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Tempe City Council  
May 4, 2006

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

1. INVOCATION - Councilmember Hutson
2. PLEDGE OF ALLEGIANCE
3. MINUTES - Councilmember Carter
  - A. Approval of Council Meeting Minutes
    1. Council Issue Review Session – March 23, 2006 [20060504clrkck04.pdf](#)
    2. Formal Council Meeting – March 23, 2006 [20060504clrkck01.pdf](#)
    3. Council's Education Partnerships Committee – April 4, 2006 [20060504epc01.pdf](#)
    4. Enterprise Zone Commission – March 23, 2006 [20060504clrkck02.pdf](#)
    5. Housing Authority Governing Board – March 23, 2006 [20060504clrkck03.pdf](#)
  - B. Acceptance of Board & Commission Meeting Minutes
    6. Aviation Commission – March 9, 2006 [20060504tavco01.pdf](#)
    7. Committee for Youth, Families & Community - March 20, 2006 [20060504cyfc01.pdf](#)
    8. Community Special Events Task Force – April 25, 2006 [20060504setf01.pdf](#)
    9. Design Review Board – April 5, 2006 [20060504drb01.pdf](#)
    10. Hearing Officer – April 4, 2006 [20060504ho01.pdf](#)
    11. Historic Preservation Commission – March 9, 2006 [20060504hpc01.pdf](#)
    12. Human Relations Commission – March 14, 2006 [20060504hrc01.pdf](#)
    13. Mayor's Youth Advisory Commission – April 4, 2006 [20060504myac01.pdf](#)
    14. Municipal Arts Commission – February 9, 2006 [20060504mac01.pdf](#)
    15. Neighborhood Advisory Commission – February 1 & March 1, 2006  
[20060504nac01.pdf](#) [20060504nac02.pdf](#)
4. REPORTS AND ANNOUNCEMENTS
  - A. Mayor's Announcements
    - Law Day Presentations
    - Grad Nite Check Presentations
    - Arbor Day Celebrations

- Kid Zone Awards
- Tempe Historic Foundation Event

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

16. Request approval of an Intergovernmental Service Agreement with Arizona State University for design services for a south bank park on Tempe Town Lake between the Mill Avenue bridges.

DOCUMENT NAME: [20060504cdnr01.pdf](#) ARIZONA STATE UNIVERSITY (0109-92)

17. Request authorization for the Mayor to sign a two-month extension to the Lease Agreement for Temporary Parking with Hayden Ferry Lakeside, LLC.

DOCUMENT NAME: [20060504cdnr02.pdf](#) RIO SALADO MASTER PLAN (0112-0-7-03)

**18. DELETED**

19. Request approval for a Condominium Plat and Subdivision Plat by OLDE TOWNE SQUARE at 180 South Ash Avenue.

COMMENTS: (OTS II LLC, owner / Steve Tseffos, Mill Properties LLC, applicant) (CC060039) located at 180 South Ash Avenue in the in the CC, City Center District, including the following:

#SHR-2006.36 for a Condominium Plat, consisting of five (5) office units and a common area tract, on 0.61 net acres.

#SBD-2006.41 for a Subdivision Plat, consisting of one (1) lot, consisting of 0.61 net acres.

**DOCUMENT NAME:** [20060504dsrl01.pdf](#) **PLANNED DEVELOPMENT (0406)**

20. Request approval for a Condominium Plat by REGENCY CONDOS at 1100 East Lemon Street.

**COMMENTS:** (Roberta Barrett, MiraVista Holdings, owner / Manjula Vaz, Gammage & Burnham, applicant) (CC060033) #SHR-2006.31 for a Condominium Plat, consisting of forty-seven (47) existing apartment units on 1.12 acres in the R-4, Multi-Family Residential General District.

**DOCUMENT NAME:** [20060504dsrl04.pdf](#) **PLANNED DEVELOPMENT (0406)**

21. Request approval for a Condominium Plat by GALLEON CONDOS at 1920 East Hayden Lane.

**COMMENTS:** (Nicholas Toronto, owner/applicant) (CC060032) #SHR-2006.32 for a Condominium Plat, consisting of thirty-six (36) existing apartment units on 1.58 acres, in the R-3, Multi-Family Residential Limited District.

**DOCUMENT NAME:** [20060504dsrl05.pdf](#) **PLANNED DEVELOPMENT (0406)**

22. Request approval for a Condominium Plat by INFINITY CENTER OFFICE CONDOMINIUMS at 7505 South McClintock Drive.

**COMMENTS:** (Linn-Cox LLC, property owner, Survey Innovation Group Inc., Laurie Castillo) (CC060029) SHR-2006.29 for a Condominium Plat consisting of seven (7) condo units for a total 12,642 s.f. of commercial/office space on 2.62 net acres in the PCC-1, Planned Commercial Center Zoning District.

**DOCUMENT NAME:** [20060504dsd2k09.pdf](#) **PLANNED DEVELOPMENT (0406)**

23. Request for an Amended Final Subdivision Plat of Tally Ho Farms (Lot 7) by ARNESON/MYRICK RESIDENCES at 12629 South 71<sup>st</sup> Street.

**COMMENTS:** (David Schlieff, RBF Consulting, Michael Myrick and James Arneson, property owners) (CC060023) #SBD-2006.25 for an Amended Final Subdivision Plat Tally Ho Farms Lot 7 consisting of three (3) lots on 4.1566 net acres.

**DOCUMENT NAME:** [20060504dssl01.pdf](#) **PLANNED DEVELOPMENT (0406)**

B. Award of Bids/Contracts

24. Request approval of a professional services contract with Primatch, LLC, for the Reclaimed Water Pipeline – Kyrene Reclamation Facility to Tempe Town Lake Project.

**COMMENTS:** Subject to execution of final written contract, in an amount not to exceed \$688,248.

**DOCUMENT NAME:** [20060504PWTG02.pdf](#) **WATER MANAGEMENT ADMIN (0811-13) PROJECT NO. 3201601**

25. Request to award a one-year contract with two (2) one-year renewal options to UAP Distribution, Inc., for fertilizers and chemicals.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$75,000 during the initial contract period.

**DOCUMENT NAME:** [20060504fsdl07.pdf](#) **PURCHASES (1004-01)** IFB #06-154

26. Request to award a one-year contract with two (2) one-year renewal options to Off Madison Ave. for the production of a 30-second television promotion.

**COMMENTS:** Advertising to promote bus ridership. Subject to execution of final written contract. Total cost for this contract shall not exceed \$70,000 during the initial contract period.

**DOCUMENT NAME:** [20060504fslg01.pdf](#) **PURCHASES (1004-01)** RFP #06-160

27. Request to award a two-year, limited source contract to Emerson Process Management/Electrical Reliability Services, Inc., for electrical skills and safety training.

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

**DOCUMENT NAME:** [20060504fsts08.pdf](#) **PURCHASES (1004-01)**  
Limited Source #06-195

28. Request to award a one-year, sole source contract to United Fire Equipment Company for a Bauer mobile air compressor.

**COMMENTS:** For installation on the Scene Support Truck to support the self contained breathing apparatus (SCBA). Subject to execution of final written contract. Total cost for this contract shall not exceed \$77,000 during the contract period.

**DOCUMENT NAME:** [20060504fslg02.pdf](#) **PURCHASES (1004-01)** Sole  
Source #06-164

29. Request to award a one-year, sole source contract to Marshall & Associates for software.

**COMMENTS:** Subject to execution of final written contract. Total cost for this contract shall not exceed \$190,000 during the contract period.

**DOCUMENT NAME:** [20060504fsdl05.pdf](#) **PURCHASES (1004-01)** Sole  
Source #06-175

30. Request approval of a one-year contract renewal with MARSH USA, Inc., for risk management consultation and insurance broker services.

**COMMENTS:** Total amount not to exceed \$80,000 during the contract period.  
**DOCUMENT NAME:** [20060504fst03.pdf](#) **PURCHASES (1004-01) T05-109-01**

31. Request approval of a one-year contract renewal with *The Arizona Republic* and *The Tribune* for legal, employment, and display advertising.

**COMMENTS:** Total amount not to exceed \$300,000 during the contract period.  
**DOCUMENT NAME:** [20060504fsdl06.pdf](#) **PURCHASES (1004-01) T04-020-01 and 02**

32. Request approval of a one-year contract renewal with Devau Human Resources for temporary sports officials.

**COMMENTS:** For the Parks and Recreation Department. Total amount not to exceed \$250,000 during the contract period.  
**DOCUMENT NAME:** [20060504fsdl04.pdf](#) **PURCHASES (1004-01) T05-140-01**

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

- \*33. This is the **introduction and first public hearing** for an ordinance authorizing the City Manager to execute Amendment No. 1 to an Intergovernmental Agreement between the City and the Flood Control District of Maricopa County. **The second public hearing will be held on May 24, 2006.**

**DOCUMENT NAME:** [20060504cdcm01.pdf](#) **FLOOD CONTROL ADMIN (0808-01) ORDINANCE NO. 2006.31**

- \*34. This is the **introduction and first public hearing** for an ordinance authorizing the Mayor to execute a non-exclusive easement to Qwest Corporation at the Hayden Ferry Lakeside project. **The second public hearing will be held on May 24, 2006.**

**DOCUMENT NAME:** [20060504cdcm03.pdf](#) **COMMUNITY DEVELOPMENT/REDEVELOPMENT ADM (0403-01) ORDINANCE NO. 2006.39**

- \*35. This is the **introduction and first public hearing** for a Preliminary and Final Subdivision Plat for two lots for STORAGE TODAY TEMPE at 810 South McClintock Drive. **The second public hearing will be held on May 24, 2006.**

**COMMENTS:** (Donald Murney, Murney and Partners, property owner) (CC060003) **#SBD-2006.10** for a Preliminary and Final Subdivision Plat consisting of two (2) lots on 3.43 net acres in the GID, General Industrial District.  
**DOCUMENT NAME:** [20060504dssl02.pdf](#) **PLANNED DEVELOPMENT (0406)**

**\*36. DELETED**

- \*37. This is the **introduction and first public hearing** for an Amended Planned Area Development for PLAYA DEL NORTE - LOT 2 at 910 East Playa del Norte Drive. **The second public hearing is set for May 24, 2006.**

**COMMENTS:** (Playa del Norte LLC., property owner; Gammage & Burnham – Manjula Vaz, applicant) (RRC06007 / SPD-2006.33 / DS051092) for an Amended Planned Area Development, consisting of 11,959 square feet of restaurant, retail and office space on 1.6 net acres. In the MU-4, Mixed-Use High Density Zoning District.

**DOCUMENT NAME:** [20060504dsd2k02.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*38. This is the **introduction and first public hearing** for an ordinance granting an electrical easement to Salt River Project for 69 KV lines adjacent to Price Road on the South Tempe Water Treatment Plant property at 6650 S. Price Road. **The second public hearing is set for May 24, 2006.**

**DOCUMENT NAME:** [20060504PWMG03.pdf](#)  
**ORDINANCE NO. 2006.38**

**EASEMENT (0904-02)**

D. Ordinances and Items for Second Hearing/Final Adoption

- \*39.** This is the **second public hearing** for an ordinance authorizing historic district designation for TOMLINSON ESTATES at 1300 - 1407 East Lemon Street and 1320 – 1437 East Hall Street.

**COMMENTS:** (Tempe Historic Preservation Commission, applicant) (CC060009) **HPO-2006.14 ORD. NO. 2006.17** consisting of lots 1 through 67, located at 1300 – 1407 East Lemon Street; and 1320 – 1437 East Hall Street, in the R1-6, Single-Family Residential District.

**DOCUMENT NAME:** [20060504dsrl03.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*40. This is the **second public hearing** for an ordinance authorizing historic property designation for the GOVERNOR PYLE HOUSE at 1120 S. Ash Avenue.

**COMMENTS:** (Ronald A. Davidoff, property owner) (CC060008) **HPO-2006.15 / ORD NO. 2006.18** located at 1120 South Ash Avenue, in the R-3R, Multi-Family Residential Restricted District.

**DOCUMENT NAME:** [20060504dsdk01.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*41. This is the **second public hearing** for an ordinance authorizing historic property designation for the TEMPE NATIONAL BANK BUILDING at 526 South Mill Avenue.

**COMMENTS:** (526 Mill LLC, owner / City of Tempe, applicant) (RRC060003) **Ordinance No. 2006.19 #HPO-2006.16** consisting of approximately .21 acres, located at 526 South Mill Avenue, in the CC, City Center District.

**DOCUMENT NAME:** [20060504dssa01.pdf](#) **PLANNED DEVELOPMENT (0406)**

- \*42. This is the **second public hearing** for an ordinance approving a text amendment to Ordinance 2005.76, the zoning map amendment for the FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWN HOMES at 820 and 830 S. Farmer Avenue.

**COMMENTS:** (Doug Bruan, Halle Capital, LLC, property owner and City of Tempe, Development Services, applicant for Manjula Vaz, Gammage and Burnham, PLC, former applicant) for a text amendment to the legal description of Ordinance 2005.76 for the formerly approved Zoning Map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue.

**Ordinance No. 2006.37 #ZON2006.06** for a Zoning Development Code Map Amendment for .57 acres from R-3 Multi-family to R/O PAD, Residential Office with a Planned Area Development Overlay, located at 820 S. Farmer Avenue and .5 acres from R-3 Multi-family Residential to R-3 PAD, Multi-family Residential with a Planned Area Development.

**DOCUMENT NAME:** [20060504dsdk02.pdf](#) **PLANNED DEVELOPMENT (0406)**  
**ORDINANCE NO. 2006.37**

- \*43** This is the **second public hearing** for an ordinance abandoning a waterline easement at 1515 South Indian Bend Road.

**DOCUMENT NAME:** [20060504PWMG01.pdf](#) **ABANDONMENT (0901)**  
**ORDINANCE NO. 2006.34**

#### E. Resolutions

44. Request approval of a resolution approving a Development and Disposition Agreement with 526 MILL, LLC, for a conservation easement on the historic facade of the Tempe National Bank Building.

**DOCUMENT NAME:** [20060504cdcm02.pdf](#) **DEVELOPMENT PROJECT (0406)** **RESOLUTION NO. 2006.27**

45. Request approval for a resolution authorizing the approval and submission of the Community Development Block Grant (CDBG) and HOME Programs Action Plan for FY 2006-2007.

**DOCUMENT NAME:** [20060504cdlc01.pdf](#) **COMMUNITY DEVELOPMENT BLOCK GRANT (0207-26)** **RESOLUTION NO. 2006.28**

#### 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***

- *Dennnis Skolnick, Tempe, re: "Thank You, Tempe Police and Firefighters"*

**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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Watch live at [www.tempe.gov/tempe11](http://www.tempe.gov/tempe11)**