



City of Mesa

*Council Chambers
57 E. First Street*

City Council

Meeting Agenda - Final

Monday, January 28, 2019

5:45 PM

CITIZEN PARTICIPATION

All citizens are permitted and encouraged to speak on agenda items including and preceding "Items from citizens present." If you are interested in speaking on such 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.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.

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 David Luna - District 5

Councilmember Mark Freeman - District 1

Councilmember Jeremy Whittaker - District 2

Councilmember Francisco Heredia - District 3

Councilmember Jennifer Duff - District 4

Councilmember Kevin Thompson - District 6

Mayor's Welcome**Roll Call**

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

Invocation by Father James Coles with Saint Ignatius of Antioch Orthodox Christian Church.

Pledge of Allegiance**Awards, Recognitions and Announcements**

- 1 Selection of the Vice Mayor.**
- 2 Take action on all consent agenda items.**

Items on the Consent Agenda

- *3 [19-0088](#) Approval of minutes of previous meetings as written.**

4 Take action on the following liquor license applications:

- *4-a [19-0116](#) Mesa Arts Center Foundation**

This is a two-day event to be held on Friday, February 8, 2019 from 6:00 P.M. to 9:00 P.M. and Saturday, February 9, 2019 from 8:00 P.M. to 11:00 P.M. at Pioneer Park, 526 East Main Street. **(District 4)**

- *4-b [19-0117](#) USA Clydesdale Preservation Foundation**

This is a three-day event to be held on Tuesday, February 5, 2019 from 1:00 P.M. to 4:00 P.M., Wednesday, February 6, 2019 from 1:00 P.M. to 4:00 P.M., and Thursday, February 7, 2019 from 1:00 P.M. to 4:00 P.M. at Cal-Am Properties Inc., 4830 East Main Street, Suite 1. **(District 2)**

- *4-c [19-0118](#) USA Clydesdale Preservation Foundation**

This is a three-day event to be held on Tuesday, February 12, 2019 from 1:00 P.M. to 4:00 P.M., Wednesday, February 13, 2019 from 1:00 P.M. to 4:00 P.M., and Thursday, February 14, 2019 from 1:00 P.M. to 4:00 P.M. at Cal-Am Properties Inc., 4830 East Main Street, Suite 1. **(District 2)**

***4-d** **19-0078** Queen of Peace Catholic Church

This is a one-day event to be held on Saturday, March 2, 2019 from 5:00 P.M. to 11:30 P.M. in the Queen of Peace Catholic Church "Madonna Hall", 141 North Macdonald. **(District 4)**

***4-e** **19-0079** St. Timothy Catholic Church

This is a one-day event to be held on Saturday, February 16, 2019 from 6:30 P.M. to 10:30 P.M. at St. Timothy Catholic Church, 1730 West Guadalupe Road. **(District 3)**

***4-f** **19-0081** Venture Out Foundation of Arizona Inc.

This is a one-day event to be held on Wednesday, February 20, 2019 from 4:00 P.M. to 7:00 P.M. in the Venture Out RV Resort East Pool Complex, 5001 East Main Street. **(District 2)**

5 **Take action on the following contracts:*****5-a** **19-0063** Purchase of Seven Vehicles (Four Replacement and Three Additions) for the Police Department and One Vehicle (Replacement) for the Engineering Department **(Citywide)**

The four Police Department vehicles that are being replaced have met established criteria and will be either traded, auctioned, sold, or deployed to special uses as part of the ongoing vehicle replacement program. One vehicle is replacing a vehicle damaged beyond repair for the Engineering Department. This purchase also includes three vehicle additions: one SUV to support police operations, granted-funded by the Arizona Department of Homeland Security, and two light-duty pickups to support the police department, funded by the Capital General Fund.

The Fleet Services, Police, and Engineering Departments, and Purchasing recommend authorizing the purchase from the existing contracts with: Midway Chevrolet, at \$77,937.70; Larry H. Miller Toyota, at \$73,605.98; and Berge Ford (a Mesa business), at \$156,735.84; for the combined total of \$308,279.52.

***5-b 19-0069** Three-Year Term Contract with Two Years of Renewal Options for GPS Equipment and Offender Monitoring Services for the Municipal Court **(Citywide)**

This contract will provide a contractor for GPS tracking equipment and monitoring services, including all material, labor and services for the Municipal Court. GPS enabled ankle bracelets and monitoring services are used for pre-trial release in the In-Custody courtroom.

The Municipal Court and Purchasing recommend awarding the contract using the U.S. Communities Government Purchasing Alliance / City and County of Denver cooperative contract with B.I. Incorporated, at \$75,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***5-c 19-0065** Upgrade Electronic Message Display for the Mesa Convention Center as requested by the Parks, Recreation and Community Facilities Department **(Citywide)**

The electronic message display for the Mesa Convention Center's monument sign at Center Street and University Drive was installed in 2008 and has reached end of life. Replacement parts are becoming obsolete as newer technology provides better resolution, energy efficiency, and increased visual appeal.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the City of Peoria cooperative contract with YESCO LLC, at \$71,685, plus applicable taxes. This purchase is funded by the Capital Enterprise Fund.

***5-d 19-0064** One-Year Renewal to the Term Contract for Custodial Services for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract provides custodial services for City buildings. Varsity Facility Services offered to renew with an overall increase of 3.79% based on the minimum wage increase required by the passage of Proposition 206 and a Consumer Price Index increase, which is allowable per specification.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the renewal with Varsity Contractors, dba Varsity Facility Services, at \$2,442,995.38, based on estimated usage.

- *5-e [19-0066](#)** Three-Year Term Contract with Two Years of Renewal Options for Landscape Maintenance Services for City Facilities for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide landscape maintenance services for approximately 80 City facilities in geographic areas referred by the City as Zones 5, 6 and 7. The zones were solicited separately, but one vendor scored highest in the evaluation for each zone.

The evaluation committee recommends awarding the contract to the highest scored proposal from Somerset Landscape, LLC, for Year 1, at \$878,353; and Years 2 and 3, at \$810,788 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *5-f [19-0072](#)** Three-Year Term Contract with Two Years of Renewal Options for Tree Pruning, Removal and Other Related Services for the Parks, Recreation and Community Facilities Department (PRCF) **(Citywide)**

This contract will provide tree pruning, removal and other related services, including emergency services for PRCF including aquatics, parks and sports fields maintenance, facilities maintenance, cemetery and golf course, on an as-needed basis.

The evaluation committee recommends awarding the contract to the highest scored proposal from West Coast Arborists, at \$635,742 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *5-g [19-0073](#)** Three-Year Term Contract with Two Years of Renewal Options for Turfgrass Renovation, Removal, Preparation and Installation Services for the Parks, Recreation and Community Facilities Department (Single Response) **(Citywide)**

This contract will provide turfgrass renovation services to include the removal and installation of turfgrass sod materials, hydroseeding and/or hydrosprigging, and aerification of sports field and park turf areas per specifications on an as-needed basis.

The evaluation committee recommends awarding the contract to the single and qualified proposal from Underwood Brothers Company, dba AAA Landscape, at \$388,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***5-h 19-0074 Three-Year Term Contract with Two Years of Renewal Options for Weed Abatement and Landscaping Services for the Water Resources Department (Citywide)**

The contract will provide qualified contractors to perform various methods of weed abatement, tree and shrub trimming, and removal of debris, weeds and dead vegetation at various City well sites, booster stations, lift stations, and other related facilities on an as-needed basis.

An evaluation committee recommends awarding the contract to the highest scored proposals from Somerset Landscaping LLC; and Grounds Control LLC; at \$60,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***5-i 19-0071 Dollar-Limit Increase and Amendment to the Term Contract for Solid Waste Disposal, Recyclable Material Processing, and Vegetative Waste Processing Services as requested by the Environmental Management and Sustainability Department (Citywide)**

The requested increase is due to refuse, green, and recycle fee increases from multiple vendors, based on the agreement, as well as City tonnage growth.

The Environmental Management and Sustainability Department and Purchasing recommend authorizing an amendment of the multi-vendor Master Agreement to reflect a dollar-limit increase of \$230,000, which covers all solid waste disposal, recyclable material processing, and vegetative waste processing services, to \$8,250,000, based on estimated usage.

***5-j 19-0070 One-Year Term Contract with Four Years of Renewal Options for Recycling and Disposal of Cathode Ray Tube (CRT) Devices for the Environmental Management and Sustainability Department (Citywide)**

This contract will provide a contractor to responsibly recycle CRT display devices collected from the City's new Household Hazardous Materials Facility. The contractor will be responsible for the packaging, transportation, recycling, and disposal of hazardous CRT display devices ensuring they are properly disposed of. As part of this agreement, the devices will not be landfilled, shipped overseas, incinerated, or stored in lieu of disposal.

The Environmental Management and Sustainability Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, R2EWaste, dba R3EWaste, at \$115,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

6 Take action on the following resolutions:

- *6-a** [19-0089](#) Approving and authorizing the City Manager to accept, expend, and distribute grant funds from the U.S. Department of Housing and Urban Development for the Mainstream Voucher Program in the amount of \$161,858. **(Citywide)**
- *6-b** [19-0090](#) Approving and authorizing the City Manager to accept, expend, and distribute grant funds from the U.S. Department of Housing and Urban Development for the Family Unification Program in the amount of \$208,665. **(Citywide)**
- *6-c** [19-0061](#) Approving and authorizing the City Manager to enter into a funding agreement with Valley Metro Rail, Inc., for the current light rail operations in the City of Mesa. The City of Mesa will pay \$8,159,000 for operations and maintenance of the existing light rail line for fiscal year 2018/19. The City anticipates receiving \$2,233,000 in light rail fares, advertising and preventive maintenance as well as \$1,281,570 in Arizona Lottery Funds for a net impact to the City's General Fund of \$4,644,430. **(Districts 3 and 4)**
- *6-d** [19-0062](#) Approving and authorizing the City Manager to enter into a Development Agreement for City Share Reimbursement with DMB Mesa Proving Grounds LLC for the reimbursement of \$112,711 for waterline improvements that are being required by the City in conjunction with a proposed residential development known as Eastmark DU 5/6 - S. Eastmark Parkway, located at 4950 South Inspirian Parkway. **(District 6)**
- *6-e** [19-0086](#) Implementing the City Council's prior approvals for the Arizona State University facilities and other improvements in downtown Mesa by approving and authorizing the City Manager to enter into the Pre-Construction Services Contract with the selected Construction Manager at Risk (CMAR) for the development and construction of a multi-story building for certain educational facilities and other improvements at the Mesa City Center, and ratifying the actions of the City Council related to the City's excise tax revenue obligations for the financing of the development and construction. The Pre-Construction Services Contract for this Phase One project is awarded to the selected CMAR, DPR Construction, in the amount of \$753,731. **(District 4)**

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

- *7-a [19-0014](#)** ZON18-00246 (**District 4**) Within the 400 and 500 blocks of North Center Street (east side); and within the 400 and 500 blocks of North Pima, North Lewis, and North Sirrine (both sides); and within the 500 block of North Pasadena north of 526 North Pasadena (both sides) (32.8± acres). Located east of Center Street and north of University Drive. Rezone from RM-2, RM-2-HL, RM-4, DR-2, DR-2-HL, DR-3, DB-1, and LC to ID-2 and ID-2-HL. This request will establish a zoning designation that reflects the historic development pattern of the area. City of Mesa, applicant; multiple owners.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (6-1), as ratified on December 13, 2018

- *7-b [19-0032](#)** ZON18-00688 (**District 6**) Within the 2100 to 2400 block of South Signal Butte Road (east side). Located south of Baseline Road on the east side of Signal Butte Road (7.4 ± acres). Rezoning from RM-2-PAD to RM-2-PAD-PAD; and Site Plan Review. This request will allow for an attached single-residence subdivision. Tim Nielsen, Farnsworth Construction Company, applicant; Sunland Springs Golf Company, LLP, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0), as ratified on December 13, 2018

- *7-c [19-0034](#)** ZON18-00692 (**District 4**) Within the 1000 block of East University Drive (north side). Located west of Stapley Drive on the north side of University Drive (1± acres). Rezoning from OC to RM-4. This request will allow for residential development. Kempton Fuller, Arthereal Design, applicant; Wallin Holdings, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0), as ratified on December 13, 2018

- *7-d** [19-0035](#) ZON18-00693 (**District 6**) Within the 2800 and 2900 blocks of South Hawes Road (east side) and the 8400 block of East Guadalupe Road (south side). Located at the southeast corner of Guadalupe Road and Hawes Road (10± acres). Rezoning from RS-43 to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Hawes Section Corner, LTD, Partnership, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0), as ratified on December 13, 2018

8 Take action on the following subdivision plats:

- *8-a** [19-0075](#) “Power Square - A Condominium Plat” (**District 6**) 2055 South Power Road, located on the southeast corner of Power and Baseline Roads. 2 LC-PAD condominium units (10.13± acres). Infinity Mesa, LLC, developer; Phillip C. Williams, RB Williams & Associates, Inc., surveyor.
- *8-b** [19-0076](#) “VF Factory Outlet, Lot 1” (**District 6**) 2055 South Power Road, located on the southeast corner of Power and Baseline Roads. 4 LC-PAD lots (16.5± acres). Infinity Mesa, LLC, developer; Phillip C. Williams, RB Williams & Associates, Inc., surveyor.
- *8-c** [19-0077](#) “The Landing at PMG Phase 1” (**District 6**) The 7600 through 7800 blocks of East Ray Road (south side), located east of Sossaman Road on the south side of Ray Road. 4 LI AF industrial lots (20.88± acres). Marwest Enterprises, LLC, developer; James A. Brucci, Hunter Engineering, surveyor.
- *8-d** [19-0082](#) “Eastmark Disc Golf Course” (**District 6**) The 3900 block of South Eastmark Parkway (east side), the 3900 through 4000 blocks of South Everton Terrace (west side), the 4000 through 4100 blocks of South Everton Terrace (east side), and the 4200 block of South Parc Joule (both sides). Located south of Elliot Road between Ellsworth Road and Signal Butte Road. 8 PCD Tracts (39.5± acres). DMB Mesa Proving Grounds, LLC, owner; Joseph R. Davis, Sunrise Engineering, surveyor.

9 Conduct a public hearing and take action on the following resolution relating to a Minor General Plan amendment, and discuss, receive public comment, and take action on the following ordinance relating to the property located at the 5800 through 5900 blocks of East Thomas Road:

- *9-a** [18-0267](#) Conduct a public hearing on the Minor General Plan amendment ZON17-00572.

For continuance to the June 3, 2019 City Council meeting.

- *9-b 18-0180** ZON17-00572 (**District 5**) Resolution. The 5800 through 5900 blocks of East Thomas Road (south side) and 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker Road and Thomas Road (27± acres). Minor General Plan amendment to change Character Type from Mixed Use Activity District to Neighborhood. The request will allow for the development of a single-residence subdivision. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner.

Staff Recommendation: Denial

P&Z Board Recommendation: Adoption (Vote: 5-2)

For continuance to the June 3, 2019 City Council meeting.

- *9-c 18-0178** ZON17-00320 (**District 5**) Ordinance. The 5800 through 5900 blocks of East Thomas Road (south side), and the 3400 through 3500 blocks of North Recker Road (west side). Located at the southwest corner of Recker and Thomas Roads (27± acres). Rezoning from RS-90 to RSL-4.5-PAD; and Site Plan Review. This request will allow for the development of a single-residence subdivision. Sean Lake, Pew & Lake, PLC, applicant; DTD-DEVCO 13, LLC, owner.

Staff Recommendation: Denial

P&Z Board Recommendation: Approval with conditions (Vote: 5-2)

For continuance to the June 3, 2019 City Council meeting.

Items not on the Consent Agenda

- 10 Items from citizens present. (Maximum of three speakers for three minutes per speaker).**
- 11 Adjournment.¹**

¹ Prior to adjournment, at this Council meeting, the City Council may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. §38-431.03(A)(3); this notice is given pursuant to A.R.S. §38-431.02 to the members of the City Council and the public.