



City of Chandler City Council

811 Hwy. 31 East
CHANDLER, TEXAS 75758

THE CITY OF CHANDLER CITY COUNCIL WILL MEET FOR A REGULAR SCHEDULED MEETING
TUESDAY, JANUARY 14, 2014, IN THE CITY HALL OF CHANDLER, TEXAS AT 6:00PM

AGENDA

- A. CALL TO ORDER
- B. PLEDGE TO THE FLAG
- C. INVOCATION
- D. ROLL CALL AND ANNOUNCE IF A QUORUM IS PRESENT
- E. AGENDA CHANGES

VISITORS/CITIZENS FORUM: At this time, any person (Limited to the first five to sign up, each will be allowed 3 minutes) with business before the Council not scheduled on the agenda may speak to the council. **No formal action may be taken on these items.**

F. REGULAR SESSION: Subjects to be discussed or upon which any formal action may be taken are as follows:

1. Consider and act on Final Plat for the Monds Addition (FP-13-05).
2. Consider and act on Brookshire's Final Plat (FP-13-06).
3. Consider and act on Brookshire's Site Plan (SP-13-01).
4. Consider and act on Ordinance No. O-121013 amending the City's Code of Ordinances, Chapter 13 Utilities, Article 13.04 Division 2 "Drought Contingency Plan".
5. Consider and act on "Order of Election" for the May 10, 2014 Election.
6. Provide direction on the Prioritization of the Comprehensive Plan Actions
7. Provide direction on the change to the Chandler Gateway signs to also function as Park Entrance Signs.
8. Consent Agenda: All matters listed under "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.
 - a. Minutes as written for Regular Council Meeting of December 10, 2013
 - b. December Financial reports
 - c. December Police report
 - d. Quarterly GASB 54 report

G. Adjournment of Meeting

In compliance with the Americans with Disabilities Act, the City of Chandler will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Shirley Parmer, City Secretary, at 903 849-6853.

CERTIFICATION

I certify that a copy of the January 14, 2014, agenda of items to be considered by the Chandler City Council was posted on the City Hall bulletin board on January 9, 2014.

Shirley Parmer, City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the _____ day of _____, 20____.

Title



CITY OF CHANDLER

Staff Report

PROJECT: FP 13-05 Monds Addition

DATE: PZ: 1/7/14 Council: 1/14/14

REQUEST: Final Plat for Monds Addition for 6 lots on approximately 1.243 acres located in the Simon Weiss Survey A-799, West of 4th street and East of 5th Street and North of Two Street.

OVERVIEW: Mr. Paul Monds desires to create 6 residential lots for the purpose of constructing 5 houses. One lot currently has a house on it which will meet all setback requirements following this platting.

An additional 10' of ROW is being dedicated for both 4th and 5th streets which currently each have 30' of ROW. This is what is required based on these being classified as local streets with an ultimate 50' of ROW.

RECOMMENDED ACTION: The plat as submitted meets all the standards of the City of Chandler and the Zoning and Subdivision Rules and Regulations. The Planning and Zoning Commission recommended the plat be approved as submitted.

ATTACHMENTS: Copy of Final Plat



SIMON WEISS SUR. A-799

CALL: 2.77 AC.
LIONEL V. DUKE ET UX
VOL. 2635, PG. 765

CALL: 3 AC.
SHARON YVETTE JONES
VOL. 1645, PG. 367

CALL: 0.237 AC.
LORENE LYLES
INSTR. NO. 2011-00011249

CALL: LOT 5
MARY LUCILE CLEPPER
VOL. 1768, PG. 1

CALL: 1 AC.
M.L. DAVIS ET UX
VOL. 1754, PG. 487

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF SIMON WEISS SURVEY, ABSTRACT NO. 799, HENDERSON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 1.321 ACRE TRACT DESCRIBED FROM HSBC MORTGAGE SERVICES, INC. TO PAUL MONDS ET UX ON AUGUST 7, 2012 AND RECORDED IN INSTRUMENT NO. 2013-00010988 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF SAID 1.321 ACRE TRACT, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 3 ACRE TRACT AS DESCRIBED IN VOLUME 1645, PAGE 367, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE SOUTH 00° 45' 00" WEST, WITH THE EAST BOUNDARY LINE OF SAID 1.321 ACRE TRACT, WITH THE WEST RIGHT-OF-WAY LINE OF 4TH STREET, FOR A DISTANCE OF 274.22 FEET, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF SAID 1.321 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.904 ACRE TRACT AS DESCRIBED IN VOLUME 1086, PAGE 35, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE NORTH 87° 36' 01" WEST, WITH THE SOUTH BOUNDARY LINE OF SAID 1.321 ACRE TRACT, WITH THE NORTH BOUNDARY LINE OF SAID 0.904 ACRE TRACT, FOR A DISTANCE OF 198.99 FEET, TO A 1/2" IRON ROD (SET, WITH CAP MARKED "STANGER") AT THE SOUTHWEST CORNER OF SAID 1.321 ACRE TRACT, BEING AT THE NORTHWEST CORNER OF SAID 0.904 ACRE TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE NORTH 00° 03' 31" WEST, WITH THE WEST BOUNDARY LINE OF SAID 1.321 ACRE TRACT, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, FOR A DISTANCE OF 262.48 FEET, TO A 1/2" IRON ROD (SET, WITH CAP MARKED "STANGER") AT THE NORTHWEST CORNER OF SAID 1.321 ACRE TRACT AND BEING AT THE SOUTHWEST CORNER OF SAID 3 ACRE TRACT;

THENCE NORTH 89° 03' 32" EAST, WITH THE NORTH BOUNDARY LINE OF SAID 1.321 ACRE TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID 3 ACRE TRACT, FOR A DISTANCE OF 203.70 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1.120 ACRES OF LAND (48,711.28 SQUARE FEET).

LEGEND	
	CONCRETE
	EDGE ROAD
	POWERLINE
	PIPE FENCE/HANDRAIL
	WIRE FENCE
	ADJOINTER
	POWER POLE
	METER POLE
	GUY ANCHOR
	WATER METER
	FIRE HYDRANT
	GAS METER
	COLUMN
	GATE POST
	MAIL BOX

KNOW ALL MEN BY THIS PRESENTS: THAT I, DEMPSEY D. HANNAH, REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT THIS PLAT SHOWN HEREON WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE SHOWN.



DEMPSEY D. HANNAH, REGISTERED PROFESSIONAL SURVEYOR, 5637
SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS BY _____ THIS THE _____ DAY OF _____, 2013.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, TEXAS.

MAYOR
DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CHANDLER, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF MONDS SUBDIVISION OR ADDITION TO THE CITY OF CHANDLER WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2013, AND THE CITY COUNCIL BY FORMAL ACTION ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOT THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2013.
CITY SECRETARY, CITY OF CHANDLER

I, _____ AM THE OWNER OF THE TRACT OF LAND WHOM HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS AND DO DEDICATED TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, BY _____, THIS THE _____ DAY OF _____, 2013.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
APPROVED THIS DAY OF _____, 2013, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, TEXAS.

PLANNING AND ZONING COMMISSION
SECRETARY, PLANNING AND ZONING COMMISSION

RECORDED IN CABINET _____ SLIDE _____ OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS THIS THE _____ DAY OF _____, 2013.



SURVEYED 1.243 ACRES (54,138.24 SQ. FT.) OF WHICH APPROXIMATELY 0.123 ACRES (5,367 S.F.) LIES WITHIN THE 10' R.O.W. DEDICATED TO 4TH STREET AND 5TH STREET

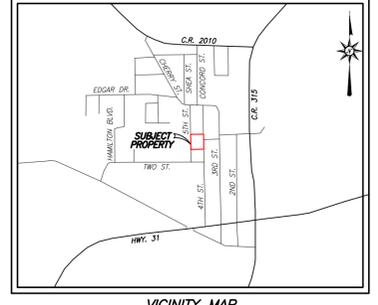
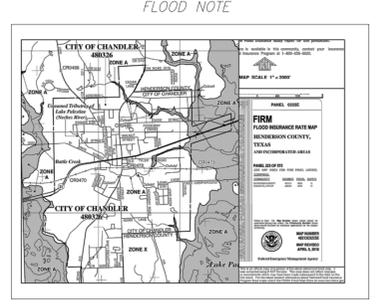
CALL: 1.321 AC. - DEED FROM HSBC MORTGAGE SERVICES, INC. TO PAUL MONDS ET UX AUGUST 7, 2012 INSTR. NO. 2013-00010988

- NOTES:
- 1) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 - 2) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY HOA/POA.
 - 3) NOTICE-SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 4) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - 5) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
 - 6) ALL OF THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X (OTHER AREAS) (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48213C0225E - EFFECTIVE DATE: APRIL 5, 2010.
 - 7) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 8) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.
- BEARINGS ARE BASED UPON THE MONUMENTED EAST BOUNDARY LINE OF CALLED 1.321 ACRE TRACT, AS RECORDED IN INSTRUMENT NO. 2013-00010988, PLAT RECORDS, HENDERSON COUNTY, TEXAS.

PREPARED BY:
STANGER
SURVEYING TYLER LLC
1595 E. Grande Blvd.
Tyler, Texas 75703
(903) 534-0174

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STANGER SURVEYING TYLER LLC
TYLER, TEXAS
TBPLS FIRM REGISTRATION NO. 10025700

DRAWN BY: M.P.C. CHK. BY: D.D.H. FB/PG: 1952/04-06 JOB. NO: T130631 DWG. NO: T130631\BOUNDARY PLAT.DWG



FINAL PLAT MONDS SUBDIVISION LOTS 1-6 SIMON WEISS SURVEY, ABSTRACT NO. 799 CITY OF CHANDLER HENDERSON COUNTY, TEXAS



CITY OF CHANDLER

Staff Report

- PROJECT:** FP 13-06 Brookshire Addition
- DATE:** PZ: 1/7/14 Council: 1/14/14
- REQUEST:** Final Plat for Brookshire Addition for 2 lots on approximately 6.091 acres located in the Simon Weiss Survey A-799, north of Hwy 31 and east and west of Sawmill Rd.
- OVERVIEW:** Brookshire Grocery Company desires to create 2 lots for the purpose of expanding the existing grocery store and to construct a new gas station. A .433 ac tract located along Kidd Drive is being acquired by Brookshire to be used as part of this development. This tract is being platted as part of Lot 1 in this plat. The recording information is not available as of the Planning Commission hearing date and the required signatures cannot be added until this recording information is available.
- Brookshire is donating .345 acres of land for the ROW of Sawmill Road which will result in a 60' right of way as called for in the adopted Master Thoroughfare Plan.
- RECOMMENDED ACTION:** The plat as submitted meets all the standards of the City of Chandler with the exception that signatures and the recording information for the .433 acre tract will need to be added.
- The Planning and Zoning Commission recommended the plat be approved with the condition that before Council action:
1. All required signatures be added.
 2. The recording information be added for the .433 ac. Tract along Kidd Drive.
- ATTACHMENTS:** Draft copy of Final Plat



CITY OF CHANDLER

Staff Report

PROJECT: SP-13-01 703 Hwy 31 East
Brookshire's Expansion and Gas Station

DATE: PZ: 1-7-14 Council: 1-14-14

REQUEST: The property owner is requesting approval of a site plan for a major expansion of a grocery store and the construction of a new gas station

APPLICANT: John Broderhausen,

PROPERTY OWNER: Brookshire Grocery Store

PROPERTY DESCRIPTION: 703 Hwy 31 East

ZONING: B-1

SIZE: Lot 1 – 5.441 acres
Lot 2 - .650 acres

OVERVIEW: **Use:** This will be a 10,315 sq. ft. expansion onto the existing 29,990 sq. ft. grocery store. The resulting store will be 40,305 sq. ft. The addition onto Lot 2 will be a gas kiosk with pumps. All uses are permitted by right in the B-1 zoning district.

Access: The store will continue to use its 2 existing drives and will also have an access off of Kidd Drive into a new parking lot. Two additional access drives are to be provided off of the new Sawmill Road. The gas station will have two access drives off of Sawmill Rd. The access and circulation are adequate.

Parking: The parking requirement for a grocery store over 2,500 sq. ft. is one space for 150 sq. ft. The store addition will be 10,315 sq. ft. so an additional 69 parking spaces are required. 135 new parking spaces are being provided resulting in a total of 233 parking spaces.

Sign: The existing monument sign will be removed and 2 new monument signs will be added, one on lot 1 and one on lot 2. All

signage will have to comply with city of Chandler sign ordinances.

Setbacks: The existing and proposed buildings complies with all the required setbacks.

Architectural standards: This project is an addition to an existing legal nonconforming structure, as it does not currently meet the city's architectural standards which were written after its original construction. However, the addition will bring the existing building closer into conformity with the current standards.

The building is required to be 60% Primary Finish which is masonry, glass, hardi board, or stucco. The other 40% can be Secondary Finish EIFS, wood, smooth faced CMU.

The breakdown of building finishes has been provided. This building uses a lot of EIFS which is a secondary material and a metal panel with a simulated stucco finish. As such, it will be necessary to include with the site plan approval a special approval of alternative building materials as presented in the attached table.

Landscape: The proposed plan shows trees and crepe myrtles located along the street frontages and along the main drive into the parking lot off of Sawmill Rd. The proposed landscaping, including the tree / crepe myrtle combination on Hwy 31 will go a long way to improve the existing streetscape and presentation of the store.

Gas Kiosk and Canopy: Elevations have been provided on the gas kiosk and canopy. These structures are to be constructed with similar building materials as the primary store including stone veneer, EIFS, and simulated stucco metal panels. The canopy lights will be recessed. The gas kiosk and canopy will be similar to the kiosk and canopy at the Brookshire store at 2661 and 155.

Sidewalks: Per Planning and Zoning Commission recommendation sidewalks should be required on Sawmill and Hwy 31. The City of Chandler ordinance requires sidewalks on the east side of all collectors such as Sawmill Road. The sidewalk ordinance is silent on sidewalks on Hwy 31; however, the ordinance allows the Council to require sidewalks on any area it deems appropriate. It has been city's long range goal to have sidewalks along both sides of 31. The Council should decide if it believes this goal should be supported. If it does then as properties develop or redevelop it is important to require these be installed at the time of construction.

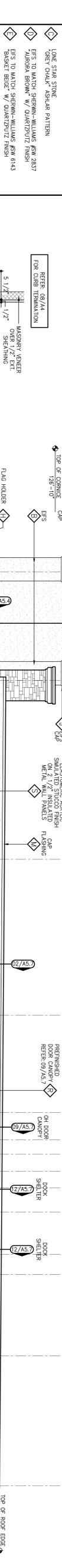
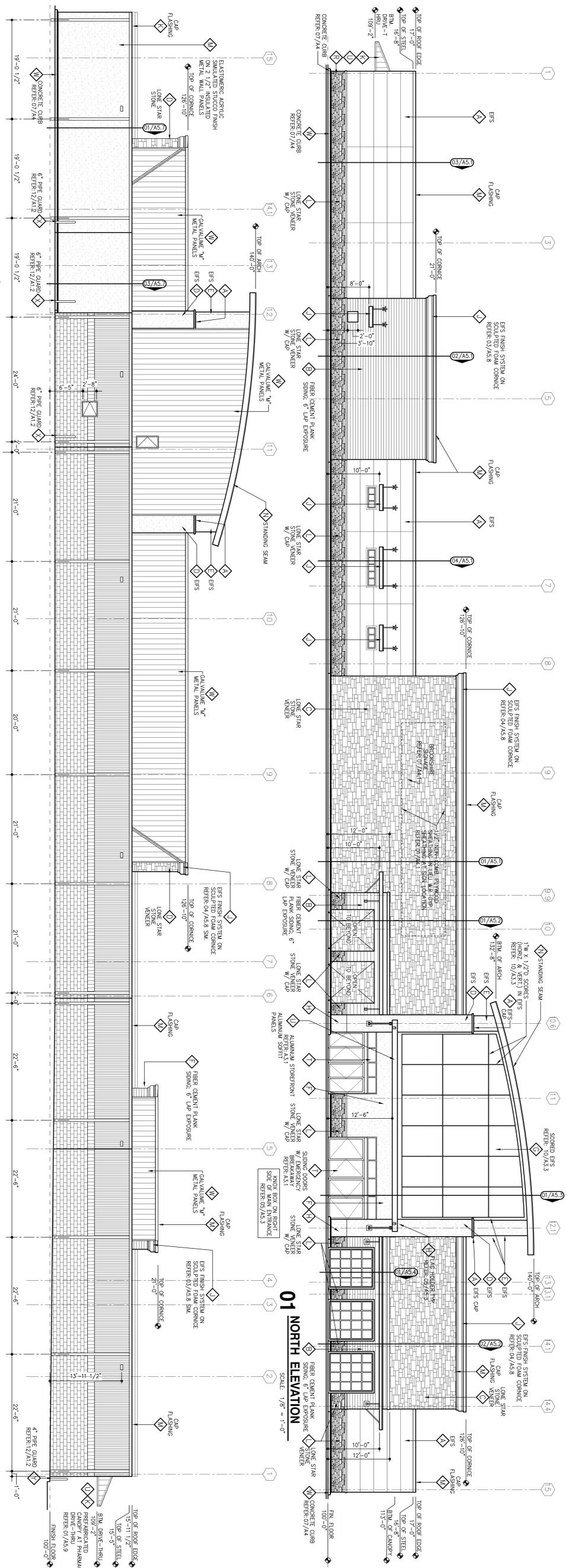
**RECOMMENDED
ACTION:**

The Planning and Zoning Commission voted to recommend approval of the site plan as presented with the following conditions:

1. Building façade materials are approved as submitted allowing deviations from the required architectural standards for masonry coverage.
2. The Landscape Plan is approved as submitted with the addition of six crepe myrtles on the frontage of State Hwy 31 approximately spaced on 60' centers.
3. Sidewalks be shown on the east side of Sawmill Road and on the north side of State Hwy 31. The City will construct the sidewalk on Sawmill with the construction of the road. Brookshire's will be required to install the sidewalk on State Hwy 31, if permitted by TXDOT to be in their ROW and if it is feasible based on site engineering.
4. Prior to Council action the plans and elevations of the gas kiosk and canopy must be submitted for review.
5. The drive to Kidd Drive will not be opened to traffic until the final inspection/Certificate of Occupancy has been issued for the store addition.

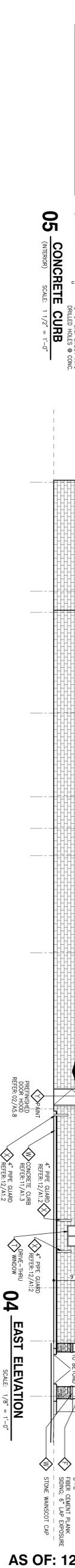
CITY CONTACT: John Taylor, City Administrator

ATTACHMENTS: Site Plan and site plan packet



FINISH SCHEDULE

◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 2845
◆	BLANCHHOUSE GRAY* SCORED
◆	HARDPLANK STONE
◆	TOBE CHALK VENEER PATTERN
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 2837
◆	MARBLE BROWN W/ QUARTZITE FINISH
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 6143
◆	BASKET BRIDGE W/ QUARTZITE FINISH
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 2841
◆	WEATHERED SHINGLE W/ QUARTZITE FINISH
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 7048
◆	TURBINE BRONZE W/ QUARTZITE FINISH SCORED
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 7048
◆	TURBINE BRONZE
◆	METAL CANOPY PAINTED #SW 7048
◆	EIFS TO MATCH SHERWIN-WILLIAMS #SW 7048
◆	PAC-CLOD PREFINISHED MUSENET GRAY*
◆	LONG STAR STONE
◆	JOHNSTON CASTLESTONE* ASHUR PATTERN
◆	TRIM CAP & FLASHING TO MATCH PAC-CLOD
◆	PREFINISHED MUSENET GRAY*
◆	PAC-CLOD 24 GA. PREFINISHED 1/2\"/>



AS OF: 12/02/13

PROJECT NO. 4008404-1

STORE NO. 084

SHEET NO. A4

ISSUED FOR:

PRELIMINARY

REVIEW

PERMIT

BIDDING

CONSTRUCTION

DATE: 02/14

90%
NOT FOR
CONSTRUCTION

REVISION DESCRIPTION

Not for Regulatory Approval, Permitting, or Construction

B. Keith Lybrand, AIA

- Texas Arch. Reg. #17323 -

REMODEL

Brookshire's

703 HWY 31 E.

084

CHANDLER, TEXAS

430 E. Front St.

Tyler, TX 75702

903-579-0500

BGC

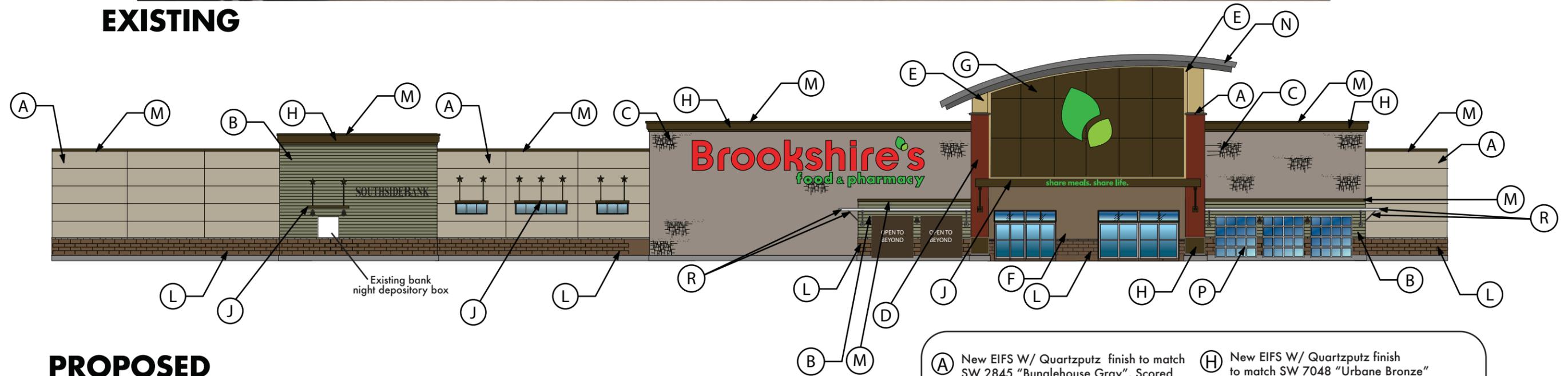
BROOKSHIRE

GROCERY COMPANY

facility services



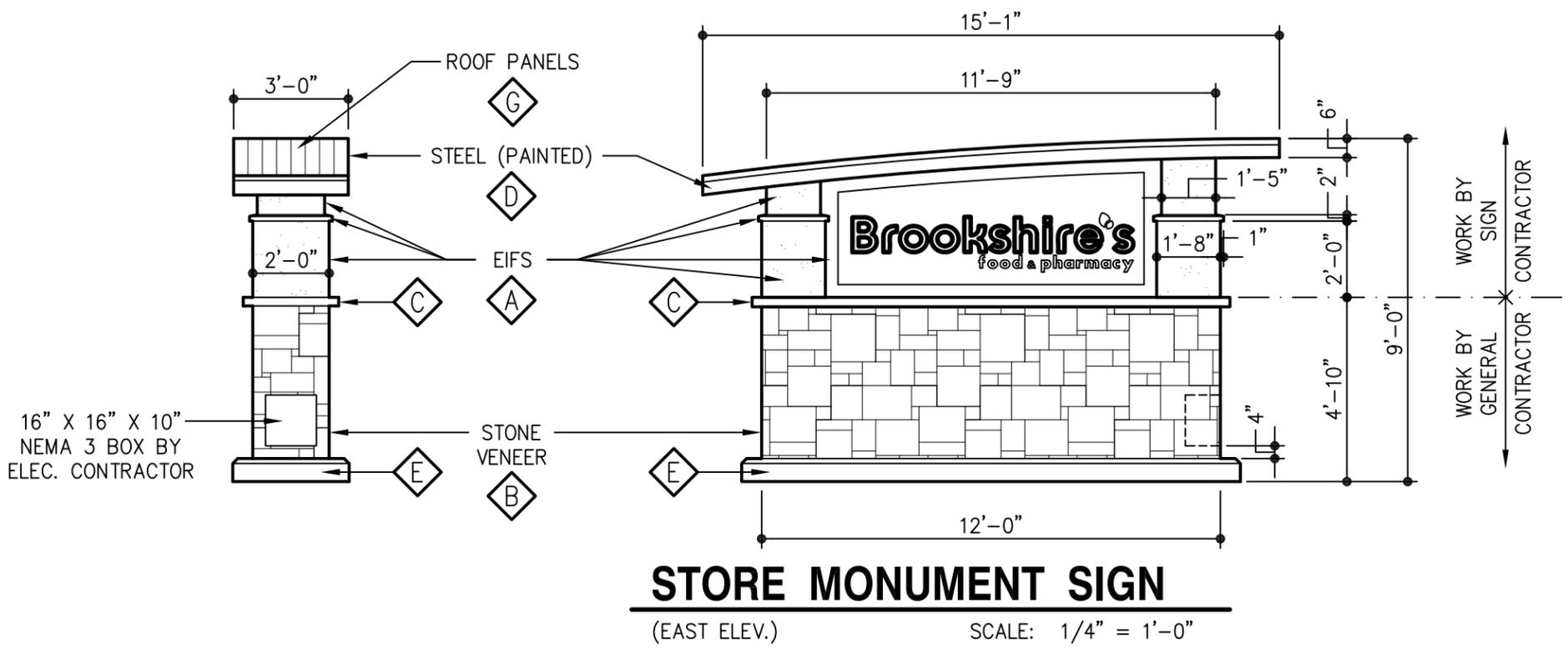
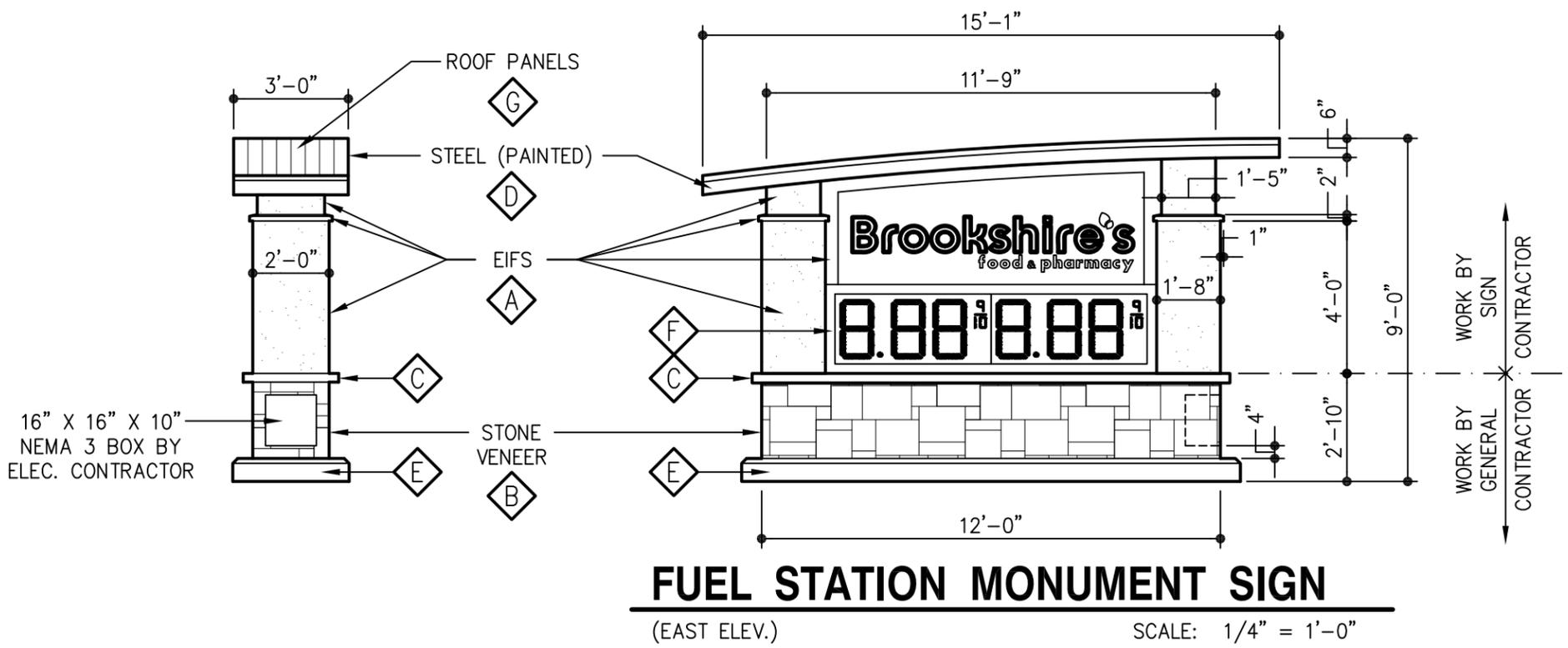
EXISTING



PROPOSED

PAINT COLOR SW7015 REPOSE GRAY	PAINT COLOR SW2845 BUNGLEHOUSE GRAY	PAINT COLOR SW6143 BASKET BEIGE	PAINT COLOR SW2837 AURORA BROWN	PAINT COLOR SW2851 SAGE GREEN LIGHT	PAINT COLOR SW2841 WEATHERED SHINGLE	PAINT COLOR SW7048 URBANE BRONZE

- (A) New EIFS W/ Quartzputz finish to match SW 2845 "Bunglehouse Gray", Scored
- (B) New Hardiplank siding painted SW 2851 "Sage Green Light"
- (C) New Lone Star Stone "Grey Chalk" Ashlar Pattern
- (D) New EIFS W/ Quartzputz finish to match SW 2837 "Aurora Brown"
- (E) New EIFS W/ Quartzputz finish to match SW 6143 "Basket Biege"
- (F) New EIFS W/ Quartzputz finish to match SW 2841 "Weathered Shingle"
- (G) New EIFS W/ Sand Blast finish to match SW 7048 "Urbane Bronze", Scored
- (H) New EIFS W/ Quartzputz finish to match SW 7048 "Urbane Bronze"
- (J) New metal canopy painted SW 7048 "Urbane Bronze". Trim, cap & flashing to match Pac-clad prefinished "Musket Gray"
- (L) Lone Star Stone "Johnstown Castlestone" Ashlar Pattern with "Maple" wainscot cap
- (M) Trim, cap & flashing to match Pac-clad prefinished "Musket Gray"
- (N) Pac-clad 24 Ga. prefinished 12" Standing Seam Snap-on Panels, trim, cap & flashing "Musket Gray" W/ metal painted SW 7048 "Urbane Bronze"
- (P) Full View Aluminum Garage Doors, Mill Finish with Clear Glass, Bottom Row Solid Panel
- (R) New metal canopy & support arms painted SW 7015 "Repose Gray".



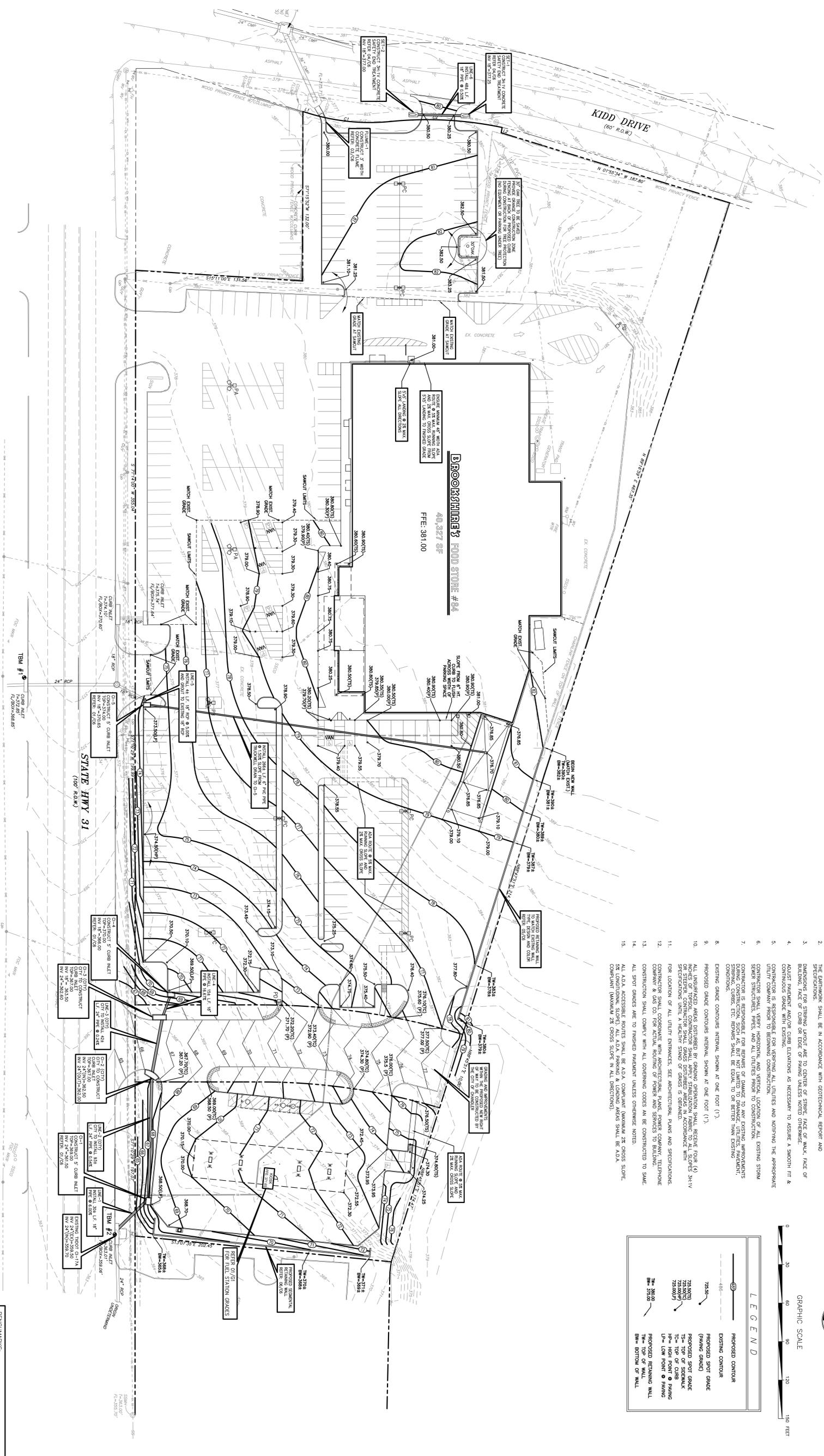
FINISH SCHEDULE	
A	NEW EIFS TO MATCH SHERWIN-WILLIAMS #SW 2821 "DOWNING STONE" W/ QUARTZPUTZ FINISH
B	LONE STAR STONE "JOHNSTOWN CASTLESTONE" ASHLAR PATTERN
C	LONE STAR STONE WAINSCOT CAP "MAPLE"
D	PAINT #SW 7048 "URBANE BRONZE"
E	NO APPLIED FINISH
F	BLACK ALUMINUM TO MATCH DAKTRONIC UNITS
G	PAC-CAD 24 GA. PREFINISHED 12" STANDING SEAM SNAP-ON PANELS, TRIM & FLASHING. "MUSKET GRAY"

GRADING CONSTRUCTION NOTES

1. GRADING AND IMPROVEMENTS WITHIN THE PROPOSED RIGHT OF WAY DEDICATION SHALL BE DESIGNED AND CONSTRUCTED BY THE CITY OF CHANDLER. DESIGN SHOWN FOR WORK DESIGN PLANS FROM THE CITY. A PRELIMINARY DESIGN AND DESIGN NOT FIELD FINAL. THE PARTNERSHIP SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT AND SPECIFICATIONS.
2. DIMENSIONS FOR STRIPING LAYOUT ARE TO CENTER OF STRIPE FACE OF MAWK, FACE OF BUILDING, FACE OF CURB OR EDGE OF PAVING UNLESS NOTED OTHERWISE.
3. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONFORMER IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE LIMITED TO BETTER THAN EXISTING CONDITIONS.
6. EXISTING GRADE CONTOURS INTERNAL SHOWN AT ONE FOOT (1').
7. PROPOSED GRADE CONTOURS INTERNAL SHOWN AT ONE FOOT (1').
8. ALL UNBARRICADED AREAS BARRICADED BY ORANGE GENERATION SHALL BE AT LEAST 10 FEET FROM ALL STREETS. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V H OR STEEPER. CONTRACTOR SHALL VERIFY STABILIZATION FABRIC TO ALL SLOPES 3:1 V H FOR LOCATION OF ALL UTILITIES ENTRIES. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS SEWER, CABLE, TELEPHONE AND ALL UTILITIES PRIOR TO CONSTRUCTION.
10. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. ALL SPOT GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
12. ALL ADA ACCESSIBLE PORTS SHALL BE ADA COMPLIANT (MINIMUM 2% CROSS SLOPE, COMPLIANT (MINIMUM 2% CROSS SLOPE IN ALL DIRECTIONS).
13. ALL ADA ACCESSIBLE PORTS SHALL BE ADA COMPLIANT (MINIMUM 2% CROSS SLOPE, COMPLIANT (MINIMUM 2% CROSS SLOPE IN ALL DIRECTIONS).
14. ALL ADA ACCESSIBLE PORTS SHALL BE ADA COMPLIANT (MINIMUM 2% CROSS SLOPE, COMPLIANT (MINIMUM 2% CROSS SLOPE IN ALL DIRECTIONS).
15. ALL ADA ACCESSIBLE PORTS SHALL BE ADA COMPLIANT (MINIMUM 2% CROSS SLOPE, COMPLIANT (MINIMUM 2% CROSS SLOPE IN ALL DIRECTIONS).



LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT GRADE (PAVING GRADE)
	PROPOSED SPOT GRADE
	TOP OF SIDEWALK
	TOP OF CURB
	LOW POINT OF PAVING
	PROPOSED RETAINING WALL
	BOTTOM OF WALL



PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

STOP! CALL BEFORE YOU DIG!
 As required by The Texas Underground Facility Damage Prevention and Safety Act Texas One Call System must be contacted (800-346-4343) before any excavation is performed. It is the Contractor's responsibility to contact Texas One Call System.

NOTICE TO CONTRACTORS

Technical information provided by SBAUER SUBSISTING LTD. Registered Professional Land Surveyors, Tyler, Texas. The contractor shall notify the engineer and owner immediately in writing of any discrepancies or omissions to the topographic information. The contractor(s) shall verify the construction site. The contractor(s) shall notify the engineer and engineer of any impact the construction site. Any costs incurred as the result of not confirming the actual location of any utility lines, structures, or other features shown on the topographic information shall be the responsibility of the contractor(s). Additionally, the contractor(s) shall notify the owner and engineer if any errors or discrepancies are found on the construction documents (plans), which negatively impact the project. Engineer from contractor's failure to notify engineer and owner.

BENCHMARKS:
 BENCHMARK (BM) #1: INLET, SOUTH SIDE OF STATE HWY. 31, APPROX. 300' EAST OF TACO BELL. ELEV.=373.06'
 BENCHMARK (BM) #2: "X" CUT ON SOUTH SIDE IN CENTER OF INLET, NORTH SIDE OF STATE HWY. 31, WEST OF DRIVE TO CLINIC. ELEV.=362.99'

GRADING AND DRAINAGE PLAN
 SCALE: 1"=30'



ISSUED FOR:
 PRELIMINARY
 REVIEW
 PERMIT
 BIDDING
 CONSTRUCTION

DATE: 01/14

PROJECT NO.: 4008404-0

STORE NO.: 084

SHEET NO.: C1

NO.	DATE	REVISION DESCRIPTION

REMODEL Brookshire's #084
 703 HWY. 31 EAST CHANDLER, TEXAS

BCC BROOKSHIRE fs
 facility services
 430 E. Front St. Tyler, TX 75702
 903-579-0500

AS OF: 01/06/14

BROOKSHIRE'S #84
CHANDLER, TEXAS

EXTERIOR ELEVATION AREAS

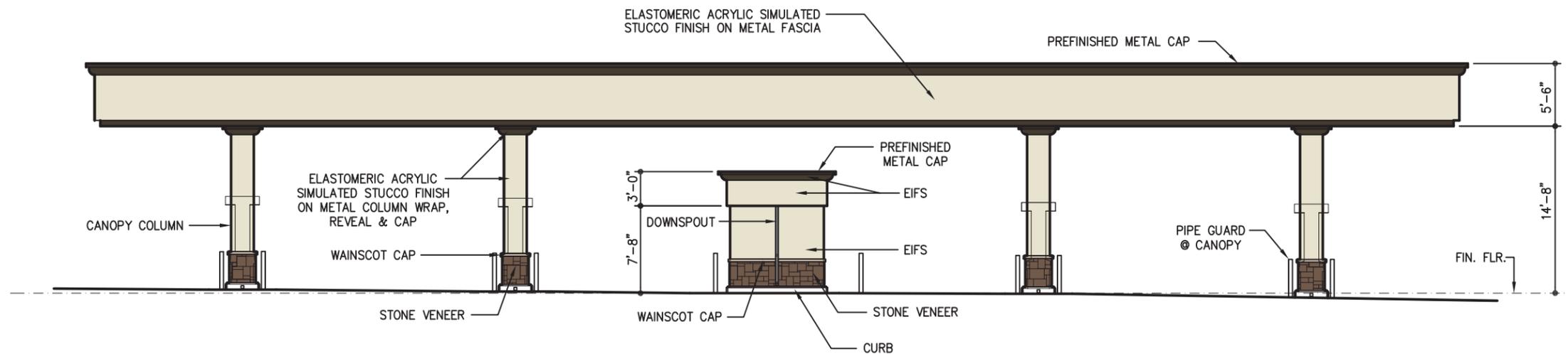
Description	Area (S.F.)	Percentage	
South Elevation (Front)			
Concrete Masonry Unit	0	0%	
EIFS	2,698	41%	
Glass	475	7%	
Cement Fiber Board	687	10%	
Metal	337	5%	
Insulated Metal Panel w/ Stucco Embossed Finish	0	0%	
Stone	2,434	37%	
Total	6,631	100%	
East Elevation (Right)			
Concrete Masonry Unit	192	5%	(Exist. 192 S.F.)
EIFS	634	18%	
Glass	0	0%	
Cement Fiber Board	86	3%	
Metal	511	14%	(Exist. 185 S.F.)
Insulated Metal Panel w/ Stucco Embossed Finish	2,009	57%	
Stone	111	3%	
Total	3,543	100%	

North Elevation (Back)

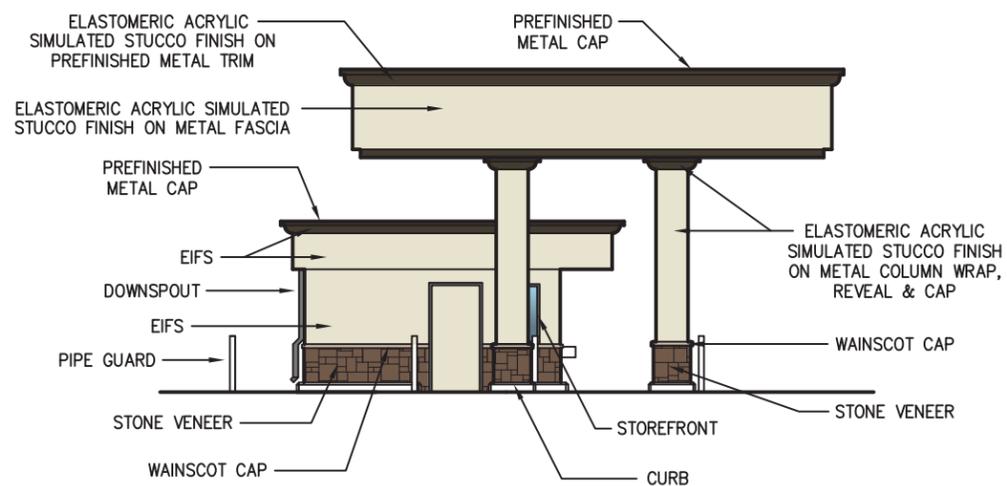
Concrete Masonry Unit	1,535	36%	(Exist. 1,535 S.F.)
EIFS	0	0%	
Glass	0	0%	
Cement Fiber Board	0	0%	
Metal	1,545	36%	(Exist. 1,545 S.F.)
Insulated Metal Panel w/ Stucco Embossed Finish	1,179	28%	
Stone	0	0%	
Total	4,259	100%	

West Elevation (Left)

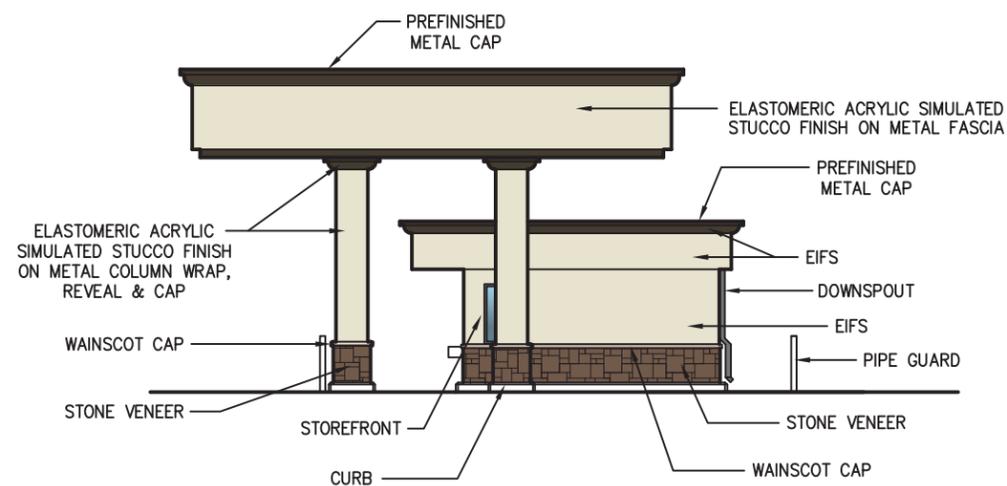
Concrete Masonry Unit	1,282	37%	(Exist. 1,282 S.F.)
EIFS	514	15%	
Glass	14	0%	
Cement Fiber Board	61	2%	
Metal	1,510	43%	(Exist. 1,252 S.F.)
Insulated Metal Panel w/ Stucco Embossed Finish	37	1%	
Stone	88	2%	
Total	3,506	100%	



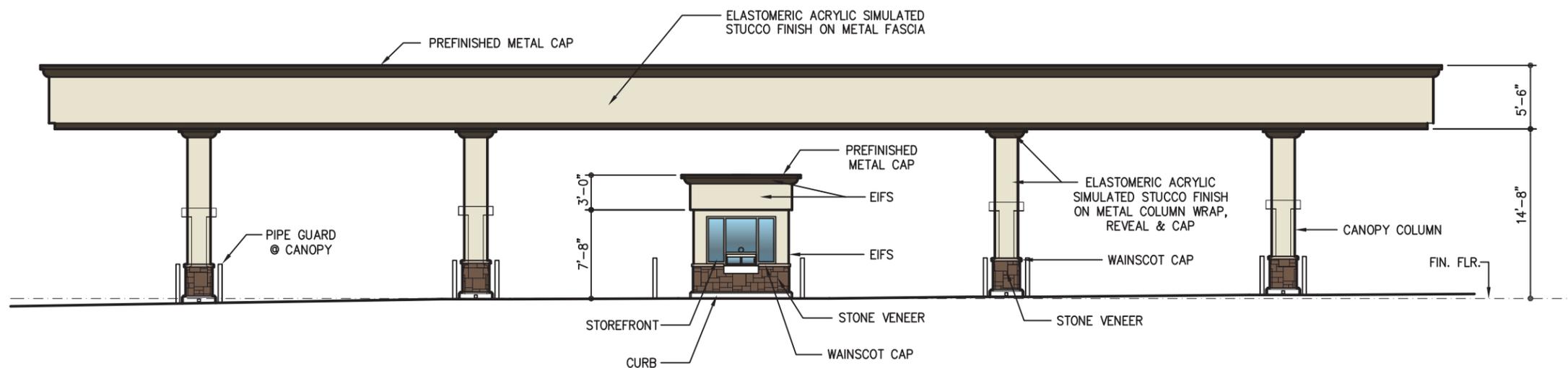
04 EAST ELEVATION



03 NORTH ELEVATION



02 SOUTH ELEVATION



01 WEST ELEVATION



CITY OF CHANDLER

City Council Staff Report

PROJECT: Ordinance O-011414 Drought Contingency Plan

DATE: **City Council: 1-14-14**

REQUEST: Review and act on Ordinance to approve the November 2013, Drought Contingency Plan.

STAFF ANALYSIS: The City of Chandler's original Drought Contingency Plan was prepared by Burton & Elledge, Inc. in July 2000. It was updated by Everett Griffith, Jr. & Associates, Inc. in November 2013 as per the requirements of 30 TAC §288(c) which requires plan be reviewed and updated as appropriate at least once every five years based on new or updated information.

Whenever possible, the revised Plan incorporates most of the established criteria from the original, although some sections have been modified as required based on updated information or changed as per the request of the City. The following provides a general summary of the major changes in the Plan

1. REVISED PLAN FORMAT- 30 TAC §288 pertains to Drought Contingency Plans for Municipal Uses by Public Water Suppliers. The overall format of the Plan was modified to more closely reflect the general outline provided by that section of the Texas Administrative Code to more easily allow the reader to compare the Plan to the requirements of the Code. For ease of reading, the titles of the major sections of the Plan are referenced to specific sections of the Administrative Code to which they pertain.

2. UPDATED SYSTEM DATA - The general description of the system was updated to reflect existing conditions in the system. In addition, updated information was provided for the following items:

System Capacities - The system's total well capacity, total

storage capacity, and elevated tank capacity were described in detail and updated to reflect existing conditions.

Population Served - The total population served was updated based on the most recent Census data for the City of Chandler. Similarly, the population served within Sportsman's Paradise was estimated by multiplying the average number of persons per residence by the number of connections served.

Analysis of Water Records - The City's most recent water records were analyzed to update the current water usage rate. The safe capacity of the system was updated to 1,250,000 gallons per day as per the City's request.

3. TRIGGER CONDITIONS - Specific trigger conditions were updated based on the new system capacities and/or modified as requested by the City.

4. TARGETED WATER USE REDUCTIONS - As required by 30 TAC §288.20(a)(1)(F), a new section was added that specified targeted reduction goals for the system for mild, moderate, and severe drought conditions.

5. REMOVAL OF EXHIBITS AND APPENDICES - In terms of pure page length, the majority of the original Plan was taken up by various Exhibits appended to the end of the document. The revised Plan was streamlined by incorporating relevant data from the exhibits of the original into the main body of the Plan or by removing appendices that seemed nonessential.

RECOMMENDED ACTION:

The attached Drought Contingency Plan was prepared by the City's Engineer and meets all State requirements as outlined in Title 30 Texas Administrative Code, Rule 288 pertaining to Drought Contingency Plans for Municipal Uses by Public Water Suppliers. Staff recommends approval of Ordinance O-011414 adopting the November 2013 Drought Contingency Plan.

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Ordinance O-011414

ORDINANCE NO. O-011414

AN ORDINANCE OF THE CITY OF CHANDLER, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 13 UTILITIES, ARTICLE 13.04 DIVISION 2 "DROUGHT CONTINGENCY PLAN" AND DELETING DIVISION 3 "WATER USAGE EMERGENCIES" TO INCLUDE PROVISIONS FOR THE REVISED DROUGHT CONTINGENCY PLAN; ESTABLISHING THE SEVERABILITY OF THIS ORDINANCE AND PROVIDING FOR ANY CONFLICTING PROVISIONS; ESTABLISHING A PENALTY; ESTABLISHING AN EFFECTIVE DATE FOR THIS ORDINANCE; AND REPEALING THE ORDINANCES ADOPTED ON AUGUST 8, 2000 RELATEING TO SAME.

WHEREAS, it is required by the Texas Commission on Environmental Quality to have on record an approved Drought Contingency Plan with various activities at increasing Stages of drought; and,

WHEREAS, at its August 8, 2000 meeting, the City Council passed an Ordinance providing for a Drought Contingency Plan; and,

WHEREAS, at its August 8, 2000 meeting, the City Council passed an Ordinance controlling water usage during emergencies: empowering city council to declare emergencies: and prescribing penalties for violations; and,

WHEREAS, the City Council now desires to repeal these two ordinances; and,

WHEREAS, the City Council now desires to adopt a revised Drought Contingency Plan as written below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, TEXAS, THAT:

SECTION 1. Chapter 13, Utilities, of the Chandler Code of Ordinances is hereby amended at Article 13.04, Division 2 so that such section shall hereafter read as attached.

SECTION 2. Chapter 13, Utilities, of the Chandler Code of Ordinances is hereby amended at Article 13.04 Division 3 so that this section is deleted.

SECTION 3. SEVERABILITY

It is hereby declared to be the intention of the City of Chandler, Texas, that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and if any phrase, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance and the remainder of this Ordinance shall be enforced as written.

SECTION 4. REPEALER

All ordinances, or parts of ordinances, enforced when the provisions of this Ordinance become effective that are inconsistent, or in conflict with the terms and provisions contained in this Ordinance are hereby repealed to the extent of any such conflict.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective subsequent to the publication of this Ordinance as required by law.

Duly PASSED and APPROVED by the City Council of the City of Chandler, Texas on this ____ day of _____, 2014.

APPROVED BY:

Ann Hall, Mayor

ATTEST:

Shirley Parmer, City Secretary

CITY OF CHANDLER, TEXAS

DROUGHT CONTINGENCY PLAN

NOVEMBER 2013

CITY OF CHANDLER, TEXAS

DROUGHT CONTINGENCY PLAN

NOVEMBER 2013

Prepared By



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Engineers-Surveyors
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Texas Engineering Firm No. F-1156
Texas Surveying Firm No. 100291-00

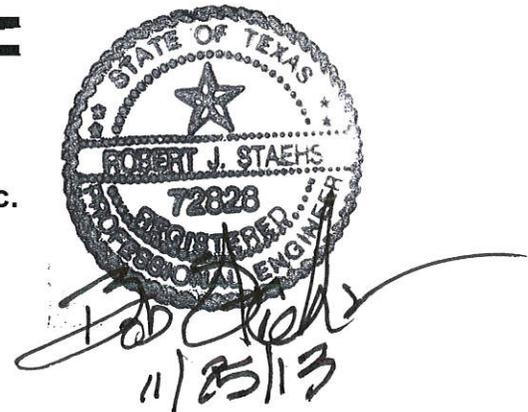


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**CITY OF CHANDLER, TEXAS
DROUGHT CONTINGENCY PLAN**

This updated Drought Contingency Plan for the City of Chandler is prepared in accordance with the requirements of 30 TAC §288.20: *Drought Contingency Plans for Municipal Uses by Public Water Suppliers*. This Plan is applicable to the water supply and distribution system as it presently exists for the Corporation. For ease of reading, the applicable element from the Texas Administrative Code are referenced in the title of each of the following plan elements where applicable:

SECTION 1: PUBLIC INVOLVEMENT

The following sections describe the provisions of this Plan to actively inform the public and affirmatively provide opportunity of public input:

1.1 INFORMATION AND PUBLIC EDUCATION [30 TAC §288.20(a)(1)(B)] - One or more of the following measures should be performed to inform customers of crisis conditions and to keep them updated:

- Radio and television announcements at local television stations which serve Chandler and other cities in the region, the cable company in Chandler, and various radio stations which serve Chandler and other neighboring cities.
- Press releases in the major newspapers which serve the City of Chandler and its surrounding area.
- Letters or flyers mailed to customers separately or with monthly bills.
- Letters or flyers hand delivered to customers during the course of meter reading.
- Letters or flyers hand delivered to customers during the emergency.
- Telephone calls via code red.
- Vehicles with loud speakers in emergencies when telephone services are out or when unusually expedient notification is necessary.
- Web page and Facebook.

Selection of the specific notification method (or methods) utilized depends on the nature and urgency of the crisis. The notifications would state the nature of the crisis, the actions requested of customers and the anticipated duration of the crisis, if known. Customers should be warned through brochures well in advance of any emergency with regard to the required responses to crisis situations.

1.2 REGIONAL WATER PLANNING GROUP COORDINATION [30 TAC §288.20(a)(1)(C)] - A copy of this Plan has been forwarded to Regional Water Planning Group for their review in order to ensure that this document is consistent with the approved Regional Water Plan.

SECTION 2: RATIONALE FOR RESPONSE STAGES [30 TAC §288.20(a)(1)(D)]

Various response stages are described in this Plan for drought conditions of increasing intensity. Each response stage has specific triggering conditions that are intended as guidelines to aid the City in determining when it is necessary to implement a response and determining what category of response is required. Guidelines are also provided to aid in determining whether the conditions should be upgraded, downgraded, continued, or terminated. The items below briefly address the existing capacities of the system and provides an explanation of the basis for the triggering criteria.

2.1 FOCUS OF EMERGENCY MEASURES - In the event of a water supply emergency the City will act toward one or more of the following goals:

- Keep the existing water supply and/or water distribution system operative.
- Prevent further loss or contamination of water.
- Conserve water by controlling or restricting water usage.
- Preventing health problems that might occur as a result of a contaminated water supply.
- Obtaining water supply from an alternate source or sources.

2.2 BASIS OF TRIGGER CONDITIONS - Most trigger conditions for the City of Chandler will be qualitative rather than quantitative. However, particular attention must be devoted to several measurable parameters (such as the total water usage rate and levels of water in the storage tanks) along with the duration of critical values of these parameters.

2.2.1 GENERAL DESCRIPTION OF EXISTING SYSTEM - The existing water system, operated by the City of Chandler, consists of six water wells (one of which is not currently in operation), gas chlorination, service pumps, a ground storage tank, and two elevated storage tanks, housing, fencing, and water distribution lines. The elevated storage tanks provide continuous pressure for the system. The City also owns two pressure tanks, but neither is in operation at the present time.

The number of connections serviced by the City of Chandler has increased from 889 connections in July 2000 (at the time of the last updating of the Drought Contingency Plan) to 1,294 at the present time.

2.2.2 EXISTING WATER WELL CAPACITIES - The Carrizo-Wilcox Aquifer is the source of the water supply for the City of Chandler. As a result, loss or curtailment of groundwater from this aquifer will have the largest potential impact on the availability of water for the City. However, well size and depth, pumping capacity, and water plant treatment capacity can also influence the availability of water supply. The following table provides a summary of the City's existing water wells and their current capacities:

CITY OF CHANDLER - WATER WELL CAPACITIES			
Location	Well ID	Current Well Capacities	
		Gallons per Minute	Gallons per Day
303 Cherry Street	Water Well No. 1	150 gpm	216,000 gpd
324 Martin Street	Water Well No.2	150 gpm	216,000 gpd

CITY OF CHANDLER - WATER WELL CAPACITIES			
Location	Well ID	Current Well Capacities	
		Gallons per Minute	Gallons per Day
151½ Noonday Road	Water Well No. 3	185 gpm	266,400 gpd
1200 Highway 31E	Water Well No. 4	500 gpm	720,000 gpd
22178 Sportsman's Drive	Water Well No. 5	Not Operating	Not Operating
810 Martin Street	Water Well No. 6	90 gpm	129,600 gpd
Total Well Capacity		1,075 gpm	1,548,000 gpd

Based on the above data, the total well capacity of the City of Chandler's system is 1,548,000 gallons per day.

2.2.3 SAFE WATER CAPACITY OF THE SYSTEM - The Safe Capacity of the system is 1,250,000 gallons per day.

2.2.4 PER CAPITA WATER USAGE - The City of Chandler provides water service to residents within its incorporated limits. It also services Sportsman's Paradise, which is located to the south of the incorporated limits of the City. The following table provides an estimate of the total population served by the City's water distribution system:

POPULATION SERVED		
Description	Source	Population
Population of the City of Chandler	Population data obtained from the 2010 Census listing for Texas Cities.	2,734
Estimated Population Served in Sportsman's Paradise (located outside of the incorporated Chandler city limits)	Records from the City of Chandler Water Department (dated October 25, 2013) show that 120 connections are served in Sportsman's Paradise. It is estimated that this area has a population density of approximately 2.5 people per residence. This equates to a total population of 300 people (<i>i.e.</i> 2.5 people/connection * 120 connections)	300
Total Population Served		3,034

Based on well records for the Year 2012, the system had an average daily water usage of 385,055 gallons per day (approximately 267 gpm). The following table estimates the per capita water usage for the City of Chandler water distribution system based on the total population serviced and the average water usage for the system:

PER CAPITA WATER USAGE		
Total Population Served	Average Water Usage	Total Per Capita Water Usage
3,034 people	385,055 gallons per day	127 gallons per capita per day

2.2.5 STORAGE CAPACITY - The following table summarizes the existing ground and elevated

storage tank capacity of the system:

CITY OF CHANDLER - STORAGE TANK CAPACITIES		
Description	Location	Current Tank Capacity
Elevated Storage Tanks	303 Cherry Street	200,000 gallons
	601 S. Broad Street	150,000 gallons
Total Elevated Storage Capacity		350,000 gallons
Ground Storage Tank	324 Martin Street	420,000 gallons
Total Ground Storage Capacity		420,000 gallons
TOTAL STORAGE TANK CAPACITY		770,000 gallons

2.2.6 DISTRIBUTION SYSTEM - There are few complaints of low water pressure within the area currently serviced by the City of Chandler's existing distribution system. This seems to generally indicate that the existing water lines are large enough to accommodate existing demands.

2.2.7 EMERGENCY POWER - The City of Chandler does not have a portable stand-by generator for its water distribution system. The system relies on pressure from the elevated storage tanks in the event of power failures. Additional stand-by power provisions are recommended for maintaining full service.

2.3 GENERAL CONSIDERATIONS - The trigger conditions attempt to account for various events which could disrupt or impair water service to one or more parts of the distribution system. It is generally felt that most events would cause only localized problems or slight reductions in the level of service. Severe curtailment of service for the entire system is not expected to occur except in the event of a severe and prolonged drought or a prolonged power failure affecting multiple water plants and wells. The following table provides a brief description of potential events that might result in water shortages or reduction of service:

VARIOUS EVENTS THAT MIGHT RESULT IN WATER SHORTAGES	
Event	Description of Potential Elements
Water Supply	Power failure involving water wells and/or service pumps; pump or other equipment failures; contamination of groundwater; severe lowering of water level in the Carrizo-Wilcox Aquifer due to drought; major growth in demand by other groundwater users.
Water Transmission	Damage to the transmission lines between the main body of the system and the annexed area within Sportsman's Paradise.
Water Storage	Structural failure or contamination in the ground storage tanks and/or elevated storage tanks.
Chlorination	Failure of the chlorination system at any of the water well sites.
Service & Booster Pumping	Power failure; equipment failure; contamination
Distribution System	Major line breaks; heavy demands for fire-fighting; contamination

SECTION 3: TRIGGER CONDITIONS

Local water supplies could be interrupted for a number of reasons. The most likely event is drought. Other possibilities include power outages, equipment failure, water line breakage, storage tank failure, storm damage, severe freezing conditions, and aquifer contamination. Any water supply emergency requires a responsible agency to manage the situation. Such crisis management includes maintenance of the existing water supply if possible; controlling or restricting usage in order to conserve water; and obtaining alternate sources of supply if necessary. In most cases the City will assume this responsibility, but other State or Federal emergency management agencies may override some of the City's authority in the event of natural disasters (such as major storms), civil disorder (such as riots), or acts of war.

The following sections describe the information to be monitored by the City of Chandler to determine if the trigger conditions for a various drought conditions have been exceeded. They also provide specific criteria for the initiation and termination of this drought response stage accompanied by an explanation of the basis for the triggering criteria. These guidelines are intended to help the City assess a situation and make necessary decisions more easily.

3.1 TRIGGERS FOR MILD CONDITIONS [30 TAC §288.20(a)(1)(E)] - The following is a list of occurrences that would trigger mild drought conditions:

TRIGGER FOR MILD DROUGHT CONDITIONS	
Occurrence	Note
When water demand exceeds the safe capacity of the system for five or more consecutive days then a mild drought condition exists. As noted in Section 2.2.3 (above) the safe capacity of the system is 1,250,000 gallons per day at the present time.	Trigger Condition initiated by City Council
Mild contamination is noted in the water supply, but water can still be treated by existing facilities by increasing chlorine dosage; of contamination is reported in up-dip portions of the aquifer.	Trigger Condition initiated by City Council
Additional well drilling in the vicinity threatens interference with water wells.	Trigger Condition initiated by City Council
Water levels in storage tanks are consistently below 75% full [<i>or 0.75*(770,000 gallons) = 577,500 gallons or less</i>] for five days uninterrupted).	Trigger Condition initiated by System Operator
Local power failures are imminent as a result of power station failures, storms, transmission problems, or excessive power demand in the area.	Trigger Condition initiated by System Operator
Performance of well water pumps, high service pumps, or other equipment indicates imminent failure.	Trigger Condition initiated by System Operator
Danger of transmission line failure.	Trigger Condition initiated by System Operator
Water supply emergencies in outlying communities served by the City, or interconnected with the City, could require diversion of local water supplies.	Trigger Condition initiated by System Operator or delegated personnel
Severe freezing conditions are forecast, and widespread breakage of home plumbing, water treatment units, and/or distribution lines is anticipated.	Trigger Condition initiated by System Operator or delegated personnel

TRIGGER FOR MILD DROUGHT CONDITIONS	
Occurrence	Note
The Chandler area is under a severe storm warning and falls in the path of the storm.	Trigger Condition initiated by System Operator or delegated personnel

3.2 TRIGGERS FOR MODERATE CONDITIONS [30 TAC §288.20(a)(1)(E)] - The following is a list of occurrences that would trigger mild drought conditions:

TRIGGER FOR MODERATE DROUGHT CONDITIONS	
Occurrence	Note
Water demand occasionally reaching the safe capacity of the system (two days within a 30 day period) or failure of any pump or chlorine feeder reducing the level of service to the system. "Safe capacity" is defined Section 2.2.3 (above) as 1,250,000 gallons per day	Trigger condition initiated by Council
Contamination of supply water is approaching the limit of treatability with existing facilities; or brackish water is very near the well.	Trigger condition initiated by Council
Additional wells in the vicinity are drawing water at a rate which interferes with the production rate of the City's wells.	Trigger condition initiated by Council
Over 20% [or $0.2 * (770,000 \text{ gallons}) = 154,000 \text{ gallons}$] of storage tank capacity is out of service due to structural failure, leakage, maintenance, or contamination.	Trigger condition initiated by System Operator
The water level in the storage tanks is consistently below half full [or $0.5 * (770,000 \text{ gallons}) = 385,000 \text{ gallons}$] for three days uninterrupted.	Trigger condition initiated by System Operator
Water emergencies in adjacent communities require diversion of so much water that the level of service to any part of the Chandler system is threatened.	Trigger condition initiated by System Operator
Severe freezing conditions have resulted in widespread breakage of plumbing or distribution lines.	Trigger condition initiated by System Operator or delegated personnel
One of the major service pumps has failed due to mechanical problems, but the other pumps remain operable.	Trigger condition initiated by System Operator or delegated personnel

3.3 TRIGGERS FOR SEVERE CONDITIONS [30 TAC §288.20(a)(1)(E)] - The following is a list of occurrences which would trigger severe drought conditions:

TRIGGER FOR SEVERE DROUGHT CONDITIONS	
Occurrence	Note
Water demand exceeding well production [1,548,000 gpd] on a regular basis (more than five consecutive days) is considered severe conditions.	Trigger conditions initiated by Council
Supply water is so contaminated that it cannot be treated with existing facilities, or such contamination is imminent because of nearby pollution in the aquifer.	Trigger conditions initiated by System Operator
An immediate health or safety hazard could result from actual failure of system components.	Trigger conditions initiated by System Operator or delegated personnel
Water levels in elevated tanks are too low to provide adequate fire protection. Generally less than 25% full [or $0.25 \times (350,000 \text{ gallons}) = 87,500 \text{ gallons of total capacity}$].	Trigger conditions initiated by System Operator or delegated personnel
Over half of the system's total storage tank capacity [or $0.5 \times (770,000 \text{ gallons}) = 385,000 \text{ gallons}$] is out of service.	Trigger conditions initiated by System Operator or delegated personnel
Rupture of distribution lines has resulted in loss of water from elevated storage tanks and the wells and service pumps are not capable of refilling tanks quickly.	Trigger conditions initiated by System Operator or delegated personnel
All service pumps are out of service.	Trigger conditions initiated by System Operator or delegated personnel
Water emergencies in adjacent communities require so much water diversion that service to portions of the Chandler system is severely disrupted.	Trigger conditions initiated by System Operator or delegated personnel

3.4 RESPONSIBILITY FOR MONITORING [30 TAC §288.20(a)(1)(D)] - The System Operator has responsibility for monitoring the performance of City facilities. The Operator will monitor the specified quantitative parameters for mild, moderate, and severe conditions. Monitoring frequency for each parameter will be consistent with the description of that parameter.

The Operator will also be on alert for various non-quantitative trigger conditions. Many of these conditions will be noted in the course of normal operating duties.

Information as to whether these parameters are reached, or close to being reached, will be added to the monthly operating report. If a trigger condition requiring prompt action is reached, the Operator will immediately take action and/or notify the Mayor, City Administrator, or designee, as appropriate.

3.5 AUTHORITY FOR ACTION - Except in catastrophes where actions are governed by State or Federal emergency management authorities, actions should be taken by the System Operator and/or by the Mayor as authorized in the City ordinances. The City Attorney should be notified in advance of any Council action related to water conservation.

The responsibility for declaring a water supply emergency depends on the nature and urgency of the situation. For slowly developing situations, a resolution can be passed by the City Council at a regular meeting. As urgency increases, action may occur at a special meeting or at an emergency meeting of the System Operator and Mayor, or by a designated subordinate acting on his own. In catastrophic situations, action by other emergency management authorities may be the overriding factor.

As noted in the above tables, the listed trigger conditions are classified with respect to who should

declare the emergency. Even though the Mayor has declared an emergency without prior Council approval, the Council must take certain actions dealing with the crisis. The actions include restricting or prohibiting outdoor water use; imposing surcharge or rationing plans; and taking legal actions against activities which could reduce or contaminate the City's water supply.

- 3.6 ADVANCE PLANNING** - The City should maintain a list of all radio stations, television stations, and newspapers which may be called to assist in public notification. Each station or newspaper should be contacted in advance regarding the possible need for emergency assistance of this nature. One or more contact persons should be designated for each entity along with telephone numbers for 24-hour emergency use, if possible.

Lists of potential repair contractors for vital system components should be maintained. Lists of agencies (such as neighboring fire departments, neighboring water departments, police and sheriff departments, emergency management offices, etc.) should also be kept ready for emergency use.

The City should prepare a list of the emergency situations that are most likely to occur. A rough draft of flyers, letters, press releases, and broadcast messages should be prepared for the most probable situations.

If the need should become apparent, the City should make arrangements with neighboring water systems for an alternate supply for emergencies. In an extreme situation requiring water to be hauled in for the City's sole supply, severe rationing would be needed. In that event, water would be distributed in bottled form.

SECTION 4: EMERGENCY MEASURES

The City shall notify all users promptly when a water supply emergency is declared in accordance with existing ordinances. For prohibition of outdoor water usage, such notice may be through local news media. For surcharges or rationing, such notice shall be in writing for each user if practical, preferably delivered along with the meter reading. The individual notice shall, if practical, show the date and amount of the meter reading.

4.1 EMERGENCY MEASURES FOR MILD CONDITIONS [30 TAC §288.20(a)(1)(G)] - The following is a list of actions which may be required in the event of mild drought conditions:

EMERGENCY MEASURES FOR MILD DROUGHT CONDITIONS
Inform all customers that a low-level emergency has been reached. In the case of a slowly developing crisis, notice could be through news media or through brochures in conjunction with mailing. For a more imminent crisis, the news media should be used along with flyers passed out from door to door. Flyers should contain a date and signature along with the message to make it plain that they represent current developments. However, City personnel without notifying the public could handle such situations as a single equipment failure.
Warn customers to start reducing water use and/or store water for emergency use, as appropriate.
Recommend a voluntary lawn-watering schedule, if appropriate.
Make or arrange for repairs, if appropriate.
Take action against drilling of neighboring wells, if appropriate.
Take steps toward increasing system capacity, if usage is nearing safe capacity.
Take steps toward providing additional treatment if deterioration of raw water quality is the problem.
Warn customers to protect their pipes against freezing if cold weather has the potential to damage the distribution system or otherwise cause disruptions in service
Keep customers updated as appropriate.

4.2 EMERGENCY MEASURES FOR MODERATE CONDITIONS [30 TAC §288.20(a)(1)(G)] - The following is a list of actions which may be required in the event of moderate drought conditions:

EMERGENCY MEASURES FOR MODERATE DROUGHT CONDITIONS
Notify customers of intermediate level emergency by appropriate means.
Impose mandatory lawn watering schedule, if appropriate (in dry weather conditions) and prohibit wasteful uses. As per City ordinance, after declaring a water usage emergency the City Council may restrict outdoor watering use (watering of lawns, vehicle washing, ornamental fountains, etc.) to alternate days as follows: <ul style="list-style-type: none"> • Even numbered house, business, lot or premise: Tuesdays, Thursdays, and Saturdays only. • Odd numbered house, business, lot or premise: Mondays, Wednesdays, and Fridays only. • Houses, businesses, lots, or premises with no visible number or no number known to the City: Same as odd numbers.
In the event of contamination, notify customers so they can seek bottled drinking water supplies or be prepared to purify City water if needed.
Seek reduced usage from commercial users and industries, if appropriate.

EMERGENCY MEASURES FOR MODERATE DROUGHT CONDITIONS
Take steps toward implementing interconnection with other neighboring systems, if appropriate.
Impose surcharges, if appropriate.
Make or arrange for repairs, if appropriate.
Take action against drilling of neighboring wells, if appropriate.
Take measures toward increasing system capacity, if appropriate.
Take steps toward providing additional treatment, if deterioration of raw water quality is the problem.
Keep customers updated as appropriate.

Businesses which use outdoor water in their primary business functions (such as commercial car washes) may be considered for variances from emergency restrictions or prohibitions of outdoor water usage. Refer to Section 8 (below) for more information.

4.3 EMERGENCY MEASURES FOR SEVERE CONDITIONS [30 TAC §288.20(a)(1)(G)] - The following is a list of actions which may be required in the event of severe drought conditions:

EMERGENCY MEASURES FOR SEVERE DROUGHT CONDITIONS
Notify customers of emergency by appropriate means.
Prohibit all wasteful use as per City Ordinance that includes: <ul style="list-style-type: none"> • Washing vehicles, buildings, and other similar items • Recreational usage of sprinklers or hoses • Using water for ornamental fountains • Any other water use, indoor or outdoor, which is obviously wasteful
Prohibit all outdoor water use as per City Ordinance that includes: <ul style="list-style-type: none"> • Watering of grass, lawns, flowers, trees, gardens, or shrubbery • Washing vehicles, buildings, or swimming pools. • Recreational uses (including filling swimming pools) • Ornamental fountains
Impose surcharges, if appropriate and not already imposed. Under City ordinance, the following surcharges shall become effective for each user as soon as the City can read the meter and notify that user; and the surcharges are not to exceed the following amounts on all usage by any user: <ul style="list-style-type: none"> • 0 to 3,000 gallons \$0.75 per thousand gallons • 3,000 to 5,000 gallons \$1.00 per thousand gallons • 5,000 to 10,000 gallons \$1.50 per thousand gallons • Over 10,000 gallons \$1.75 per thousand gallons
Impose rationing on any or all water user classes, if appropriate. Rationing shall become effective for each user as soon as the City can read the meter serving that user and notify that user. The daily amount which each user may be permitted to use shall be set equal to or greater than the following amounts: <ul style="list-style-type: none"> • Residential 50 gallons • Commercial 100 gallons • Recreational Facility 300 gallons • School 100 gallons (plus 5 gallons per student on days classes are held) • Industrial 300 gallons

EMERGENCY MEASURES FOR SEVERE DROUGHT CONDITIONS
In the case of contamination, warn customers to use bottled water for drinking and cooking or to purify City water before use, if appropriate.
Require commercial and industrial users to stop using City water for processes, for cooling, or for recreation.
Place city and neighboring fire departments on alert that pumping units may be needed, if appropriate.
Make or arrange for repairs, if appropriate.
Take action against drilling of neighboring wells, if appropriate.
Act as fast as possible toward expanding system capacity, providing additional treatment, and/or interconnecting with a neighboring water system, if appropriate.
Keep customers updated as appropriate.

Businesses which use outdoor water in their primary business functions (such as commercial car washes) may be considered for variances from emergency restrictions or prohibitions of outdoor water usage. Refer to Section 8 (below) for more information.

4.4 PROCEDURES FOR IMPLEMENTATION [30 TAC §288.20(a)(1)(G)] - The following table summarizes the usual implementation procedures utilized to address the most likely system problems that could cause (or occur as a result of) a water emergency:

IMPLEMENTATION PROCEDURES	
Action to be Implemented	Description
Repair of Lines or Equipment	The System Operator and staff perform minor repairs or equipment replacement; System Operator arranges for minor contract repairs; System Operator, Mayor, and/or City Administrator arrange for major repairs as appropriate. The System Operator acts on his own, or obtains authority from Mayor, City Administrator and/or Council, according to the magnitude of repairs.
Activation (or Deactivation) of Existing Wells	Mayor instructs the System Operator to take necessary measures
Expanding System Capacity or Providing Additional Treatment	City Council initiates action on its own or at recommendation of the Mayor. Initial action consists of discussion with consultants.
Obtaining Alternate Supplies	The Mayor reports to the City Council that alternate water supplies are needed on a long term or emergency basis. In an emergency, contact with neighboring water systems is made by the Mayor (or designated subordinate). For long term alternate supply, or an improbable situation, Mayor reports situation to City Council for further action.

SECTION 5: TERMINATING MEASURES [30 TAC §288.20(a)(1)(H)]

City officials must use judgement as to whether to upgrade, continue, downgrade, or discontinue an emergency. Trigger conditions for termination or downgrading of an emergency are not broken down by severity of crisis but are listed as one group. The decision to terminate or downgrade an emergency will normally be made at the level at which the emergency was declared.

The following is a list of occurrences that would trigger a termination of an emergency conditions or downgrade the condition to a lesser category (for example, reduce it from a "severe drought" condition to a "mild drought condition").

- Water demand has been reduced to safe levels and is expected to remain stable.
- Actual contamination of water supplies is ended or is under control; or threat of contamination has subsided; or alternate supply has been obtained on temporary or permanent basis.
- Interference from neighboring wells is under control; or existing wells have been upgraded or supplemented.
- Power has been restored and no additional power failures are anticipated.
- Failure of system components has been averted or repaired; or temporary units have been substituted; or alternate supplies have been obtained.
- Water emergency in adjacent communities is ended or mitigated.
- Water levels in elevated or ground storage tanks have been restored to normal.
- Freezing conditions have ended without damaging the water system; or damage has been repaired.
- The storm has passed without damaging the water system; or damage has been repaired.

SECTION 6: ENFORCEMENT [30 TAC §288.20(a)(1)(J)]

This Plan will be implemented through its adoption by way of resolution by the City Council, and enforced through the enactment of City ordinance(s), as needed, by the offices of the Mayor and City Administrator. Any persons, firms, or corporations in violation of this ordinance shall be subject to one or more of the following penalties:

- A fine not less than \$10 nor more than \$200 for each offense. A separate offense shall be deemed committed on each day in which a violation occurs or is permitted to continue.
- The City may terminate water service to any user for repeated or flagrant violations. Reconnection may be made after the user pays all fines, outstanding bills, and service charges. Reconnection of a commercial or recreational user may be postponed if the City deems it necessary to conserve water in an acute emergency.
- Having a flow restricter placed on the violator's water service line at that person's expense.
- Withholding of water and/or sanitary sewer service to newly constructed facilities.

SECTION 7: TARGETED WATER USE REDUCTIONS [30 TAC §288.20(a)(1)(F)]

As required by the Texas Administrative Code, this plan provides a specific, quantified target for water use reduction to be achieved during periods of water shortage and drought. The targeted goals for mild, moderate, and severe conditions are summarized below:

TARGETED WATER USE REDUCTIONS DURING DROUGHT CONDITIONS		
Description	Targeted Reduction	Equivalent Per Capita Water Usage
Existing Water Usage Rate (Average)	Not Applicable (Baseline)	127 gallons/person/day
Mild Drought Conditions	5% Reduction In Usage	121 gallons/person/day
Moderate Drought Conditions	10% Reduction in Usage	114 gallons/person/day
Severe Drought Conditions	25% Reduction in Usage	95 gallons/person/day

As noted in 30 TAC §288.20(a)(1)(F), these target goals are not enforceable.

SECTION 8: VARIANCES TO THE PLAN [30 TAC §288.20(a)(1)(I)]

Businesses that utilize outdoor water in their primary business functions (such as commercial car washes) may be considered for variances from emergency restrictions or prohibitions of outdoor usage. The City may restrict or prohibit such outdoor usage, even if a business qualified for a variance, if the water shortage emergency is severe enough to impose such restriction or prohibition.

Any businesses which feel that they may qualify for variances are encouraged to request (preferably in non-emergency time) that the City grant a standing variance. Such businesses shall show to the City sufficient cause for granting the variance.

The City may grant a specific variance during a water shortage emergency or may override a standing variance.

SECTION 9: NOTIFICATION AND UPDATES [30 TAC §288.20(b)-(c)]

As required by 30 TAC §288.20(b), the City of Chandler will notify the executive director within five business days of the implementation of any mandatory provisions of the drought contingency plan.

In addition, 30 TAC §288.20(c) requires that the plan be reviewed and updated as appropriate at least once every five years based on new or updated information. Therefore, the City will update this plan if any modifications are made to the existing water distribution system or in the water supply source. If no changes occur within the system, then this plan will be mandatory reviewed and updated on or before November 2018.



CITY OF CHANDLER

Staff Report

PROJECT: "Order of Election"

DATE: Council: 1/14/14

REQUEST: Consider and act on "Order of Election" for the May 10, 2014 Election.

OVERVIEW: The City Council is required to approve an Order of Election calling an election for May 10, 2014, for the purpose of electing three Council members.

Deadline to file applications for Place on the Ballot is January 29, 2014 through February 28, 2014.

Early voting will begin April 28, 2014 and end on May 6, 2014.

RECOMMENDED ACTION: Consider and act on "Order of Election" for the May 10, 2014 Election. .

ATTACHMENTS: Order of Election

ORDER OF ELECTION FOR MUNICIPALITIES

An election is hereby ordered to be held on May 10, 2014 for the purpose of:
(date)

Electing Three (3) Council Members

Early voting by personal appearance will be conducted each weekday at:

Chandler City Hall 811 Highway 31 East Chandler, Texas

(location)
between the hours of 8:00 a.m. and 5:00 p.m. beginning on April 28, 2014
(date)
and ending on May 6, 2014
(date)

Applications for ballot by mail shall be mailed to:

Shirley Parmer
(Name of Early Voting Clerk)
P. O. Box 425
(Address)
Chandler 75758
(City) (Zip Code)

Application for ballots by mail must be received no later than the close of business on:

May 1, 2014
(date)

Issued this the 14th day of January, 2014.

Signature of Mayor

Signature of Council Member

ORDEN PARA ELECCION PARA MUNICIPIOS

*Por la presente se ordena que se llevará a cabo una elelcción el 10 de Mayo de 2014 con el propósito
(fecha)*

de

elegir tres (3) miembros del Consejo

La votación adelantada, en persona, se llevará a cabo de lunes a viernes en:

Chandler City Hall 811 Highway 31 East Chandler, Texas

(sitio)

*Entre las 8:00 a.m. de la mañana y las 5:00 p.m. de la tarde empezando el 28 de abril 2014
(fecha)*

y terminando el 6 de Mayo de 2014.

Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:

Shirley Parmer

(Nombre del Secretario (a) de Votación Adelantada)

P. O. Box 425

Chandler, Texas 75758

*Las solicitudes para boletas que se votarán en ausencia por correo, deberán recibirse para el fin de las
horas de las horas de negocio el 1st de Mayo de 2014.
(fecha)*

Emitida este dia 14th de Enero , 2014.

Firma del Alcalde

Firma de la Persona del Concilio



CITY OF CHANDLER

City Council Staff Report

PROJECT: 2 Year Review of the Comprehensive Plan Action Plan

DATE: **PZ: 12/3/13** **City Council: 12/10/13 & 1/14/14**

REQUEST: Review and provide priorities on outstanding actions.

STAFF ANALYSIS: The Comprehensive Plan was adopted in November 2011. In that Plan 44 actions were adopted as short term actions to be completed by November 2013. Of those 44 actions, 20 have had no action to date. In addition, 39 actions were adopted as long term actions to be completed by November 2016. Of these 39 actions, 26 have had no action to date.

Now that 2 years have passed it is time to re-evaluate these actions and priorities. Changes may have occurred that made the need for some actions to be less important or not needed at all. Other actions may now need to be identified which were not envisioned in 2011. Other actions need to be reprioritized to give staff direction on the needed dedication of resources.

The attached worksheet which combines the short and long term actions was completed by 13 city staff, Planning and Zoning Commission members and City Council members. Only those Comprehensive Plan actions that have had no action were prioritized. The scale that was used is as follows:

- 0 – the strategy should be removed from the list
- 1 – low priority
- 2 – medium priority
- 3 - high priority

The worksheet shows the results by group (staff, P&Z, and Council) and the overall priority which is a cumulative score of the three

groups. A new ranking was assigned based on this overall priority. Any ties were given the same rank. Edits to the actions have been proposed in red. Those actions highlighted in blue are identified as having more diversity in responses between the three groups or within the group and may warrant more discussion.

The intent is to get the Council feedback and bring these actions back to the Council in February for adoption of a new ranking.

To date no new actions have been proposed by any of the review groups.

**RECOMMENDED
ACTION:**

Review and provide priorities on outstanding actions for inclusion in an Ordinance on 2/11/14

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Action Plan Worksheet

ADOPTED COMPREHENSIVE PLAN ACTIONS

2014 PRIORITY WORKSHEET SUMMARY

Plan Adopted November 2011

Actions Reprioritized February 2014

PRIORITY –

- NA – Means that the strategy is already complete or is already well into completion and does not need a new priority set.
- 0 – strategy should be removed from the list
- 1 - is low priority
- 2 - is medium priority
- 3 - is high priority

Blue highlight = areas of stronger difference of opinion

SURVEY RESPONDANTS

Staff – John Taylor, City Administrator; Jim Moffeit, EDC Executive Director; Ron Reeves, Police Chief; Shirley Parmer, City Secretary (4)

Planning and Zoning Commission – Bob Peyton, Rick Ford, Felix Exelbierd, ? (4)

City Council – Ann Hall, Gene Giger, Janeice Lunsford, Barbara Reeves, Marshall Crawford (5)

Total respondents - 13

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	Notes
1	2.84	T-3-1-a	Target and prioritize needed intersection improvements including visibility issues	3,3,3,3 3.0	3,2,3,3 2.75	3,3,3,3,2 2.8	
2	2.77	I-1-1-a	Adopt and follow a multi-year maintenance program creating a detailed listing of streets needing repair, <u>improvement</u> and mitigation of drainage problems.	3,3,3,2 2.75	3,2,3,3 2.75	3,3,2,3,3 2.8	
2	2.77	I-2-1-a	Develop a long-term water management plan to meet future water demands.	3,3,2,3 2.75	3,3,2,3 2.75	3,3,3,3,2 2.8	
3	2.69	H-1-2-b	Ensure that townhouses, duplexes and multi-family units are compatible and complementary to surrounding land uses	2,3,3,2 2.5	2,3,2,3 2.5	3,3,3,3,3 3.0	Combine with H-1-2-a (ranked 5)
4	2.63	S-1-1-b	Revise the <u>retail/commercial</u> development standards to require higher quality development <ul style="list-style-type: none"> Require landscaping on new <u>retail/commercial</u> development Develop quality sign standards and work to phase out existing non-conforming and illegal signs <u>Require adequate screening and buffering from residential</u> 	2,3,3,3 2.75	2,2--,3 2.3	3--,2,3,3 2.75	Combine with L-3-1-a (ranked 5)

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
5	2.61	I-1-2-c	Develop Amend the Design Guidelines for Subdivision Improvements to ensure all infrastructure requirements are up to date and provide for quality development	2,3,3,3 2.75	2,2,2,3 2.25	3,3,2,3,3 2.8	Combine with T-1-3-b (ranked 5)
5	2.61	T-1-3-b	Develop street and roadway design standards that support good suburban and rural design	3,3,3,3 3.0	3,2,2,2 2.25	3,3,3,2,2 2.6	Combine with I-1-2-c (ranked 5)
5	2.61	T-1-3-a	Amend the Subdivision Rules and Regulations to ensure all street and access requirements are up to date	3,3,3,3 3.0	1,2,1,3 1.75	3,3,3,3,3 3.0	Combine with I-1-2-b (ranked 5)
5	2.61	H-1-2-a	Establish development friendly standards that ensure and promote for large rural lot development and for high end Townhouse and apartment developments	2,3,3,3 2.75	2,3,1,3 2.25	3,3,3,2,3 2.8	Combine with I-1-2-b (ranked 5)
5	2.61	L-3-1-a	Adopt design criteria for retail centers to blend in with the residential surroundings in both scale and character and provide adequate screening and buffering	2,3,3,3 2.75	2,2,2,2 2.0	3,3,3,2,3 2.8	Combine with S-1-1-b (ranked 4)
5	2.61	I-1-2-b	Amend the Subdivision Rules and Regulations to ensure all infrastructure requirements are up to date and provide for quality development	2,3,3,3 2.75	2,2,1,3 2.0	3,3,3,3,3 3.0	Combine with T-1-3-a (ranked 5)

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
6	2.45	H-1-1-a	Acquire the designation of a Certified Retirement Community through the Department of Agriculture and Actively promote it the Certified Retirement Community designation and follow its action plan	2,3,3,3 2.75	1,3,--,2 2.0	3,2,3,2,-- 2.5	Reworded
7	2.38	B-1-3-b	Develop a 5 year Capital Improvement Plan and use it to develop future budgets	3,2,3,2 2.5	3,3,2,2 2.5	3,1,2,3,2 2.2	
8	2.36	P-1-1-c	Work with the railroad to acquire land for additional parking at McCain Park.	3,3,3,3 3.0	--,2,2,1 1.67	1,2,3,3,-- 2.25	
9	2.33	L-3-1-b	Adopt design criteria for commercial/light industrial development that includes setbacks, screening and buffering, on-site employee and truck parking, loading, maneuvering and storage.	3,3,0,3 2.25	2,2,2,2 2.0	3,--,3,2,3 2.75	
10	2.30	E-1-3-b	Begin reporting through the Texas Uniform Crime Reporting Program (URC) and use the information to proactively address crime and apply for grant funding	3,1,2,2 2.0	1,1,2,3 1.75	3,3,3,3,3 3.0	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
10	2.30	1-1-2-a	Evaluate the cost and benefit of adopting impact fees to better fund infrastructure improvements.	2,1,2,2 1.75	3,2,3,3 2.75	3,3,2,2,2 2.4	
11	2.23	B-1-4-b	Develop a reserve policy for water, sewer and general fund as well as for debt service equal to a minimum of 3 months of expenditures.	2,2,3,1 2.0	3,3,2,2 2.5	3,3,1,2,2 2.2	
11	2.23	E-1-1-b	Evaluate certification and higher education pay to promote officer retention and advancement.	3,3,2,2 2.5	0,2,2,3 1.75	3,3,1,3,2 2.4	
11	2.23	ED-1-1-a	Work with the EDC to develop economic development goals and objectives and strategic action plan	2,3,2,2 2.25	2,3,2,2 2.25	3,2,1,3,2 2.2	
11	2.23	ED-1-2-b	Proactively assemble an incentive package to be used to land a hotel development possibly including special financing districts, such as a Tax Increment Financing (TIF) District	3,3,2,2 2.5	1,3,1,1 1.5	3,3,2,2,3 2.6	
12	2.16	ED-2-1-b	Utilize public incentives including special financing districts, such as a Tax Increment Financing (TIF) District.	2,3,3,3 2.75	1,2,2,-- 1.67	2,2,3,1,2 2.0	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
13	2.15	R-1-1-a	Prepare and adopt a Parks Master Plan.	2,2,2,2 2.0	2,3,1,3 2.25	3,2,2,2,2 2.2	
13	2.15	L-1-1-a	Prepare and adopt annexation plan with an initial focus on all areas that are currently serviced with city water	2,3,1,2 2.0	2,3,1,3 2.25	2,3,2,2,2 2.2	
13	2.15	T-3-1-b	Develop a roadway improvement program that works to widen select streets	3,2,3,2 2.5	2,1,3,2 2.0	1,2,2,3,2 2.0	
13	2.15	F-1-2-a	Evaluate grant funding available for God's Open Hands Food Bank and the Thrift Shop as well as other local non-profits to ensure space needs are met in the future	2,1,2,3 2.0	2,3,2,2 2.25	2,2,3,2,1 2.0	
14	2.07	ED-2-1-a	Develop conceptual plans for a Main Street redevelopment project.	2,2,3,3 2.5	1,3,1,2 1.75	1,2,3,2,2 2.0	
14	2.07	P-1-1-d	Partner to provide the Food Bank and Thrift Shop a new location using grant funding in order to prepare to relocate the historic railroad depot to McCain Park.	2,3,3,3 2.75	1,2,2,2 1.75	1,2,3,2,1 1.8	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
15	2.00	R-1-1-b	Promote the development of a new community center and senior center as the demand grows. Evaluate the possibility of reusing Winchester Park house for community center/Senior Center.	2,2,3,2 2.25	0,3,2,2 1.75	0,3,2,3,2 2.0	Reword
16	1.92	I-2-1-c	Evaluate the development of a system to reuse gray water for watering parks and cemetery. the use of using Winchester Park Pond to irrigate the Park	2,3,2,0 1.75	0,3,2,2 1.75	3,3,0,2,2 2.0	Reword
16	1.92	T-3-2-a	Work with TxDOT to lower the speed limit on Hwy 31.	3,2,3,2 2.5	0,2,1,3 1.5	1,3,2,2,1 1.8	
16	1.92	S-1-1-a	Investigate methods the city can use to improve the appearance of existing businesses.	2,3,1,3 2.25	0,3,1,2 1.5	2,1,3,2,2 2.0	
16	1.92	E-2-2-a	Review and evaluate needed changes to the Emergency Response and Preparedness Plan.	3,2,1,1 1.75	2,1,2,2 1.75	3,3,0,3,2 2.2	
17	1.77	L-4-1-b	Use the web page to provide detailed development assistance and development review process.	2,1,1,2 1.5	0,1,2,3 1.5	2,1,2,3,3 2.2	
17	1.77	E-1-2-b	Develop a detailed plan of action for implementing community policing in Chandler and apply for any Community Policing grants available.	3,2,1,2 2.0	0,2,1,3 1.5	2,2,2,3,0 1.8	Move to On-going

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
18	1.76	B-1-1-a	Review and adopt new development related fees	3,2,2,2 2.25	0,1,1,3 1.25	2,2,2,1,2 1.8	
19	1.69	P-1-1-e	Transfer the ownership of the Railroad Depot from the Chandler Volunteer Fire Department to the City	2,1,3,3 2.25	0,2,0,1 0.75	1,2,3,3,1 2.0	
20	1.61	B-1-3-a	Investigate adopting water and sewer impact fees and roadway impact fees	1,1,2,2 1.5	0,1,0,3 1.0	2,3,2,2,2 2.2	
20	1.61	Q-1-5-c	Promote free outside activities and walking trails for Chandler residents.	2,2,1,2 1.75	0,3,1,2 1.5	1,2,2,2,1 1.6	
20	1.61	F-1-1-a	Perform a space needs assessment to determine building needs and evaluate options for location of a new Municipal Complex including proper office space for the police department.	3,1,1,1 1.5	0,3,1,2 1.5	3,2,0,2,2 1.8	
20	1.61	Q-1-4-b	Partner with the Ministerial Alliance to start an annual Community Wide Picnic in Chandler.	2,3,1,2 2.0	0,3,2,1 1.5	1,2,2,1,1 1.4	
21	1.54	R-3-1-a	Study the potential of a parks bond program to build out Winchester Park.	2,2,1,1 1.5	1,3,1,2 1.75	1,2,0,2,2 1.4	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
22	1.53	C-1-2-a	Evaluate the use of water bill inserts to promote communication.	3,3,0,1 1.75	1,2,1,2 1.5	0,3,0,3,1 1.4	Delete as not practical with post card water bills
22	1.53	T-2-1-c	Require all new developments to provide for pedestrian and bicycle mobility	2,3,2,0 1.75	1,2,1,3 1.75	1,3,0,1,1 1.2	
25	1.38	HM-1-3-b	Improve the long-range management and use of flood-prone areas by the adoption of local ordinances to regulate new development within the floodplain.	2,3,1,1 1.75	0,1,1,1 0.75	1,2,1,2,2 1.6	
25	1.38	L-1-1-c	Perform a cost/benefit analysis for the annexation of Sportsman's Paradise.	3,1,1,1 1.5	1,1,2,2 1.5	3,0,0,2,1 1.2	
26	1.30	HM-1-5-c	Build community storm shelters, as funds permit.	1,1,0,1 0.75	0,2,1,2 1.25	3,2,1,2,1 1.8	
27	1.25	C-1-3-c	Explore the use of quarterly Town Hall meetings for citizens to ask questions and receive updates on projects	2,1,1,1 1.25	1,1,1,-- 1.0	1,2,1,1,2 1.4	
28	1.15	H-1-2-c	Encourage the development of a high end golf community in Chandler.	2,1,1,2 1.5	0,1,1,2 1.0	1,1,1,1,1 1.0	
29	1.00	I-2-1-d	Evaluate the feasibility of acquiring the rights to provide water (CCN) for the areas within our ETJ from RPM Water and Dean Water Supply.	2,2,0,0 1.0	0,1,1,2 1.0	3,0,0,2,0 1.0	Delete – Completed Not Feasible at this time.



CITY OF CHANDLER

Staff Report

PROJECT: Gateway-Park Sign Discussion

DATE: Council: 1/14/14

REQUEST: Provide direction on the change to the Chandler Gateway signs to also function as Park entrance signs.

OVERVIEW: The city of Chandler has three Gateway signs which are located in the three city parks. None of our parks have signage visible off the road. The city gateway signs have potential to function as gateway signs, as well as, park signs.

We have thousands of out of town visitors to Winchester Park every year for Baseball tournaments yet there is not any signage telling them they are at the right park. The River Park area has hundreds of people come to the river looking for a place to park but the only sign that tells them our parking lot is public is a vinyl banner tied to the fence. McCain Park will have a new Visitors Center and Historic Museum opening March 1 but there is not any sign planned to let our visitors know of this resource.

The Chandler gateway signs originally funded by Keep Chandler Beautiful are located perfectly to also function as Park Entrance Signs. Attached is a mock-up of what these signs could look like. The park lettering as shown are 8" letters that would be individually mounted to the brick. The proposed letters would be a durable brushed aluminum.

The red square shows up in the graphic because it is covering up the "City with a Heart" letters which are currently on these signs. In order for these signs to function as park signs the current plastic "City with a Heart" lettering would have to be removed and current landscaping would have to be changed.

There has been some discussion that Keep Chandler Beautiful may be willing to fund these sign improvements. Which have been estimated at \$2,138.75 for all three signs as proposed.

The city has also been in contact with TXDOT about some highway signs to help sign these parks but, if approved, they would be traditional highway signs and not an entrance sign.

The main question for the Council is, does the Council support removing the "City with a Heart" letters in order to accommodate the Park Signs. This is not a proposal to change the city motto, as it will

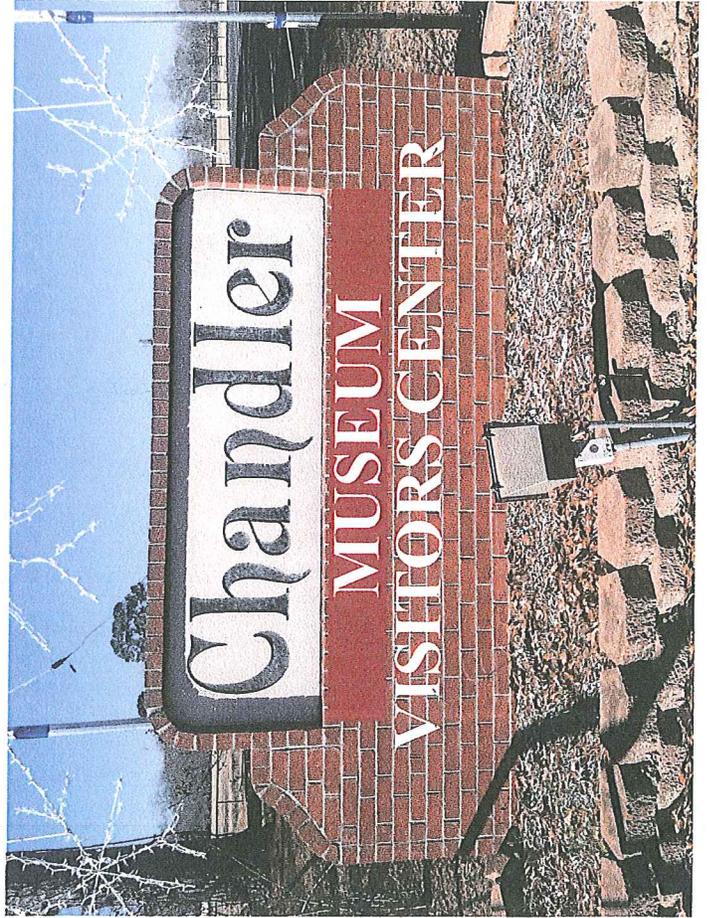
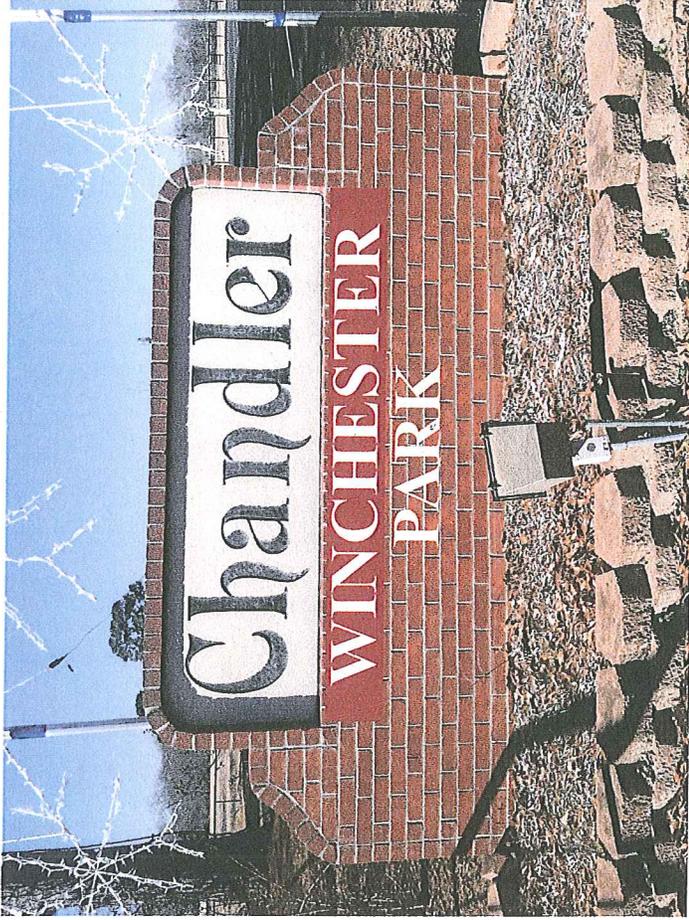
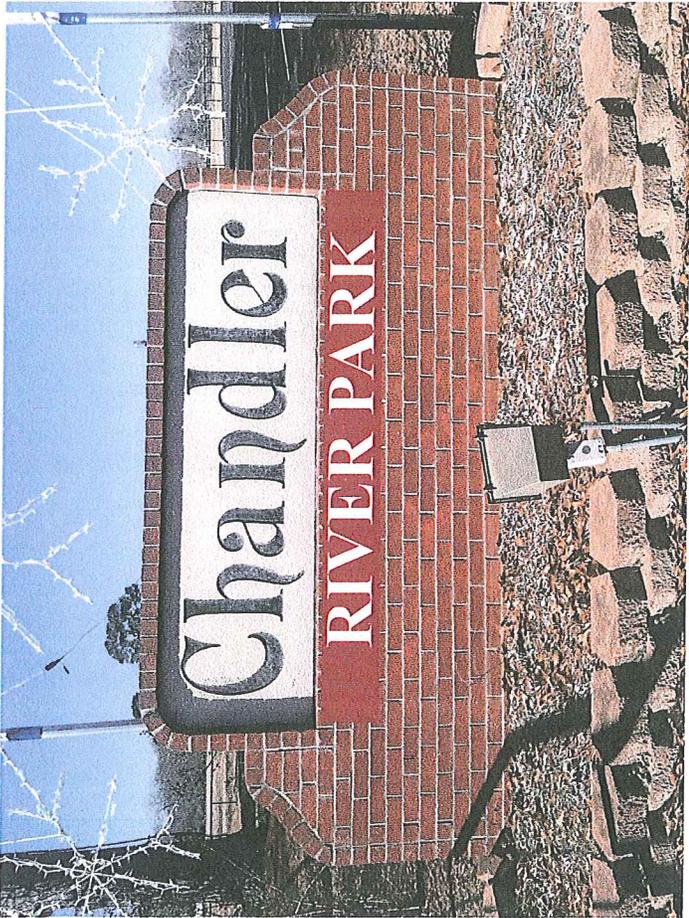
remain "City with a Heart" and it will be displayed on the 25 banners that line Highway 31 and 315.

**RECOMMENDED
ACTION:**

Provide direction to staff on changing the City Gateway signs to also function as Park entrance signs.

ATTACHMENTS:

Sign Mock up exhibit



8" letters

\$10 install per letter

Acid clean & repaint

Chandler, rework holes

1" to 1 1/2" depth

425 per letter pattern

\$32 per letter

43 letters x 46.25 = 1988.75

46.25 letter

+ 150

plus chas. etc.

\$2138.75