



COUNCIL MINUTES

August 31, 2020

The City Council of the City of Mesa met in a Regular Council Meeting via a virtual format streamed into the lower level meeting room of the Council Chambers, 57 East 1st Street, on August 31, 2020 at 5:45 p.m.

COUNCIL PRESENT

John Giles*
Mark Freeman*
Jennifer Duff*
Francisco Heredia*
David Luna*
Kevin Thompson*
Jeremy Whittaker*

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

(*Council participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles led the Pledge of Allegiance, followed by a moment of silence.

Awards, Recognitions and Announcements.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Thompson, seconded by Councilmember Luna, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker

NAYS – None

Carried unanimously.

*2. Approval of minutes of previous meetings as written.

Minutes from the August 20, 2020 Study Session, and the August 24, 2020 Regular Council meeting.

*3. Take action on the following contracts:

- *3-a. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Graphic Design Services for the Arts and Culture Department, Mesa Arts Center. **(Citywide)**

Over the past three years, HAPI has been contracted with the Mesa Arts Center for managing the design of all marketing collateral and launching the brand effort to expand outreach and awareness in the community. The vendor has been involved in the concept creation for major community events including print ads, brochures, fliers, posters, digital art, mailers, window clings, and more.

The Arts and Culture Department and Purchasing recommend authorizing the renewal with Hackett Advertising Public Relations Interactive, dba, HAPI, at \$72,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *3-b. Ratification of Emergency Purchases made under the Mesa CARES Program (Mesa CARES Funds). **(Citywide)**

These purchases of materials and services were made and approved supporting the Mesa CARES programs; Feeding Mesa, Housing Assistance, Community Health and Safety, and Program Management during the period of March through July 2020. These items do not reflect all expenditures under Mesa CARES but those that require Council approval under City procurement policy.

The Business Services Department recommends ratifying these emergency purchases from Personal Touch Catering; Naumann Hobbs Material Handling; Ramadas Investments II, LLC; DH Pace; Rocket Distributors, LLC; Trane US, Inc.; B&H Foto & Electronics Corp; Dell Marketing LP; IT1 Source, LLC; and Worldwide Technology, LLC, totaling \$4,484,438.64.

- *3-c. Purchase of Six Emergency Response Vehicles (All Additions) for the Mesa Fire and Medical Department. **(Citywide)**

This purchase is in support of the transition of providing Basic Life Support (BLS) and Advanced Life Support (ALS) transport services to the City. The purchase will increase the City's fleet to twelve vehicles.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the purchase using the Houston-Galveston Area Council (H-GAC) cooperative contract with

Professional Sales & Service, L.C., at \$1,626,428.82, including sales tax, based on estimated requirements. This purchase is funded by the Ambulance Transport Fund.

- *3-d. Purchase of Fifteen In-Vehicle Routers (Additions) for Medical Response Vehicles for the Mesa Fire and Medical Department. **(Citywide)**

These routers will allow Mesa Fire and Medical to seamlessly switch between either AT&T FirstNet or Verizon service, based on which carrier has the best signal strength in the area. This will ensure crews always stay connected to the Mesa Regional Dispatch Center and receive pertinent emergency information in the quickest way possible.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Discount Cell, Inc., at \$50,000, based on estimated requirements. This purchase is funded by the General Fund through the Department of Innovation and Technology's Lifecycle Program.

- *3-e. Three-Year Term Contract with Two Years of Renewal Options for Storm Drain Grate Welding and Tethering Services for the Transportation Department. **(Citywide)**

This contract will provide storm drain tethering (welding) to secure storm drain grates to prevent theft and storm drain trash rack repairs in the field on an as-needed basis.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Grate Solutions Company, Inc., at \$32,300 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by the Environmental Compliance Fee.

- *3-f. Fire Station No. 221 Construction Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP). **(District 6)**

Over the last several years, southeast Mesa has experienced significant population growth. As this growth continues, emergency call volumes will continue to increase for the area. The addition of Fire Station No. 221 is necessary to address this increase in demand.

Fire Station No. 221 will be located approximately 2,000 feet northeast of the intersection of South Ellsworth and East Ray Roads, at the corner of Point Twenty-Two Boulevard and South Pasteur. The station will contain approximately 12,000 square feet of usable space with four drive-thru apparatus bays, eight dorm rooms, two Captain's offices, a kitchen, dining room, dayroom, job/task conditioning areas, crew office, Fire/EMS Training/Community Room, and associated operations-based functions, which address typical fire station requirements.

Staff recommends awarding the contract for this project to CORE Construction, Inc. (a Mesa business) in the amount of \$5,850,174 (GMP) and authorizing a change order allowance in the amount of \$585,017.40 (10%), for a total award of \$6,435,191.40. This project is funded by 2018 authorized Public Safety bonds and developer contribution.

- *3-g. Lewis East Substation Rebuild Project - Construction Manager at Risk (CMAR) and Pre-Construction Services Contract. **(District 4)**

This project will replace the 45-year-old transformer and associated switchgear and up-size the existing 22.4 megavolt-amperes (MVA) transformer to a 28 MVA transformer to support downtown's growing electrical demand. In addition to the equipment replacement, portions of the substation facility will be re-arranged to provide greater flexibility for routine maintenance. The rearrangement will necessitate site grading, new concrete pads to accommodate the larger substation transformer footprint, and other ancillary support structures.

Staff recommends selecting Builders Guild Inc. (a Mesa business) as the CMAR for this project and awarding a Pre-Construction Services contract in the amount of \$75,189. This project is funded by 2014 Electric bonds.

*3-h. Falcon Field Higley Ramp East Reconstruction Project. **(District 5)**

Higley Ramp East was constructed in 2001. In 2017, ADOT evaluated the Higley Ramp East pavement and found that routine maintenance is no longer a solution to protect the current pavement and that full removal and replacement is necessary. The scope of the project is full removal and replacement of the existing pavement, which includes removal and replacement of all aircraft tie downs.

Staff recommends awarding the contract for this project to the lowest, responsible bidder, Combs Construction Company, Inc., in the amount of \$498,464 and authorizing a change order allowance in the amount of \$49,846.40 (10%), for a total award of \$548,310.40. This project is funded by the Arizona Department of Transportation's Airport Development Reimbursable Grant and Falcon Field Capital Grants Fund.

4. Take action on the following resolution:

- *4-a. Approving the sale of land, and authorizing the City Manager to enter into a Purchase and Sale Agreement, Development Agreement and Parking Easement with EV Development, LLC, for the development of approximately 0.9± acres of property generally located at the southeast corner of Pepper Place and Robson. The Agreements facilitate the redevelopment of the property into mixed-use project consisting of a seven-story building with ground floor commercial, market-rate residential units and a parking garage that will generate significant economic benefits to the City of Mesa. **(District 4)** – Resolution No. 11553

5. Introduction of the following ordinances and setting September 14, 2020 as the date of the public hearing on these ordinances:

- *5-a. **ANX20-00206 (District 6)** Annexing property located south of Ray Road and east of Mountain Road (6.0± acres). Initiated by the property owner, SRF Holding, LLC.
- *5-b. **ZON20-00207 (District 6)** Within the 11200 block of East Ray Road (south side) and within the 5200 block of South Mountain Road (east side). Located west of Meridian Road on the south side of Ray Road (3.9± acres). Rezone from RS-43 to NC. This request will establish commercial zoning for future development. Rod Jarbo, applicant; SRF Holding, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- *5-c. **ZON20-00475 (District 6)** Within the 10500 to 10800 blocks of East Southern Avenue (south side). Located west of Signal Butte Road on the south side of Southern Avenue (3.6± acres). Rezone from Multiple Residence 4 (RM-4) with a Planned Area Development Overlay (PAD) to Limited Commercial (LC)-PAD. This request will correct an error in the ordinance map approved with zoning case ZON19-00872, and allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

6. Discuss, receive public comment, and take action on the following ordinance:

- *6-a. **ZON20-00204 (District 3)** 860 and 864 West Southern Avenue. Located east of Alma School Road on the north side of Southern Avenue (2± acres). Rezone from NC and LC to LC-BIZ; and Site Plan Review. This request will allow for an office building and self-storage facility. Neil Feaser, RKAA Architects, Inc., applicant; Creation Funding, LLC, owner. – Ordinance No. 5583

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

Items not on the Consent Agenda.

7. Items from citizens present.

There were no items from citizens present.

8. Adjournment.

Without objection, the Regular Council meeting adjourned at 5:52 p.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 31st day of August 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

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