

# Formal Meeting Agenda



## Tempe City Council February 16, 2006

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 East Fifth Street  
7:30 p.m.

1. INVOCATION - Councilmember Arredondo
2. PLEDGE OF ALLEGIANCE
3. MINUTES - Councilmember Goronkin
  - A. Approval of Council Meeting Minutes
    1. Council Executive Session – December 1, 6, 15 & 22, 2005 & January 5, 2006
    2. Ad-hoc Rental Housing Task Force – December 20, 2005 [20060216rhtf01.pdf](#)
    3. Council's Diversity & Human Relations & Resources Committee – July 20, 2005  
[20060216dhrr01.pdf](#)
  - B. Acceptance of Board & Commission Meeting Minutes
    4. Apache Boulevard Project Area Committee – December 12, 2005  
[20060216apac01.pdf](#)
    5. Board of Adjustment – December 28, 2006 [20060216boa01.pdf](#)
    6. Commission on Disability Concerns – November 15, 2005 [20060216cdc01.pdf](#)
    7. Community Special Events Task Force – January 31, 2006 [20060216setf01.pdf](#)
    8. Enhanced Services Commission – January 18, 2006 [20060216esc01.pdf](#)
    9. Fire Public Safety Personnel Retirement Board – November 3, 2005 & January 5, 2006
    10. Hearing Officer – January 17, 2006 [20060216ho01.pdf](#)
    11. Mayor's Youth Advisory Commission – January 17, 2006 [20060216myac01.pdf](#)
    12. Neighborhood Advisory Commission – January 11, 2006 [20060216nac01.pdf](#)
    13. Parks & Recreation Board – November 8, 2005 [20060216prmr01.pdf](#)
    14. Planning & Zoning Commission – November 8 & December 13, 2005  
[20060216pz01.pdf](#) [20060216pz02.pdf](#)
    15. Police Public Safety Personnel Retirement Board – November 10, 2005
    16. Sports Authority – December 13, 2005 [20060216tsa01.pdf](#)

#### 4. REPORTS AND ANNOUNCEMENTS

##### A. Mayor's Announcements

- Community Service Awards
- Achievement for Excellence in Financial Reporting
- Board and Commission Vacancies
- Call for Applications – New Development Review Commission
- Board and Commission Appointments [20060216boards.pdf](#)

##### B. Manager's Announcements

#### 5. AGENDA

All items listed on the agenda will be considered as a group and will be enacted with one motion by the City Council unless an item is removed for separate consideration. Members of the public may remove public hearing items for separate consideration. Public hearing items are designated by an asterisk (\*). Councilmembers may remove any item for separate consideration.

Agenda items scheduled for Introduction/First Public Hearing will be heard, but will not be voted upon at this meeting. Items scheduled for Second Public Hearing/Final Adoption will be voted upon tonight.

**'q-j'** indicates quasi-judicial items. The City Council sits as a quasi-judicial body when hearing variances. In this situation, the City Council must conduct itself as a court, not as a legislative body. Pre-meeting contact with the City Council on quasi-judicial matters is prohibited. Any materials or conversations concerning the item shall only be presented to the City Council at the scheduled public hearing.

##### A. Miscellaneous Items

17. Request authorization for the City Manager to execute a lease with Chase for City employee parking.

**COMMENTS:** Request for parking within the "P2" garage at Centerpoint. The total lease payments not to exceed \$200,000 over a two-year period.

**DOCUMENT NAME:** [20060216cdnc04.pdf](#) **CENTRAL BUSINESS DISTRICT (0403-05)**

18. Request for an Amended Subdivision Plat by FOUNTAINHEAD (LOT 3) at 2200 South Priest Drive.

**COMMENTS:** (Birtcher Arizona for Amberjack, Ltd, property owner) (CC060001) **#SBD-2006.08** for an Amended Subdivision Plat, consisting of two (2) lots on 5.45 net acres.

**DOCUMENT NAME:** [20060216dsd2k010.pdf](#) **PLANNED DEVELOPMENT (0406)**

19. Request for a Horizontal Regime (Condominium Plat) by WARNER VILLAGE at 1342 W. Warner Road.

**COMMENTS:** (Steve Bauer, Warner & Priest Equity Investments, owner / Jason

Segneri, Survey Innovation Group, applicant) **#SHR-2006.11**, for a Horizontal Regime (Condominium Plat) for six buildings containing twenty office condominium units on approximately 3.285 net acres within Warner Village.

**DOCUMENT NAME:** [20060216dsdk02.pdf](#) **PLANNED DEVELOPMENT (0406)**

20. Request for an Amended Subdivision Plat for two lots by BATES RESIDENCE at 327 West Jeanine Drive.

**COMMENTS:** (Tommy & Pamela Bates and Eugene Gilmore, property owners) (CC060007) **#SBD-2006.13** for an Amended Subdivision Plat for Duskfire Unit Two for lots 31 and 32 consisting of .91 net acres.

**DOCUMENT NAME:** [20060216dsdk2k05.pdf](#) **PLANNED DEVELOPMENT (0406)**

21. Request for a Final Subdivision Plat by ELLIOT CORPORATE CENTER at 645 W. Elliot Road.

**COMMENTS:** (Chamberlain Development LLC / Gail Leitner, CSDS, applicant) (CC050085) **#SBD-2005.104** for a Final Subdivision Plat for the re-plat of the existing Lot 1, into three lots to allow three separate buildings to be developed on approximately 3.81 net acres.

**DOCUMENT NAME:** [20060216dsdk03.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*22. This is a public hearing to recommend the approval of a Series 11 Hotel/Motel Liquor License for DVI Tempe, LLC, dba Fiesta Inn, 2100 S. Priest Drive.

**COMMENTS:** Patricia Fox, Agent.

**DOCUMENT NAME:** [20060216LIQ1.pdf](#) **LIQ LIC (0210-02)**

- \*23. This is a public hearing to recommend the approval of a Series 6 Bar Liquor License for Sega Entertainment USA, Inc., dba Gameworks, 5000 Arizona Mills Circle, Suite #669.

**COMMENTS:** Robert Short, Agent.

**DOCUMENT NAME:** [20060216LIQ2.pdf](#) **LIQ LIC (0210-02)**

- \*24. This is a public hearing to recommend the approval of a Series 9 Liquor Store License for Uni For, LLC, dba T's Liquor & Convenience Mart, 1301 E. University Drive, #132.

**COMMENTS:** Zahid Ullah, Agent.

**DOCUMENT NAME:** [20060216LIQ3.pdf](#) **LIQ LIC (0210-02)**

**B. Award of Bids/Contracts**

25. Request award of a Construction Manager at Risk Construction Services contract, plus a \$50,000 change order contingency, to Hunter Contracting Co. for the Water Utilities Department Security Project - Phase I.

**COMMENTS:** Guaranteed Maximum Price (GMP). Subject to execution of the final written Construction Manager at Risk Construction Services contract for a Guaranteed Maximum Price of \$1,293,155.

**DOCUMENT NAME:** [20060216PWMG01.pdf](#) **WATER MANAGEMENT ADMINISTRATION (0811-13) PROJECT NO. 3201022**

26. Request to award a two-year contract with two (2) one-year renewal options to Stealthmode Partners for an entrepreneurship program for local businesses.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$60,000 during the initial contract period.

**DOCUMENT NAME:** [20060216fsdl03.pdf](#) **PURCHASES (1004-01) (RFP #06-064)**

27. Request to award a one-year, sole source contract to Econolite Control Products, Inc., for traffic signal control equipment.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$200,000 during the contract period.

**DOCUMENT NAME:** [20060216fslq10.pdf](#) **PURCHASES (1004-01) (Sole Source #06-126)**

28. Request to award a one-year, sole source contract to Oldcastle Precast for the relocation of two microwave dishes from the Hayden Butte Radio Communications building to a temporary tower next to the water tanks.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$100,000 during the contract period.

**DOCUMENT NAME:** [20060216fsdl16.pdf](#) **PURCHASES (1004-01) (Sole Source #06-150)**

29. Request to award a one-year, sole source contract to Mythics for an Enterprise Learning Management software application.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$118,895.24 during the contract period.

**DOCUMENT NAME:** [20060216fsdl17.pdf](#) **PURCHASES (1004-01) (Sole Source #06-157)**

30. Request to award a twenty-eight month contract with three (3) one-year renewal options to Lewis and Ellis, Inc., for biennial actuarial services.

**COMMENTS:** For post employment health benefits. Subject to execution of final written contract. Total cost for this contract shall not exceed \$45,000 during the initial contract period.

**DOCUMENT NAME:** [20060216fst18.pdf](#) **PURCHASES (1004-01) (RFP#06-128)**

31. Request approval of a one-year contract renewal with SunPorts for ramadas and shade structures.

**COMMENTS:** Total amount not to exceed \$100,000.

**DOCUMENT NAME:** [20060216fslg01.pdf](#) **PURCHASES (1004-01)** (22-154MB)

32. Request approval of a one-year contract renewal with Contractors West for street light maintenance.

**COMMENTS:** Total amount not to exceed \$504,000.

**DOCUMENT NAME:** [20060216fslg02.pdf](#) **PURCHASES (1004-01)** (T03-042RB-01)

33. Request approval of a one-year contract renewal with Sanitors Services Inc., for Diablo Stadium cleaning.

**COMMENTS:** Total amount not to exceed \$50,000.

**DOCUMENT NAME:** [20060216fsdl04.pdf](#) **PURCHASES (1004-01)** (T05-060-01)

34. Request approval of a one-year contract renewal with United Fire Equipment Company for Fire Department uniforms.

**COMMENTS:** Total amount not to exceed \$75,000.

**DOCUMENT NAME:** [20060216fslg05.pdf](#) **PURCHASES (1004-01)** (T04-086-01)

35. Request approval of a six-month contract renewal with United Fire Equipment Company for Fire Department turnout clothing.

**COMMENTS:** Total amount not to exceed \$80,000.

**DOCUMENT NAME:** [20060216fslg06.pdf](#) **PURCHASES (1004-01)** (T03-142-01)

36. Request approval of a one-year contract renewal with Advantage Professionals of Phoenix, LLC, for the installation/removal of refreshed personal computers.

**COMMENTS:** Total amount not to exceed \$60,000

**DOCUMENT NAME:** [20060216fsdl07.pdf](#) **PURCHASES (1004-01)** (T03-115-01)

37. Request approval of a one-year contract renewal with East Valley Tribune/AZ Interactive for the printing of the quarterly Leisure Opportunities Magazine.

**COMMENTS:** Community Services and Parks and Recreation. Total amount not to exceed \$75,250 during the contract period.

**DOCUMENT NAME:** [20060216fsdl09.pdf](#) **PURCHASES (1004-01)** (T04-074-01)

38. Request approval of a one-year contract renewal with Tata Infotech for software maintenance support.

**COMMENTS:** Total amount not to exceed \$62,000 during the contract period.

**DOCUMENT NAME:** [20060216fslg11.pdf](#) **PURCHASES (1004-01) (T01-087-01)**

39. Request approval of a one-year contract renewal with Morton Salt for the purchase of crystal coarse solar salt.

**COMMENTS:** Total amount not to exceed \$225,000 during the contract period.

**DOCUMENT NAME:** [20060216fst14.pdf](#) **PURCHASES (1004-01) (T05-042-01)**

40. Request approval of a one-year contract renewal with G & K Services, Inc., for uniform rental and laundry services.

**COMMENTS:** For Water Utilities Department employees. Total amount not to exceed \$50,000 during the contract period.

**DOCUMENT NAME:** [20060216fst15.pdf](#) **PURCHASES (1004-01) (AD020051-001-A6)**

41. Request approval to increase by \$5,001 the contract amount with Precision Graphics and Rainbow Graffix for sports program clothing.

**COMMENTS:** For the Parks and Recreation Department. Increase from \$29,999 to \$35,000. Total cost for this contract shall not exceed \$35,000 during the initial contract period.

**DOCUMENT NAME:** [20060216fsdl12.pdf](#) **PURCHASES (1004-01) (T05-082-02 and 03)**

42. Request approval to increase the contracts with Maintenance Mart, Unisource, and Janet Oriole Supply by a total of \$50,000 for citywide janitorial supplies.

**COMMENTS:** Increase from \$200,000 to \$250,000. Total cost for this contract shall not exceed \$50,000 during the initial contract period.

**DOCUMENT NAME:** [20060216fsdl13.pdf](#) **PURCHASES (1004-01) (T04-021RB-01, -02, and -03)**

43. Request approval to utilize a one-year US Communities contract with Office Depot for office supplies.

**COMMENTS:** Total cost of this contract shall not exceed \$500,000 during the initial contract period.

**DOCUMENT NAME:** [20060216fsdl08.pdf](#) **PURCHASES (1004-01) (US Communities #42595)**

C. Ordinances and Items for Introduction/First Hearing - These items will have two public hearings before final Council action.

- \*44. This is the **introduction and first public hearing** for a Zoning Map Amendment and an Amended Planned Area Development (PAD) for residential and office uses for FOUNTAINHEAD APARTMENTS at 1605 West Broadway Road. **The second public hearing is set for March 2, 2006.**

**COMMENTS:** (Tempe Fountainhead Corporate LLC, property owner / Mark-Taylor, Kevin Ransil, applicant) (CC050100), including the following:

**#ZON-2005.27 Ord. No. 2006.06** for a Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District on 10.7 net acres; and

**#SPD-2005.112** for an Amended Planned Area Development for Fountainhead Corporate Park, Lots 1 and 9, consisting of 372,448 s.f. total building area for 308 residential units and 15,000 s.f. of retail on 17.4 net acres.

**DOCUMENT NAME:** [20060216dsd2k08.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*45. This is the **introduction and first public hearing** for General Plan Projected Land Use and Residential Density map amendments and a Zoning Map amendment for RAVENWOOD at 647 West Baseline Road. **The second public hearing is set for March 2, 2006.**

**COMMENTS:** (Sallquist, Drummond & O'Conner P.C., Gary Drummond, Property Owner) (CC050110) including the following:

**Resolution No. 2006.03 #GEP-2005.07** for a General Plan 2030 Residential Density map amendment for approximately 25.44 acres from Low Density (up to 3 dwelling units/acre) to Medium Density (up to 15 du/ac) with an actual density of 10.02 du/ac; and a Land Use map amendment for 10.49 acres of the total 25.44 acres to be designated Private Open Space, located at 647 W. Baseline Road.

**#ORD 2006.08 #ZON-2005.26** for a zoning map amendment from Agricultural AG to Multi-Family Residential R-3, on 25.4 net acres.

**DOCUMENT NAME:** [20060216dsdk01.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*46. This is the **introduction and first public hearing** for an ordinance authorizing the conveyance of the City's interests in certain real property associated with the Tempe Marketplace Project to Miravista/Vestar TM Landco. **The second public hearing will be held on March 2, 2006.**

**DOCUMENT NAME:** [20060216cdnc02.pdf](#) **REAL PROPERTY DISPOSITION (0902-21-01) ORDINANCE NO. 2006.22**

- \*47. This is the **introduction and first public hearing** for an ordinance authorizing the Mayor to execute a development and disposition agreement between the City of Tempe and Childsplay. **The second public hearing will be held on March 2, 2006.**



DOCUMENT NAME: [20060216cdnc03.pdf](#) REAL PROPERTY DISPOSITION  
(0902-21-01) ORDINANCE NO. 2006.23

D. Ordinances and Items for Second Hearing/Final Adoption

- \*48. This is the **second public hearing** for an ordinance amending Chapter 22 of the City Code by adding a new section relating to the sale of products containing pseudoephedrine.

DOCUMENT NAME: [20060216cacc01.pdf](#) TCC CH 22 – OFFENSES-  
MISCELLANEOUS (0503-22) ORDINANCE NO. 2006.14

- \*49. This is the **second public hearing** for an ordinance amending Chapter 14 of the City Code relating to Fire Prevention and Protection by adopting the 2003 Edition of the International Fire Code with amendments.

DOCUMENT NAME: [20060216cacc02.pdf](#) TCC CH 14 (0503-14)  
ORDINANCE NO. 2006.02

- \*50. This is the **second public hearing** for an ordinance authorizing conveyance of the City's interests in certain real property associated with the Tempe Marketplace Project to Miravista/Vestar TM Landco.

DOCUMENT NAME: [20060216cdnc01.pdf](#) REAL PROPERTY DISPOSITION  
(0902-21-01) ORDINANCE NO. 2006.12

- \*51. This is the **second public hearing** for an ordinance for a Planned Area Development Overlay and a Subdivision Plat for SPENCE AVENUE LOFTS at 1226 East Spence Avenue.

COMMENTS: (Jimmy Evans, property owner) (CC050115) Planned Area Development Overlay and a Subdivision Plat for eight (8) townhomes, including the following:

#SPD-2005.123 Ordinance No. 2006.03 for a Planned Area Development Overlay on R-4, Multi-Family Residential General, for eight (8) new two-bedroom townhomes consisting of approximately 7,020 square feet of building area on .42 net acres.  
#SBD-2005.127 for a Subdivision Plat consisting of eight (8) lots and one (1) tract on .42 net acres.

DOCUMENT NAME: [20060216dsd2k07.pdf](#) PLANNED DEVELOPMENT (0406)

- \*52. This is the **second public hearing** for a Planned Area Development Overlay for FAIRMONT BUSINESS PARK at 1016 West Geneva Drive.

COMMENTS: (GSS Companies Inc., Jerry Ivy, property owner) (CC050108)



**#SPD-2005.119 Ordinance No. 2006.07** for a Planned Area Development Overlay on GID, General Industrial District, for 5 new office/warehouse buildings consisting of 45,859 s.f. of building area on approximately 3 net acres.

**DOCUMENT NAME:** [20060216dsrl01.pdf](#) **PLANNED DEVELOPMENT (0406)**

E. Resolutions

53. Request approval of a resolution authorizing the renewal of the Intergovernmental Agreement between the City of Tempe and the Tempe Union High School District regarding respective responsibilities for the School Resource Officer grant program.

**DOCUMENT NAME:** [20060216pdkm01.pdf](#) **POLICE DEPARTMENT  
ADMINISTRATION (0606-02) RESOLUTION NO. 2006.13**

6. **PUBLIC APPEARANCES**

According to the Arizona Open Meeting Law, the City Council may only discuss matters listed on this agenda. Matters discussed by the public during public appearances cannot be discussed by the City Council unless they are specifically listed on this agenda. There is a five-minute time limit per speaker. Speaker's visual aids or recorded tapes are not allowed.

Members of the public shall refrain from making personal, impertinent or slanderous remarks and from becoming boisterous while addressing the City Council or while attending the meeting. Unauthorized remarks from the audience, clapping, stomping of feet, yelling or any similar demonstrations are also prohibited. Violations of these rules may result in removal from the City Council meeting.

SCHEDULED PUBLIC APPEARANCE

- Dennis Skolnick, Tempe, re: "Secrets of Tempe Hospitality"

7. **CURRENT EVENTS/COUNCIL ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8241 (voice) or (480) 350-8400 (TDD) to request an accommodation to participate in the City Council meeting.

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