



# City of Mesa

*Council Chambers  
57 E. First Street*

## **City Council Meeting Agenda - Final**

**Monday, January 12, 2015**

**5:45 PM**

### **CITIZEN PARTICIPATION**

All citizens are permitted and encouraged to speak on agenda items. If you are interested in speaking on an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

### **CONSENT AGENDA**

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.

***Mayor John Giles  
Vice Mayor Chris Glover - District 4  
Councilmember Dave Richins - District 1  
Councilmember Alex Finter - District 2  
Councilmember Dennis Kavanaugh - District 3  
Councilmember David Luna - District 5  
Councilmember Scott Somers - District 6***

**Mayor's Welcome****Roll Call**

*(Members of the Mesa City Council will attend either in person or by telephone conference call)*

**Invocation by Reverend Mark Rowden with Immanuel Presbyterian Church****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

**\*2**    [15-0080](#)    Approval of minutes of previous meetings as written.

**3 Take action on the following liquor license applications:**

**\*3-a**    [15-0048](#)    Commemorative Air Force Museum

This is a one-day charitable event to be held on Saturday, March 14, 2015 from 5:00 P.M. to 11:00 P.M., at 2017 North Greenfield Road. **(District 5)**

**\*3-b**    [15-0100](#)    Colon Cancer Alliance Blue Note Fund

This is a one-day charitable event to be held on Saturday, January 24, 2015 from 11:00 A.M. to 3:30 P.M., at 922 South Country Club Drive. **(District 4)**

**\*3-c**    [15-0049](#)    Mesa K.C. Building Corporation

This is a one-day religious event to be held on Saturday, February 14, 2015 from 6:00 P.M. to 11:00 P.M., at 1551 East Dana Avenue. **(District 4)**

**\*3-d**    [15-0051](#)    Ultimate Imaginations

This is a one-day charitable event to be held on Friday, February 6, 2015 from 6:00 P.M. to 10:00 P.M. on Main Street from Center to Macdonald and Macdonald from Main Street to Pepper. **(District 4)**

**\*3-e**   [15-0052](#)   The Vue

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Hub II LLC, 2401 South Lansing - David George Bee, agent. The existing license at this location held by YSPF Holdings B, LLC, will revert back to the State. **(District 6)**

**4   Take action on the following contracts:****\*4-a**   [15-0004](#)   Three-Year Term Contract for Library Collection Services for the Library Services Department (Single Proposal Response) **(Citywide)**

This contract will provide a debt collection agency to perform debt collection services pursuing delinquent patron accounts over \$75. The contractor will work in a way that maximizes net return, both in terms of recovering overdue material and fines, minimizes library staff involvement and preserves the strong positive relationship the Library enjoys with its patrons.

An evaluation committee representing Library Services and Purchasing, evaluated responses and recommends awarding the contract to the qualified proposal from Unique Management Services, Inc., at \$30,000.00 annually, based on estimated requirements.

**\*4-b**   [15-0028](#)   Three-Year Term Contract for Recreational Lighting Maintenance Services for Parks, Recreation and Commercial Facilities **(Citywide)**

This contract will provide the contractors needed to perform routine preventative and emergency maintenance of all components of the lighting systems for Parks, Recreation and Commercial Facilities, including lighting for general park areas, parking lots, buildings, sports courts and fields and retention basins.

Parks, Recreation and Commercial Facilities and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders, Henry Bros., Inc., dba Deca Southwest (Primary); and Red Mountain Lighting and Energy, Inc., dba Red Mountain Lighting (Secondary); cumulatively not to exceed \$60,000 annually, based on estimated requirements.

**\*4-c    [15-0041](#)**

Three-Year Term Contract for Air Filters for the Materials and Supply Warehouse (for the Facilities Maintenance Department) **(Citywide)**

This contract will provide a variety of air filters for HVAC and evaporative units for use in City facilities maintained by Facilities Maintenance.

Facilities Maintenance and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Lott Enterprises, Inc., dba Pure Air Filter Sales and Service, at \$30,000.00 annually, based on estimated requirements.

**\*4-d    [15-0042](#)**

Purchase of Replacement Hardware Network Routers for the Information Technology Department **(Citywide)**

This purchase will replace routers that connect the City's network to the Internet. The existing routers were purchased in 2005 and are approaching the end of support. The recommended network equipment will provide increased redundancy, speed and capacity for future growth.

Information Technology and Purchasing recommend awarding the contracts to the lowest, responsive and responsible bidders, Sentinel Technologies, Inc., at \$71,186.01 and OM Office Supply, Inc., at \$2,939.90, for a total of \$74,125.91.

**\*4-e    [15-0056](#)**

Purchase of Twenty-One Additional Semi-Ruggedized Laptops for the Fleet Services Department **(Citywide)**

These additional computers will be used by the technicians on the service area floor at Fleet Services to capture information and data from the service they are performing on a vehicle, use on-line service manuals, investigate vehicle history for similar issues and increase overall productivity of staff.

Information Technology, Fleet Services and Purchasing recommend authorizing purchase from the contract with CLH International, at \$40,004.94.

**\*4-f    15-0006**    One-Year Renewal of the Term Contract for Automotive Lubricants for the Fleet Services and Fire and Medical Departments **(Citywide)**

This contract provides automotive lubricants and oils for City vehicles and equipment maintained by Fleet Services, as well as Fire vehicles, equipment and apparatus maintained by Fire Maintenance.

Fleet Services, Fire and Medical, and Purchasing recommend authorizing a one-year renewal using the State of Arizona cooperative contract with Senergy Petroleum LLC (a Mesa business), at \$340,000.00 annually, based on estimated requirements.

**\*4-g    15-0047**    Dollar-Limit Increase to the Term Contract for Fire Uniform Badges for the Fire and Medical Department **(Citywide)**

This contract provides Fire badges that are worn on formal Class A coats and Class B dress shirts. This single-year increase is needed as a result of additional status changes and promotions within the department.

Fire and Medical and Purchasing recommend authorizing a dollar-limit increase with Matlick Enterprises, Inc., dba United Fire Equipment Company, of \$5,001.00, increasing the contract amount from \$24,999.00 to \$30,000.00 for the first-year contract term, based on estimated requirements.

**\*4-h    15-0040**    Line Clearance and Tree Trimming Services for the Southwest Quadrant of Mesa's Electric Service Area for the Energy Resources Department **(District 4)**

This contract provides services to keep trees and vegetation clear of high voltage electric lines, distribution lines and service drops to maintain safety and prevent electric service outages for customers in the southwest quadrant of the Mesa electric service area.

Energy Resources and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, West Coast Arborist, Inc. (a Mesa Business), at \$42,000.00.

**\*4-i    15-0002    Purchase of One Replacement Light-Duty Pickup Truck for the Energy Resources Department (**Citywide**)**

This purchase will provide one, 2014 Ford 1/2-ton crew cab, 2-wheel drive pickup to support Energy Resources operations (Electric and Gas Utility). The vehicle that this purchase is replacing has met established criteria and will be retired and sold at auction.

Fleet Services, Energy Resources and Purchasing recommend authorizing purchase from the contract with Berge Ford (a Mesa business), at \$30,018.27. This purchase is funded by the Utility Replacement Extension and Renewal Fund.

**\*4-j    15-0005    Three-Year Term Contract for Pad Mounted Switchgear for the Materials and Supply Warehouse (for the Energy Resources Department) (**Citywide**)**

This contract will provide pad mounted switchgears for new service installations and repair work by Electric Utility at various substations and on the underground distribution circuits. Materials and Supply orders and maintains stock inventory as needed.

Energy Resources and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, G & W Electric Company, at \$195,100.00 annually, based on estimated requirements.

**\*4-k    15-0003    Three-Year Term Contract for Herbicide Application and Vegetation Management for the Transportation Department (**Citywide**)**

This contract will provide vegetation management services to include; applying herbicides to control weed growth, clearing unwanted vegetation, removal of trees and shrubs, brush mowing and stump grinding in improved and unimproved rights-of-way, alleys, vacant lots, drainage easements, retention basins and City facilities throughout the City.

Transportation and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders: Basin Tree Service and Pest Control, Inc., dba United Right of Way (Primary); and HTIPNT, Inc., dba Pestmaster Services #1 (Secondary), cumulatively not to exceed \$300,000.00 annually, based on estimated requirements.

- \*4-l**    **15-0027**    Three-Year Term Contract for Econolite Traffic Signal Controllers, Video Detection Systems and Components for the Transportation Department. (Single Bid) **(Citywide)**

This contract will provide traffic signal controllers and related software used to control signalized intersections and traffic signal video detection equipment and components used at signalized intersections so the traffic signal can react to demands.

Transportation and Purchasing recommend awarding the contract to the single, responsive and responsible bidder, Econolite Control Products, Inc., at \$492,924.15 annually, based on estimated requirements.

- \*4-m**    **15-0054**    Two-Year Term Contract for LED Modules for Traffic Control Signals for the Transportation Department **(Citywide)**

This contract will provide replacement LED modules to support the City's ongoing traffic signal maintenance schedule.

Transportation and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Leotek Electronics USA, LLC, at \$117,200.00 annually, based on estimated requirements.

- \*4-n**    **15-0046**    Fiesta Paseo Nodes on Southern Avenue **(District 3)**

This project will provide pedestrian and bicyclist refuge areas and will enhance non-vehicular connectivity in the Fiesta District. Specifically, the project will construct five pedestrian nodes along Southern Avenue from Alma School, to west of Longmore. The nodes will included landscaping, hardscaping, seating, shade and bike racks for pedestrians in the area.

Recommended total award amount for this project is \$2,190,156.10, based on the lowest responsible bid of \$1,991,051.00, plus an additional \$199,105.10 (10% allowance for change orders). The Project is to be funded from a \$1,809,018.00 Federal Highway Administration CMAQ grant with the remainder funded by City of Mesa Local Street Sales Tax.

- \*4-o [15-0065](#)** Two-Year Renewal of the Term Contract for Procurement Card Program Services for Citywide Departments **(Citywide)**

Mesa's Procurement Card Program provides departments with an efficient and cost-effective tool to process small purchases with spend controls, reporting tools, online review and approval of transactions and rebate opportunities.

Business Services, Financial Services and Purchasing recommend authorizing a two-year renewal utilizing the City of Chandler cooperative contract with Bank of America.

**5 Take action on the following resolutions:**

- \*5-a [15-0039](#)** Approving and authorizing the City Manager to enter into an Agreement with the U.S. Marshals Service to accept \$60,000 for the reimbursement of police personnel overtime expenses relating to a Joint Law Enforcement Operations Task Force. These funds are made available through a Memorandum of Understanding with the United States Marshals Service via an Obligation Document. **(Citywide)**

- \*5-b [15-0070](#)** Providing for the issuance and ordering the sale of the City of Mesa Street and Highway User Revenue Refunding Bonds, Series 2015, to refund bonds previously issued and outstanding of the principal amount, not to exceed \$21,000,000; approving the forms and execution and delivery of various related documents. **(Citywide)**

**6 Introduction of the following ordinances and setting January 26, 2015 as the date of the public hearing on these ordinances:**

- \*6-a [15-0045](#)** Amending Mesa City Code Title 8 (Health, Sanitation and Environment), Chapter 6, Section 19 Individual Residential Rental Inspection, stating in (E) that it is a violation to allow a condition that materially affects the health and safety of occupants of residential rental property. **(Citywide)**

- \*6-b [15-0044](#)** Amending Mesa City Code Title 4 (Buildings Regulations), Chapter 1, Section 1(E) the definition of Owner to include other legal entities; amending 4-1-9(A) to add that it is a violation to allow occupancy or failing to prevent occupancy of unsafe buildings and to add that a failure to comply with a written order to abate a violation of the Building Regulations is unlawful; and amending Chapter 1, Section 9 (E) penalty clause. **(Citywide)**



- \*6-c    [15-0055](#)    **Z14-052 (District 3)** 2628 West Birchwood Circle. Located north of Broadway Road and east of the Loop 101 Freeway (1.7± acres). Rezone from LI and LI PAD to LI PAD and modification of the PAD overlay. This request will allow the subdivision of an existing business park. Vernon P. Anderson, VPA Architects, applicant; Danny Jones, Birchwood Circle Investors, owner.**

Staff Recommendation: Approval with Conditions

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

- \*6-d    [15-0057](#)    **Z14-053 (District 6)** The 8200 to 8400 blocks of East Ray Road (north and south side). Located west of the northwest and southwest corners of East Ray Road and South Hawes Road (33± acres). Rezone from AG AF and LC PAD AF to LC PAD AF and modification of the PAD overlay. This request will allow expansion of the Gateway Park PAD. Morgan Neville, Park Corp., applicant; Mesa Airport Growth Properties, LLC, owner.**

Staff Recommendation: Approval with Conditions

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

- \*6-e    [15-0058](#)    **Z14-054 (District 5)** Parcel 13 at Mountain Bridge, the 8800 to 8900 blocks of East McKellips Road (south side) and Parcel 16 at Mountain Bridge, the 8900 to 9100 blocks of McKellips Road (south side). Located west of Ellsworth Road and south of East McKellips Road. Rezone from RS-15 PAD PAD and RS-35 PAD PAD to RS-15 PAD PAD for Parcel 13 (14.22± acres) and Rezone from RS-35 PAD to NC PAD for Parcel 16. (3.31± acres). This will allow the development of a residential subdivision for Parcel 13 and establish commercial zoning for Parcel 16. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Paul Dugas, Phoenix Land Division, LLC, owner.**

Staff Recommendation: Approval with Conditions

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

- \*6-f    [15-0059](#)    **Z14-055 (District 6)** 10309 East Hampton Avenue. Located south of Southern Avenue and east of Crismon Road (11.1± acres). Rezone from LI to LI BIZ and Site Plan Review. This request will allow for the development of a medical center. Casey Carlton, Ascension Group, applicant; V. Marshall, VJ Crismon LLC, owner.**
- Staff Recommendation: Approval with Conditions
- P&Z Board Recommendation: Approval with Conditions (Vote: 5-0, Boardmembers Hudson and Clement, absent)
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- \*6-g    [15-0060](#)    **Z14-056 (District 4)** 457, 505 and 507 South Morris. Located south of Broadway Road and east of Country Club Drive (0.6± acres). Rezone from RM-2 to LI. This request will allow for the future expansion of a mechanical business. David Willis, Orange Street Mechanical, LLC, applicant/owner.**
- Recommendation: Approval with Conditions
- P&Z Board Recommendation: Approval with Conditions (Vote, 7-0)
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- \*6-h    [15-0061](#)    **Z14-057 (District 6)** 6751 South Mountain Road Located east of Signal Butte Road on the north side of Pecos Road (8.3± acres). Rezone from AG to GI and Site Plan Review. This request will allow for the development of an industrial building. Randolph L. Carter, NCARB, AIA, Sketch Architecture Company, applicant; Reece Bawden, Signal Butte 20, DJB, LLC, owner.**
- Staff Recommendation: Approval with Conditions
- P&Z Board Recommendation: Approval with Conditions (Vote: 5-0, Boardmembers Hudson and Clement, absent)
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- \*6-i    [15-0062](#)    **Z14-058 (District 6)** 2333 South Power Road. Located south of Baseline Road on the east side of Power Road (1.1± acres). Rezone from LC PAD to LC BIZ PAD and Site Plan Modification. This request will allow for the expansion of a veterinary clinic. Brian Johns, Associated Architects, applicant; Richard Caldwell, VVAH, owner.**
- Staff Recommendation: Approval with Conditions
- P&Z Board Recommendation: Approval with Conditions (Vote: 4-1, Boardmember Allen, nay; Boardmembers Hudson and Clement, absent)

- \*6-j**    [15-0063](#)    **Z14-059 (District 5)** 8650 East Brown Road. Located west of Ellsworth Road on the south side of Brown Road (5.44± acres). Rezone from RS-43 to RSL2.5 PAD and Site Plan Review. This request will allow for the development of a single-residential subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; Mark Funk, Bellago Development LLC, owner.

Staff Recommendation: Approval with Conditions

P&Z Board Recommendation: Approval with Conditions (Vote: 5-0, Boardmembers Hudson and Clement, absent)

- \*6-k**    [15-0064](#)    **Z14-060 (District 6)** The 8000 through 8200 blocks of East Ray Road (north and south sides). Located east of Sossaman Road on the north and south sides of Ray Road (79.2± acres). Rezone from LI AF and AG AF to LI AF PAD. This request will facilitate the development of a future employment park. John J. Gilmore, applicant; Peter Martens, Marwest, owner.

Staff Recommendation: Approval with Conditions

P&Z Board Recommendation: Approval with Conditions (Vote: 5-0, Boardmembers Hudson and Clement, absent)

### **Items not on the Consent Agenda**

#### **7      Take action on the following resolution:**

- 7-a**    [15-0069](#)    Approving and authorizing the City Manager to enter into the Amended and Restated Joint Powers Airport Authority Agreement with the Phoenix-Mesa Gateway Airport Authority ("PMGAA") and the Town of Queen Creek, Town of Gilbert, Gila River Indian Community, City of Apache Junction, City of Phoenix (the "Members") to officially re-characterize the Members loans to PMGAA as cumulative appropriations. **(District 6)**

#### **8      Items from citizens present. (Maximum of three speakers for three minutes per speaker).**

#### **9      Adjournment.**

The Council may vote to hold an executive session for the purposes of obtaining legal advice from the City Attorney (A.R.S. §38-431.03A(3)) or to discuss and instruct the City Attorney regarding the City's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))