



City of Mesa

Council Chambers
57 E. First Street

City Council

Meeting Agenda - Final

Mayor John Giles
Vice Mayor David Luna - District 5
Councilmember Mark Freeman - District 1
Councilmember Jeremy Whittaker - District 2
Councilmember Francisco Heredia - District 3
Councilmember Chris Glover - District 4
Councilmember Kevin Thompson - District 6

Monday, July 2, 2018

5:45 PM

Council Chambers - Upper Level

Mayor's Welcome

Roll Call

(City Council members participate in person or by telephone conference call.)

Invocation by Reverend Bill Abbott with Mesa East Foursquare Church.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Appointment of Alicia Lawler as a City Magistrate.

2 Take action on all consent agenda items.

Items on the Consent Agenda

***3 [18-0799](#)** Approval of minutes of previous meetings as written.

4 Take action on the following liquor license applications:

***4-a [18-0798](#)** Mesa Chamber of Commerce

This is a one-day event to be held on Saturday, August 25, 2018 from 5:00 P.M. to 9:00 P.M., at Desert Wind Harley Davidson, 922 South Country Club Drive.
(District 4)

***4-b** **18-0757** Augusta Ranch Golf Club

A golf club is requesting a new Series 7 Beer and Wine Bar License for Community Course Rescue Services LLC, 2401 South Lansing - Donald Harte Rea Jr., agent. The existing license held by Hub II LLC will transfer to the new owner. **(District 6)**

***4-c** **18-0758** Fired Pie

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant license for NWFI LLC, 2015 South Alma School Road, Suite 102 - Jesus Manuel Altamirano, agent. The existing license held by Vo Industries LLC will revert to the State. **(District 3)**

***4-d** **18-0759** Po Chicken

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant license for Go Chicken LLC, 1933 West Main Street, Suite 8 - Sungchul Jo, agent. There is no existing license at this location. **(District 3)**

5 **Take action on the following contracts:*****5-a** **18-0770** Ratification of the Emergency Purchase of 18 Mobile Two-Way Radios (Additions), Accessories and Related Equipment for the Fire and Medical Department **(Citywide)**

Fire and Medical issued all the spare APX 7000 portable radios for the pilot programs with the Low Acuity units. This purchase replenished the Department's spare radios with the same model as what is currently being used in the field.

The Fire and Medical Department and Purchasing recommend ratifying the purchase from the State of Arizona cooperative contract with Motorola Solutions, Inc., at \$100,097.20. This purchase is funded by the Capital - General Fund.

5-b [18-0780](#) Purchase to Replace the Police Records Management and Field-Based Reporting System for the Police Department **(Citywide)*

The Mesa Police Department currently uses the Hexagon I/LEADS Records Management System (RMS). RMS is over 12 years old, lacks functionality, and runs on software that contains outdated components that are no longer supported by Microsoft. In addition, federal and state mandates require the Police Department convert to National Incident Based Reporting System (NIBRS) for crime reporting before January 1, 2021. A new Police records management system, field-based reporting, and jail management system will provide a consolidated, and a single-source police records system for end-to-end processing, including incidents, arrests, case management, detention/jail, NIBRS reporting and other various components.

An evaluation committee recommends awarding the contract for project implementation and development, to the highest-scored proposal, Versaterm, Inc., at \$3,065,307, based on estimated requirements.

5-c [18-0772](#) Purchase of Four Sedans (One Replacement and Three Additions) for the Police Department **(Citywide)*

The four sedans will support Police Operations. One vehicle is an unscheduled replacement for a vehicle that was totaled in an accident, two are additions for the Department's Field Intelligence Officer Program, and one for a new addition in Administration.

The Fleet Services and Police Departments, and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, PFVT Motors, LLC, dba Peoria Ford, at \$109,015.84. This purchase is \$27,253.96 funded by the Vehicle Replacement Fund, \$54,507.92 grant funded by Salt River Pima-Maricopa Indian Community, and \$27,253.96 by the Capital General Fund.

- *5-d** **18-0771** Purchase of Two Light-Duty Pickup Trucks, One Addition for the Parks, Recreation and Community Facilities (PRCF) Department and One Addition for the Fleet Services Department **(Citywide)**

The vehicle addition for PRCF will support staff additions assigned to Eagles Park. The vehicle addition for Fleet Services will be a service truck used to address increasing road calls and to facilitate field repairs and reduce unscheduled downtime.

Parks, Recreation and Community Facilities, Fleet Services and Purchasing recommend authorizing the purchase from the existing contract with Berge Ford (a Mesa business), at \$70,185.30. This purchase is funded by the Environmental Compliance Fee and the Fleet Internal Services Fund.

- *5-e** **18-0602** Purchase of Six Replacement Automated Side Loading Refuse Trucks for the Environmental Management and Sustainability Department **(Citywide)**

The six refuse trucks that are being replaced have met established replacement criteria and will be either traded, auctioned, sold, or deployed for special uses as part of the ongoing vehicle replacement program.

The Fleet Services, and Environmental Management and Sustainability Departments, and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Rush Truck Centers of Arizona, dba Rush Truck Center Phoenix, at \$2,278,924.62. This purchase is funded by the Utility Replacement Extension and Renewal Fund, Capital Enterprise Fund, and the Solid Waste Development Fee.

- *5-f** **18-0791** Purchase of a Replacement/Upgrade Wireless Communication System for the Arts and Culture Department **(Citywide)**

This wireless equipment will replace outdated equipment in the Ikeda and Piper Theaters. The upgrade is necessary to meet the new FCC spectrum requirements that will take effect November 1, 2018.

The Arts and Culture Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Pro Sound, Inc, dba Pro Sound & Video, at \$49,731.97. This purchase is funded by the Mesa Arts Center Restoration Fee.

***5-g [18-0774](#) Three-Year Term Contract for Household Hazardous Waste Facility Operational Support for the Environmental Management and Sustainability Department (Citywide)**

This contract will provide staffing assistance, technical support, and waste disposal for the operations of the City's new Household Hazardous Materials Facility when it opens this fall.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Kary Environmental Services, Inc. (a Mesa business), at \$500,000 annually, based on estimated usage. This contract is funded by the Mesa Green and Clean Fee - Solid Waste Enterprise Fund.

***5-h [18-0768](#) Purchase of One Skip Loader Tractor (Addition) for the Transportation Department as requested by the Fleet Services Department (Citywide)**

This equipment is crucial to the maintenance and repair of the City of Mesa storm infrastructure. It will be used to mow unlined channels, sweep debris from roadways after storm events, move various materials into and out of unlined channels, grade to maintain slopes, and maintain road shoulders and mitigate fugitive dust, which contributes to improving air quality. The loader will improve operational efficiency during storm cleanup activities and will provide another asset to Transportation Field Operations to utilize for maintenance.

The Fleet Services and Transportation Departments and Purchasing recommend authorizing the purchase using the NJPA cooperative contract with RDO Equipment Co., at \$114,411.70. This purchase is funded by the Environmental Compliance Fee.

***5-i [18-0769](#) Purchase of One Heavy-Duty Slurry Seal Truck (Replacement) for the Transportation Department as requested by the Fleet Services Department (Citywide)**

The Pavement Preservation work group uses the slurry seal truck in daily operations to mix and apply slurry seal material for City street maintenance. The vehicle that is being replaced has met established criteria and will be either traded, auctioned, sold, or deployed to special uses.

The Fleet Services and Transportation Departments, and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, California Pavement Maintenance Company, Inc., dba Rayner Equipment Systems, at \$383,366.38. This purchase is funded by the Local Streets Fund.

- *5-j** **18-0767** Purchase of One Medium-Duty Aerial Bucket Truck and Service Body (Replacement) for the Energy Resources Department as requested by the Fleet Services Department **(Citywide)**

The aerial truck that is being replaced has met established replacement criteria and will be either traded, auctioned, sold, or deployed to special uses.

The Fleet Services and Energy Resources Departments and Purchasing recommend authorizing the purchase using the NJPA cooperative contract with Altec Industries, Inc., at \$226,990.16.

- *5-k** **18-0776** One-Year Renewal to the Term Contract for Wastewater Collection System Cleaning, CCTV Inspection and Recording, and Cured-In-Place Point Repairs for the Water Resources Department **(Citywide)**

The City's wastewater collection system consists of approximately 1,650 miles of sanitary sewer lines ranging from 6" to 78". As part of the City's Wastewater Asset Management Program, nearly 100 miles of sewer lines are cleaned and inspected annually to assess the condition of these lines, locate defects, and identify segments that need to be rehabilitated or replaced. This contract provides a contractor to perform internal video inspections of sanitary wastewater lines and document the findings and perform cured-in-place point repairs.

The Water Resources Department and Purchasing recommend authorizing the renewal with Hoffman Southwest Corp., dba Professional Pipe Services, at \$510,000, based on estimated usage.

- *5-l** **18-0775** One-Year Renewal to the Term Contract for Repaired/Rebuilt and New Landia Recycle Pumps and Mixers for the Water Resources Department (Sole Source) **(Citywide)**

This contract provides for the purchase of new replacement and repaired/rebuilt Landia AXP-I pumps for the Northwest and Southeast Water Reclamation Plants. These pumps are critical components to the plants, and a backup unit is kept on hand, should a pump go down.

The Water Resources Department and Purchasing recommend authorizing the renewal with the sole source vendor, Landia, Inc., at \$70,000, based on estimated usage.

- *5-m** **18-0777** One-Year Renewal to the Term Contract for Welding Services for the Transportation Department **(Citywide)**

This contract provides storm drain tethering from an experienced contractor on an as-needed basis. Services include welding tether chains to catch basin grates to deter grate thefts.

The Transportation Department, and Purchasing recommend authorizing the renewal with Grate Solutions Co., Inc., at \$50,000, based on estimated usage.

- *5-n** **18-0773** One-Year Renewal to the Term Contract for Emergency Pump Rental Services for the Transportation Department **(Citywide)**

Transportation maintains 39 storm water pump stations that convey storm water during storm events. To back-up and supplement this capacity, this contract provides for emergency trailer mounted pump rental along with associated equipment and hardware on an as-needed basis, 24 hours a day, 7 days a week.

The Transportation Department and Purchasing recommend authorizing the renewal with Water Movers, Inc. (Primary); and Western Oilfields Supply Company, dba Rain for Rent (Secondary); for \$100,000, based on estimated usage.

- *5-o** **18-0755** 4-inch PE Gas Line Extension - Power Road, Indigo Street to McKellips Road **(District 5)**

This project will provide added support to the existing gas infrastructure, increase system pressure to acceptable design levels, and add a second natural gas feed to the Annecy subdivision at Ivyglen Street and Power Road.

Staff recommends awarding the contract for this project to the lowest, responsible bidder, Arizona Pipeline Company, in the amount of \$398,405, and authorize a change order allowance in the amount of \$39,841 (10%), for a total amount of \$438,246. This project is funded by 2014 authorized Gas bonds.

6 Take action on the following resolutions:

- *6-a** **18-0781** 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 2018/2019 entitlement funds under the Housing and Community Development Act of 1974 (CDBG), as amended, for for-profit organization activities, non-profit organization activities, and City department activities approved by the City Council. **(Citywide)**

- *6-b** **[18-0784](#)** 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 2018/2019 entitlement funds under the HOME Investment Partnerships program (HOME), as amended, for for-profit organization activities, non-profit organization activities, and City department activities approved by the City Council. **(Citywide)**
- *6-c** **[18-0783](#)** 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 2018/2019 entitlement funds under the Stewart B. McKinney Homeless Assistance Act of 1987 (ESG), as amended, for activities approved by the City Council. **(Citywide)**
- *6-d** **[18-0790](#)** Approving and authorizing the City Manager to disburse FY 2018/2019 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)**
- *6-e** **[18-0778](#)** Approving the FY 2018/2019 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 2018/2019. **(Citywide)**
- *6-f** **[18-0749](#)** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) for the Loop 101 Mobility Project. This is a multi-agency project that will allow for the design and integration of technology into the ADOT system to address safety, improve mobility, and reduce congestion on Loop 101. The City will contribute \$44,552 of in-kind staff time over four years for the portion of the project that is within the City's boundaries. **(Districts 1 and 3)**
- *6-g** **[18-0792](#)** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Federal Bureau of Investigation for the sharing of radio communications sites and facilities. **(Citywide)**
- *6-h** **[18-0805](#)** Calling a special bond election to submit to the qualified electors of the City of Mesa, in conjunction with the General Election to be held on November 6, 2018, the question of authorizing the issuance and sale of general obligation bonds of the City for the purposes of public safety facilities and improvements, and support equipment and vehicles, and designating the manner in which the election is conducted, the translation of election materials, voter registration deadlines and early voting dates. **(Citywide)**

- *6-i** **18-0806** Calling a special bond election to submit to the qualified electors of the City of Mesa, in conjunction with the General Election to be held on November 6, 2018, the question of authorizing the issuance and sale of general obligation bonds of the City for the purposes of libraries, museums, arts and cultural facilities and improvements and parks, open space and recreational facilities and improvements, and designating the manner in which the election is conducted, the translation of election materials, voter registration deadlines and early voting dates. **(Citywide)**
- *6-j** **18-0807** Submitting to the qualified electors of the City of Mesa, at the General Election on November 6, 2018, as required under Article VI, Section 613 of the Mesa City Charter, the question of approving public expenditures and incurring debt to construct or aid in the construction of a City-owned Mesa Plays Youth and Events Sports complex on City-owned property. **(Citywide)**
- *6-k** **18-0810** Submitting to the qualified electors of the City of Mesa, at the General Election on November 6, 2018, the question of increasing the City's transient lodging (bed) tax by 1.00%, from 5.00% to 6.00%, beginning on March 1, 2019. **(Citywide)**
- *6-l** **18-0793** Designating the General Election date as November 6, 2018 and the purpose of the General Election; providing the deadline for filing arguments for and against ballot measures; providing the deadline for voter registration; and providing the times that polls will be open. **(Citywide)**

At the General Election, the qualified electors of the City shall vote on the following measures:

Question 1 Alternative Expenditure Limitation (Home Rule)

Question 2 City Transaction Privilege ("Sales") Tax Increase - Public Safety

Question 3 General Obligation Bonds - Public Safety

Question 4 General Obligation Bonds - Parks & Cultural

Question 5 Charter Section 613 - Construction of a Sports and Events Complex

Question 6 Bed Tax Increase

7 Take action on the following resolution and introduction of the following ordinance relating to the Mesa Sign Code and setting July 9, 2018 as the date of the public hearing on this ordinance:

- *7-a** **18-0801** A resolution declaring the document filed with the City Clerk entitled "2018 Sign Code" and identified for codification as Chapters 41 through 50 of Title 11, the Zoning Ordinance of the Mesa City Code to be a public record and providing for the availability of the document for public use and inspection. **(Citywide)**

- *7-b** **18-0802** An ordinance repealing the existing Chapter 41 of Title 11 of the Mesa City Code entitled "Sign Regulations" in its entirety, and adopting the "2018 Sign Code", a public record of the City of Mesa, as Chapters 41 through 50 of Title 11, the Zoning Ordinance of the Mesa City Code. **(Citywide)**

Staff Recommendation: Approval

P&Z Board Recommendation: Approval (Vote: 6-1)

8 Introduction of the following ordinances and setting July 9, 2018 as the date of the public hearing on these ordinances:

- *8-a** **18-0803** Adding Chapter 21 to Title 5, Business Regulations, of the Mesa City Code, regarding the licensing of structured sober living homes. **(Citywide)**

- *8-b** **18-0756** ZON18-00375 **(District 4)** The 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South LeSueur (west side). Located at the southeast corner of Main Street and Mesa Drive (6± acres). Rezone 4± acres from T5MS and T4NF to T5MSF; and 2± acres from T4NF-HD and T4N-HD to T5MSF-HD. This request will allow for a mixed-use development. City Creek Reserve, Inc, applicant; Land Equity Investors LLC and Presiding Bishop of the Church of LDS, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

9 Discuss, receive public comment, and take action on the following ordinances:

- *9-a** **18-0686** ZON17-00461 **(District 1)** The 100 block of West 8th Place and West 9th Street (both sides) (6± acres). Located southeast of Brown Road and Country Club Drive. Rezone from RS-6 to RS-6-HD to establish the Flying Acres Historic District. Amy Mahoney and other property owners of the proposed Flying Acres Historic District, applicant.

Staff Recommendation: Approval

Historic Preservation Board Recommendation: Approval (Vote: 5-0)

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

- *9-b** **18-0687** ZON17-00507 (**District 5**) The 1200 block of North Ellsworth Road (west side) and the 9100 block of East Glencove Avenue (south side). Located north of Brown Road on the west side of Ellsworth Road (1.8± acres). Rezone from LC to LC (Modification of Zoning Stipulation); and Site Plan Modification. This request will allow for the development of an enclosed RV storage facility in the LC zoning district. Dorothy Shupe, Sketch Architecture Company, applicant; Broc Hiatt, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-1)

- *9-c** **18-0689** ZON18-00065 (**District 6**) The 8900 block of East Germann Road (north side). Located on the north side of Germann Road west of Ellsworth Road (4± acres). Council Use Permit; and Site Plan Review. This request will allow for the development of an indoor recreation facility. Andrew Greybar, LGE Design Group, applicant; ETP Funding, LLC., owner.

Staff Recommendation: Approval with conditions

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

- *9-d** **18-0691** ZON18-00132 (**District 4**) 324 North Country Club Drive. Located south of University Drive on the west side of Country Club Drive (1± acres). Rezoning from DB-1 to DB-2; Site Plan Review and Special Use Permit. This request will allow modifications to an existing carwash. Michael Scarbrough, 3K1 Consulting Services, Inc., applicant; Bajo Enterprises, Paul Crandall Jr. Trust and Joyce Bond, owner.

Staff Recommendation: Approval with conditions

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

- *9-e** **18-0692** ZON18-00118 (**District 5**) The 7500 block of East Billings Street (south side) and the 100 to 200 block of North Sossaman Road (west side) (3.4± acres). Located on the west side of Sossaman Road north of Main Street. Rezoning from RM-2-PAD to RM-2-PAD; and Site Plan Review. This request will allow for the development of a townhome subdivision. Reese Anderson, Pew & Lake, PLC, applicant; American Savings Life Insurance Company, owner.

Staff Recommendation: Approval with conditions

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

10 Take action on the following subdivision plats:

- *10-a** [18-0764](#) “Ray Road Commerce Center North” **(District 6)** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road (16.24± acres). Phx-Mesa Gateway Airport 193, LLC, developer; Richard E. Jones, XCL Engineering, LLC, surveyor.
- *10-b** [18-0765](#) “Mountain Vista Marketplace Phase I” **(District 6)** The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side). Located on the south side of Southern Avenue on the west side of Signal Butte Road. 7 LC-PAD commercial lots (9.5± acres). DD/Mountain Vista LLC, developer; Jared P. Hansmann, SIG Survey Innovation Group, Inc., surveyor.
- *10-c** [18-0766](#) “Map of Dedication for The Presidio Apartments” **(District 1)** The 700 block of North Country Club Drive (east side). Located north of University Drive on the east side of Country Club Drive (3.4± acres). Country Club 72, LLC, developer; Jay Edward Mihalek, JMA Engineering Corporation, surveyor.

Items not on the Consent Agenda

- 11 Items from citizens present. (Maximum of three speakers for three minutes per speaker).**
- 12 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))