



City of Mesa

*Council Chambers
57 E. First Street*

City Council Meeting Agenda - Final

Monday, April 20, 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 Dennis Kavanaugh - District 3

Councilmember Dave Richins - District 1

Councilmember Alex Finter - District 2

Councilmember Chris Glover - District 4

Councilmember David Luna - District 5

Councilmember Kevin Thompson - 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 Pastor Ramòn Valencia with Iglesia Pentecostal Unida Hispana, Inc.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

***2** [15-0442](#) Approval of minutes of previous meetings as written.

3 Take action on the following contracts:

***3-a** [15-0431](#) One-Year Renewal of the Term Contract for Automotive Deep Cycle Sealed Case Batteries for the Fleet Services Department **(Citywide)**

This contract provides automotive gel-type, deep cycle lead acid batteries for various pieces of rolling stock equipment owned by the City.

The Fleet Services Department and Purchasing recommend authorizing a one-year renewal with Kann Enterprises, Inc., dba Interstate Batteries (a Mesa business), at \$127,800.00, based on estimated requirements.

***3-b** [15-0402](#) Purchase of Additional Maintenance Equipment for Riverview Park for the Parks, Recreation and Commercial Facilities Department **(Citywide)**

This purchase will provide one large area reel mower and one light-duty utility cart to maintain Riverview Park's Multi-Purpose Facility (parking/soccer fields).

The Parks, Recreation and Commercial Facilities Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Simpson Norton Corporation, at \$102,012.71.

***3-c 15-0425 Purchase of Two Additional Light-Duty Pickup Trucks for the Development and Sustainability Department (Citywide)**

Council requested additional Code Compliance Officer positions to improve response time to the concerns of Mesa residents. The Development and Sustainability Department received approval for two Officers as 2014/15 mid-year additions. These vehicles are for the new Code Compliance Officers.

Fleet Services, Development and Sustainability and Purchasing recommend purchase from the contract with Berge Ford (a Mesa business), at \$50,254.06.

***3-d 15-0426 Three-Year Term Contract for Analytical Equipment and Components for the Water Resources Department (Sole Source) (Citywide)**

The City currently owns and operates Endress+Hauser Analytical Equipment at the City's water and wastewater plants. This equipment uses digital communication technology, Memosens, which is proprietary technology developed and exclusively owned by Endress+Hauser. No other product can be used without replacing the entire system and its linking software.

Water Resources and Purchasing recommend authorizing the purchases from the sole source vendor, Industrial Automation Services, Inc., at \$50,000.00 annually, based on estimated requirements.

***3-e 15-0428 Three-Year Term Contract for Hach Equipment Maintenance Repair and Supplies for the Water Resources Department (Sole Source) (Citywide)**

This contract will provide factory service maintenance and repair for Hach Company equipment located at several laboratories and the water reclamation plants. Hach provides factory service and parts for all Hach equipment and does not use distributors or authorized service facilities.

Water Resources and Purchasing recommend awarding the contract to the sole source vendor, Hach Company, at \$85,000.00 annually, based on estimated requirements.

***3-f** **15-0401**

Re-award the Purchase of One Replacement Medium-Duty Cab and Chassis Vehicle equipped with a Telescopic Crane for the Water Resources Department **(Citywide)**

On February 9, 2015, Council awarded a contract for this purchase to Peoria Ford (PFVT) and the vendor was notified of the City's intent to award. PFVT could not hold their pricing 180 days as specified in the contract, apparently driven by Ford's new pricing update. Berge Ford is willing to hold their pricing for 180 days and the additional cost is \$3,338.80.

Fleet Services, Water Resources and Purchasing recommend awarding the contract to the second lowest, responsive and responsible bidder, Berge Ford (a Mesa business), at \$47,901.24. This purchase is funded by the Utility Replacement Extension and Renewal Fund.

***3-g** **15-0429**

Three-Year Term Contract for Storm Drain Grates and Manhole Covers for the Transportation Department **(Citywide)**

This contract will provide standard storm drain grates and manhole covers to be used by the Transportation Department to replace damaged or missing pieces throughout the City.

Transportation and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders, Grate Solutions Co., Inc., at \$91,500.00, and Neenah Foundry Company, at \$25,200.00, for the combined total award of \$116,700.00 annually, based on estimated requirements.

***3-h** **15-0427**

Three-Year Term Contract for Debris Collection and Disposal Services for the Transportation Department **(Citywide)**

This contract will provide for the as-needed pick-up, hauling and disposal of debris at various locations within City limits, including alleys, vacant lots, drainage channels, retention basins, City streets, City facilities and a variety of City properties.

Transportation and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, King Concrete, Inc. (a Mesa business), at \$185,000.00 annually, based on estimated requirements.

***3-i 15-0413 Northwest Water Reclamation Plant Tertiary Filter Rehabilitation Project
(District 1)**

This project is the second of a total of four Construction Manager at Risk projects planned at the Northwest Water Reclamation Plant (NWWRP) over the next two years. The NWWRP was originally constructed in 1990 and treats approximately 9 million gallons of wastewater per day. The plant is equipped with ten existing tertiary filters as part of the water reclamation process. The existing filters are beyond their useful life and refitting them with newer technology will require only three filters, in place of the ten that currently exist. The new filters will increase reliability and reduce operating costs.

Recommend award of the construction phase services contract to Hunter Contracting with a Guaranteed Maximum Price of \$3,841,144.67, plus an additional \$384,114.47 (10% allowance for change orders), for a total award of \$4,225,259.14. This project is funded by 2010 authorized Wastewater Bonds.

***3-j 15-0422 Central Mesa Light Rail Extension, City-Funded Morris Plaza
Improvements (District 4)**

This project will modify the layout of the Morris Plaza, improvements included in this Concurrent Non-Project Activities (CNPA) request to include vendor power, foundations and electrical services for public art pieces that will be installed under a separate contract.

Recommend approval of the expenditure of funds to enhance the planned improvements at Morris Plaza. The total cost of the proposed improvements is \$56,000. The project is funded by Local Street Sales Tax. However, the costs will be offset by a portion of the fee received by the City from METRO for the Morris Plaza License Agreement, which was approved by Council on February 9, 2015.

3-k [15-0432](#) Three-Year Term Contract for Rock and Concrete Materials for Various City Departments **(Citywide)*

This contract will provide rock and concrete materials as-needed for the Transportation, Energy, Water Resources, and Parks, Recreation and Commercial Facilities Departments.

The Transportation, Energy Resources, Water Resources, Parks, Recreation and Commercial Facilities, and Purchasing Departments recommend awarding the contract to the lowest, responsive and responsible bidders for each group, a Primary and a Secondary vendor: Arizona Metro Mix, LLC; CEMEX Construction Material South, LLC; Red Canyon Entities, dba Red Canyon Supply; and Material Delivery, Inc.; cumulatively not to exceed \$1,060,000.00 annually, based on estimated requirements.

4 Take action on the following resolutions:

4-a [15-0403](#) Approving the Fiscal Years 2015-2019 Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice for submittal to the U.S. Department of Housing and Urban Development (HUD) and authorizing the City Manager to amend, sign and submit the Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice for Fiscal Years 2015-2019. **(Citywide)*

4-b [15-0404](#) Approving the FY 2015-2016 Annual Action Plan for submittal to the U.S. Department of Housing and Urban Development (HUD) and authorizing the City Manager to amend, sign and submit the Annual Action Plan for FY 2015-2016. **(Citywide)*

4-c [15-0405](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the Housing and Community Development Act of 1974 (CDBG), as amended, to fund for-profit organization activities approved by the City Council. **(Citywide)*

4-d [15-0406](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the Housing and Community Development Act of 1974 (CDBG), as amended, for non-profit organization activities approved by the City Council. **(Citywide)*

- *4-e [15-0407](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the Housing and Community Development Act of 1974 (CDBG), as amended, for City department activities approved by the City Council. **(Citywide)**
- *4-f [15-0408](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the HOME Investment Partnerships program (HOME), as amended, to fund for-profit organization activities approved by the City Council. **(Citywide)**
- *4-g [15-0409](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the HOME Investment Partnerships program (HOME), as amended, for non-profit organization activities approved by the City Council. **(Citywide)**
- *4-h [15-0410](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the HOME Investment Partnerships program (HOME), as amended, for City department activities approved by the City Council. **(Citywide)**
- *4-i [15-0411](#) Approving and authorizing the City Manager to prepare, sign and submit applications to the U.S. Department of Housing and Urban Development to receive FY 2015/2016 entitlement funds under the Stewart B. McKinney Homeless Assistance Act of 1987 (ESG), as amended, for activities approved by the City Council. **(Citywide)**
- *4-j [15-0412](#) Approving and authorizing the City Manager to disburse FY 2015/2016 Human Services funds for activities by non-profits approved by the City Council and to enter into agreements for the disbursement of Human Services funds. **(Citywide)**
- *4-k [15-0400](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Phoenix-Mesa Gateway Airport Authority. The Intergovernmental Agreement will provide reimbursement for three years of aircraft rescue and firefighting services by the Fire and Medical Department. **(District 6)**
- *4-l [15-0345](#) Approving and authorizing the City Manager to execute necessary documents to transfer certain real property located at 604 West Ninth Street from the City of Mesa to The Crisis Nursery, Inc. **(District 1)**

- *4-m [15-0423](#) Setting May 18, 2015 as the public hearing date to review the proposed 2015/2016 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)**
- *4-n [15-0387](#) Ordering the sale of \$13,690,000 principal amount of City of Mesa General Obligation Bonds, Series 2015; and authorizing the reimbursement with bond proceeds of certain advances on construction projects. **(Citywide)**
- *4-o [15-0388](#) Ordering the sale of \$30,220,000 principal amount of City of Mesa Utility Systems Revenue Bonds, Series 2015; and authorizing the reimbursement with bond proceeds of certain advances on construction projects. **(Citywide)**

5 Introduction of the following ordinances and setting May 4, 2015 as the date of the public hearing on these ordinances:

- *5-a [15-0399](#) Z15-010 **(District 5)** 7135, 7156, and 7159 East Hannibal Circle. Located north of Brown Road and east of Power Road (3.34± acres). Rezone from RS-35 to RS-15 and Site Plan Review. This request will allow the development of a single-residence subdivision. Reese L. Anderson, Pew and Lake, PLC, applicant; Prestige International, LLC, owner.

Staff Recommendation: Approval with Conditions

P&Z Board Recommendation: Approval with Conditions (Vote: 4-1, Boardmember Ikeda nay. Boardmembers Clement and Hudson, absent)

- *5-b [15-0396](#) Amending the Mesa Zoning Ordinance; Title 11, Chapter 32, Section 3(C) of Parking Regulations to increase the maximum parking space ratio for some office developments. The proposed amendments would increase the number of allowed parking spaces for higher work density office developments.

Staff Recommendation: Approval

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

- *5-c** [15-0441](#) Replacing Sections 503.1.1, 903.2.6, and Appendix B of the Fire Code, as set forth in Title 7, Chapter 2, Section 2 of the Mesa City Code, regarding approved fire apparatus roads for buildings, facilities, and additions. These sections will provide an exception from the fire access road requirements for residential dwellings that do not exceed 5,000 square feet of conditioned space and that have a minimum lot frontage of 50' on an access road. **(Citywide)**
- *5-d** [15-0467](#) Amending the Mesa City Code, Title 1 (Administrative), Chapter 19, Section 2 and adding Section 3 to authorize the City Attorney to file, pursue, and defend civil and criminal misdemeanor cases and appeals in any court or administrative tribunal. **(Citywide)**

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

- *6-a** [15-0371](#) Z15-008 (**District 6**) The 2400 through 2500 blocks of South Signal Butte Road (west side). Located north of Guadalupe Road and west of Signal Butte Road (30± acres). Modification of the existing PAD overlay for Parcel 1 (lots 1-89) and Parcel 2 (lots 114-117 and 152-154) at Mulberry. This request will modify an existing PAD to allow encroachments into the 10' required vehicular access setback. Paul Dugas, applicant; Phoenix Land Division, LLC, owner.

Staff Recommendation: Approval with Conditions

P&Z Board Recommendation: Approval with Conditions (Vote: 6-0, Vice Chair Johnson, absent)

Items not on the Consent Agenda

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