project No. RH08-0016 located at 5633 W. Butler Dr. in the amount of \$48,039.85. (Balken)
17. **AGREEMENT NO. CS4-964-3332**, Amendment No. 1, with Devau Human Resources for Temporary Staffing Services in an amount not to exceed \$1,200,000.00 for a one-year term of April 1, 2015, through March 31, 2016.
18. **AGREEMENT NO. MU3-962-3146**, Amendment No. 1, with Ancon Service Company, for hydrovac services, for a two-year term, in a total amount not to exceed \$466,000.00.
19. **AGREEMENT NO. WD3-910-3144**, Amendment No. 1, with Pipeline Services, Inc., for emergency water main stop, for a two-year term, in a total amount not to exceed \$400,000.00.
20. **PROJECT AGREEMENT NO. ST1406.451** with Ritoch-Powell and Associates Consulting Engineers for Civil Engineering Construction Management Services, for South Washington Street, pursuant to On-Call Civil Engineering Services Contract No. EN1506.101, in an amount not to exceed \$75,585.00.
21. **CONTRACT NO. EN1506.101**, Amendment No. 1, with Ritoch-Powell and Associates Consulting Engineers, increasing the annual limit for Civil Engineering Service by \$200,000.00, for a revised annual limit not to exceed \$500,000.00.
22. **CONSTRUCTION CONTRACT NO. ST1406.401** to AJP Electric Inc., for South Washington Street Improvements, in an amount not to exceed \$2,051,294.75.
23. **CONTRACT NO. JOC1201.401**, one-year extension to SDB, Inc., for general construction services, in an amount not to exceed \$1,500,000.00.

24. **CONTRACT NO. JOC1202.401**, one-year extension to Chasse Building Team, Inc., for general construction services, in an amount not to exceed \$250,000.00.
25. **CONTRACT NO. ST0808.401**, Change Order No. 2, to Blucor Contracting, Inc., on a construction contract for Ocotillo Road Improvements (Arizona Avenue to McQueen Road), in an amount not to exceed \$171,720.54, for a revised contract amount of \$5,528,071.29.
26. **CONTRACT NO. ST1502.201** to Kimley-Horn and Associates, Inc., for Design Consultant Services for Chandler Heights Road, Arizona Avenue to McQueen Road, in an amount not to exceed \$1,183,843.00.
27. **CONSTRUCTION CONTRACT NO. WA1401.401** to RK Sanders, Inc., for the Erie, Hamilton, and Price South Well Abandonment, in an amount not to exceed \$106,507.00.
28. **USE PERMIT, ZUP14-0034 VERIZON AT ST. JUAN DIEGO CHURCH**, to install a monopalm wireless communication facility located at 3200 S. Cooper Road, south of the SWC of Cooper and Queen Creek roads.
29. **USE PERMIT, LUP14-0024 SMASHBURGER**, Series 12 Restaurant License, to sell and serve liquor as permitted for on-premise consumption indoors and within a patio at a new restaurant located at 2925 S. Alma School Rd. Suite 8, in Las Tiendas Village.
30. **USE PERMIT, LUP15-0001 CRUST SIMPLY ITALIAN**, Series 12 Restaurant License, to allow liquor sales as permitted along with an extension of premises for outdoor patios to sell and serve liquor for on-site consumption indoors and within outside patios and live entertainment at a new restaurant and bar located in downtown Chandler at 10 N. San Marcos Place, west of Arizona Avenue and south of Buffalo Street.
31. **LIQUOR LICENSE**, Series 12, for Michael Merendino, Agent, Crust Management LLC, dba Crust Simply Italian, located at 10 N. San Marcos Place.
32. **LIQUOR LICENSE**, Series 7, for Carol Ann Nalevanko, Agent, DMB Sports Clubs Limited Partnership, dba Ocotillo Village Health Club & Spa, located at 4200 S. Alma School Road.
33. **LIQUOR LICENSE**, Series 12, for Carlo Ventura, Agent, Carlo & Emilie's Cantine LLC, dba Carlo & Emilie's Gourmet Deli, located at 2040 S. Alma School Road, Suite 12.
34. **LIQUOR LICENSE**, Series 12, for Irene Castillo, Agent, Si Señor Restaurant of Arizona LLC, dba Si Señor Restaurant, located at 600 N. Alma School Road.
35. **LIQUOR LICENSE**, Series 12, for Arvinder Kaur, Agent, Chennai Fusion Café LLC, dba Chennai Fusion Grill, located at 4929 W. Chandler Boulevard, Suite 1. **(APPLICANT REQUESTS CONTINUANCE TO THE APRIL 16, 2015, CITY COUNCIL MEETING.)**
36. **LIQUOR LICENSE**, Series 6, for Amy S. Nations, Agent, Stapleton Entertainment LLC, dba Dirty Blonde Tavern, located at 4929 W. Chandler Boulevard, Suite 12. **(APPLICANT REQUESTS CONTINUANCE TO THE APRIL 30, 2015, CITY COUNCIL MEETING.)**

37. No item.
38. **SPECIAL EVENT LIQUOR LICENSE**, for Chandler Valley Unitarian Universalist Church, for the Pacific Southwest District Assembly of Unitarian Universalist Event on Friday, April 24, 2015, located at the Chandler Valley Unitarian Universalist Church, 6400 W. Del Rio Street.
39. **PRELIMINARY PLAT, PPT13-0022 NORIA MIXED USE**, for a multi-family residential and commercial mixed-use development located at the SEC of McQueen and Germann roads.
40. **RESOLUTION NO. 4856** authorizing the Third Amendment to the Restated Development and Disposition Agreement with COR Arizona Avenue Company, LLC for Site 7 at the NEC of Arizona Avenue & Buffalo Street.
41. **LICENSE AGREEMENT** with COR Development Company, LLC consistent in all material respects with the license agreement.

**ACTION:**

9. **RESOLUTION NO. 4839** amending the City Fee Schedule relating to Airport, Administration and Management Services, Municipal Utilities, Parks and Recreation, Police, Transportation and Development and adding Section 10, Cultural Affairs.
42. **RESOLUTION NO. 4848, APL14-0007 AIRPARK AREA PLAN AMENDMENT**, to the Airpark Area Plan from Neighborhood Commercial and Commercial/Office/Business Park with a Light Rail Corridor Overlay to Low-Medium Density Residential.  
**INTRODUCTION OF ORDINANCE NO. 4616, DVR14-0019 ENCLAVE AT HAMILTON RANCH**, rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for offices to PAD for Residential.  
**PRELIMINARY DEVELOPMENT PLAN** for subdivision layout and housing product.  
**PRELIMINARY PLAT, PPT14-0012 ENCLAVE AT HAMILTON RANCH**, for a single-family subdivision located south and east of the SEC of Arizona Avenue and Queen Creek Road.

**PUBLIC HEARING:**

- PH1. **ANNEXATION** of three parcels totaling approximately 9.99 acres located north of the NWC of Arizona Avenue and Riggs Road.
  1. Open Public Hearing
  2. Staff Presentation
  3. Council Discussion
  4. Discussion from the Audience
  5. Close Public Hearing

**INFORMATIONAL:**

1. Minutes of the March 4, 2015, 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**