



# City of Mesa

*Council Chambers  
57 E. First Street*

## City Council

### Meeting Agenda - Final

**Monday, April 1, 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 Mark Freeman - District 1***

***Councilmember Jeremy Whittaker - District 2***

***Councilmember Francisco Heredia - District 3***

***Councilmember Jennifer Duff - District 4***

***Councilmember David Luna - District 5***

***Councilmember Kevin Thompson - District 6***

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

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

**Invocation by Pastor Randy Wolf with Hillsong Phoenix.****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

**\*2**     [19-0364](#)     Approval of minutes of previous meetings as written.

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

**\*3-a**     [19-0400](#)     Blue Thunder Law Enforcement Motorcycle Club

This is a one-day event to be held on Thursday, April 4, 2019 from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive.  
**(District 4)**

**\*3-b**     [19-0401](#)     Real Change International Management Group Inc.

This is a one-day event to be held on Saturday, April 6, 2019 from 4:00 P.M. to 2:00 A.M. on Sunday, April 7, 2019 at Dobson Ranch Inn Resort, 1666 South Dobson Road. **(District 3)**

**\*3-c**     [019-0354](#)     Calling All Angels Foundation

This is a one-day event to be held on Saturday, April 27, 2019 from 4:00 P.M. to 10:00 P.M. at Riverview Park, 2100 West Rio Salado Parkway. **(District 1)**

**\*3-d**     [19-0355](#)     Solid Rock Foundation

This is a one-day event to be held on Saturday, April 27, 2019 from 4:30 P.M. to 11:00 P.M. at Las Sendas Golf Course, 7555 East Eagle Crest Drive.  
**(District 5)**

**\*3-e     [19-0356](#)     At Your Convenience**

A convenience store is requesting a new Series 10 Beer and Wine Store License for S&G Petroleum LLC, 8461 East Broadway Road - Paramjit Singh, agent. The previous license held by G&G Petroleum LLC will revert to the State. **(District 5)**

**\*3-f     [19-0357](#)     Goody's**

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant license for McVako Inc., 1862 West Baseline Road - Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 3)**

**\*3-g     [19-0358](#)     PK Shabu Shabu**

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant license for Soju LLC, 1832 West Broadway Road, Suite 107 - Ronny Hong, agent. There is no existing license at this location. **(District 3)**

**4     Take action on the following bingo application:****\*4-a     [19-0359](#)     East Valley Bingo**

Peter Popil, applicant - 8700 East University Drive. **(District 5)**

**5     Take action on the following contracts:****\*5-a     [19-0361](#)     Three-Year Term Contract with Two Years of Renewal Options for Original Equipment Manufacturer (OEM) Heavy-Duty Truck Parts and Repairs for the Fleet Services Department **(Citywide)****

The Fleet Services Department provides maintenance and maintains a fleet of approximately 200 heavy-duty trucks. This contract will provide several vendors for heavy-duty OEM truck parts and repairs.

The Fleet Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: Cummins, Inc. (a Mesa business); RWC International, LTD, dba RWC Group; Rush Truck Centers of Arizona, dba Rush Truck Center, Phoenix; and W.W. Williams Company LLC; at \$650,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*5-b**     **19-0345**     Dollar-Limit Increase to the Term Contract for General Motors Original Equipment Manufacturer (OEM) Auto and Light-Duty Truck Parts for the Fleet Services Department **(Citywide)**

This contract provides General Motors OEM parts to support the City's fleet of sedans, light-duty trucks, and vans. This increase is needed because of additional repair costs resulting from the City's new model of maintaining an older fleet.

The Fleet Services Department and Purchasing recommend increasing the dollar-limit with Earnhardt Buick GMC Inc., dba Earnhardt Buick GMC (Primary) (a Mesa business); and Courtesy Chevrolet ISUZU Medium Truck (Secondary); by \$329,000, from \$150,000 to \$479,000 annually.

- \*5-c**     **19-0347**     Contract Amendment and Dollar-Limit Increase to the Term Contract for Original Equipment Manufacturer (OEM) Heavy-Duty Truck Parts and Repairs for the Fleet Services Department **(Citywide)**

This contract will provide OEM parts and repair services for Freightliner, Case, John Deere, and Schwarze vehicles and equipment in the City's fleet.

The Fleet Services Department and Purchasing recommend amending the City's award by adding three vendors: Freightliner of Arizona, Titan Machinery Inc., and Balar Holding Company, from the Maricopa County cooperative contract; and increasing the contract value by \$50,000, from \$150,000 to \$200,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-d**     **19-0348**     Three-Year Term Contract with Two Years of Renewal Options for Original Equipment Manufacturer (OEM) Kawasaki Motorcycle Parts for the Fleet Services Department **(Citywide)**

The Police Department currently operates 23 Kawasaki Concours patrol motorcycles. The Fleet Services Department will now be performing in-house repairs and routine maintenance. Fleet Services will require a variety of replacement OEM Kawasaki motorcycle replacement parts for these on-site repairs and routine maintenance.

The Fleet Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Arizona Kawasaki, Inc., dba Kelly's Kawasaki (a Mesa business), at \$50,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

**\*5-e     [19-0346](#)     Three-Year Term Contract with Two Years of Renewal Options for Heavy-Duty Truck Brake and Wheel Parts for the Fleet Services Department **(Citywide)****

This contract will provide certain brake parts as required for various pieces of rolling stock equipment owned by the City.

The Fleet Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: FleetPride Inc. (a Mesa business); TruckPro, LLC; and W. W. Williams, dba Auto Safety House; at \$175,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

**\*5-f     [19-0340](#)     Ratification of a Three-Month Emergency Extension and Dollar-Limit Increase for the Term Contract for Uniform Garment Rental for various City Departments as requested by the Business Services Department **(Citywide)****

The City Council approved the award of a new uniform rental contract to Prudential Overall Supply on February 11, 2019, but the new vendor required additional time to purchase and deliver the uniforms and equipment necessary to perform under the agreement. Purchasing determined an extension to the contract with the current uniform vendor (Unifirst Corporation) to be an emergency procurement necessary for the immediate preservation of the public, health, or safety because uniforms are necessary for many City employees who, without their uniforms, could be put at a health or safety risk due to contact with hazardous materials, exposure to high temperatures, or other unsafe conditions.

The Business Services Department and Purchasing recommend ratification of the emergency three-month contract extension through May 31, 2019, and increasing the dollar-limit by \$75,000, from \$185,000 to \$260,000 with Unifirst Corporation, based on estimated usage.

**\*5-g     [19-0337](#)     Three-Year Term Contract with Two Years of Renewal Options for Asphalt Materials for the Transportation Department **(Citywide)****

This contract will provide hot asphalt material to pave, patch, and fill potholes throughout the City.

An evaluation committee recommends awarding the contract to the two, qualified and responsible proposals from Hanson Aggregates, LLC, dba Hanson Aggregates; and Calmat Company, dba Vulcan Materials Company; at \$1,075,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index. This purchase is funded by the Local Streets Fund.

**\*5-h     19-0350     One-Year Renewal to the Term Contract for Storm Drain Grates and Manhole Covers for the Transportation Department **(Citywide)****

This contract provides storm drain grates and manhole covers for use by the Transportation Department. These grates and covers are used to replace damaged or missing pieces throughout the City.

The Transportation Department and Purchasing recommend authorizing the renewal contract with Grate Solutions Company, Inc.; and Neenah Foundry Company; at \$116,700, based on estimated usage.

**\*5-i     19-0343     Dollar-Limit Increase to the Term Contract for Fence, Gate, and Safety Rail Repair / Installation for the Transportation and the Parks, Recreation and Community Facilities Departments **(Citywide)****

This contract provides for the installation, maintenance, and repair of fences, safety rails, and bollards including all labor, equipment, and materials at a variety of locations within the City limits. PRCF has a need to use this contract to repair the chain link fencing at the Red Mountain Softball Complex, and has requested to be added to the contract and to increase the contract amount.

The Transportation Department, Parks, Recreation and Community Facilities Department and Purchasing recommend a dollar-limit increase with Biddle & Brown Fence Company (Primary); and Western Fence Co Inc. (Secondary); by \$50,000, from \$167,100 to \$217,100 for Year 2, based on estimated requirements.

**\*5-j     19-0349     Purchase of Playground Equipment (Replacement) and Installation for Riverview Park as requested by the Parks, Recreation and Community Facilities Department **(Citywide)****

Two main play structures at Riverview Park, one for 2 to 5-year-olds and one for 5 to 12-year-olds, are significantly worn and in need of replacement. This contract bundles the removal of the existing equipment, purchase of the new equipment, and installation of the new playground surfacing into one contract.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the 1Government Procurement Alliance (1GPA) cooperative contract with Exerplay, Inc., at \$294,916.47, based on estimated requirements. This purchase is funded by the Capital General Fund through Parks Infrastructure Funds.

- \*5-k**     **19-0352**     One-Year Renewal to the Term Contract with a One-Year Renewal Option for Window Cleaning Services for Citywide Buildings as requested by the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract provides window cleaning services for the inside, outside, panes, frames, and attaching/supported hardware. The contract also includes services to clean entrance and exit doors and pressure washing, on an as-requested basis.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the renewal with Imperial Window Cleaning, Inc., at \$97,925 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-l**     **19-0258**     One-Year Renewal to the Term Contract for Electrical Supplies for Process Controls/SCADA for the Water Resources and Parks, Recreation and Community Facilities Departments **(Citywide)**

This contract will provide for large electrical items made by Schneider, Square D, Modicon, Wiremold, and many others, for use in the water treatment plants, reclamation plants, and other system assets.

The Water Resources, and Parks, Recreation and Community Facilities Departments, and Purchasing recommend authorizing the renewal using the City of Tempe cooperative contract with: Border States Industries, Inc., Capital Electric Supply, Summit Electric Supply, and WESCO Distribution, at \$240,000 annually, based on estimated usage.

- \*5-m**     **19-0344**     One-Year Renewal with a One-Year Renewal Option to the Term Contract for Fire Equipment and Supplies for the Mesa Fire and Medical Department **(Citywide)**

Mesa Fire and Medical uses various types of firefighting hand tools, nozzles, and other related firefighting equipment for their operations. This contract provides items manufactured by several companies.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the renewal with: L.N. Curtis & Sons; Municipal Emergency Services (MES); Matlick Enterprises, Inc., dba United Fire Equipment Company; and The Williams Company; at \$250,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-n**     **19-0362**     Purchase of Replacement Fire Apparatus including Three Aerial Trucks and One Pumper Truck for the Mesa Fire and Medical Department (Sole Source) **(Citywide)**

The new apparatus will be used as emergency response frontline units. The apparatus that are being replaced have met established replacement criteria and will be sold by a sealed bid process or traded-in as part of the City's fire apparatus purchase agreement with Pierce Manufacturing.

The Mesa Fire and Medical Department and Purchasing recommend awarding this purchase to Pierce Manufacturing Inc., through their designated local dealer, Hughes Fire Equipment Inc., at \$4,981,603.16. This purchase is funded by 2018 Public Safety Bonds.

- \*5-o**     **19-0339**     Contract Amendment and Dollar-Limit Increase to the Term Contract for Cellular Phone Equipment, Wireless Voice, and Data Service Plan for Citywide Departments (as requested by the Police Department) **(Citywide)**

The Police Department is requesting an increase to accommodate additional smart phones and service charges for patrol officers in conjunction with the new records management system and computer aided dispatch system. Officers will have the ability to scan driver licenses and issue electronic citations with these devices. The smart phones will also be used to support an emerging ecosystem application improving the Department's operational and investigative efficiencies.

The Police Department and Purchasing recommend amending the City's award by adding the vendor, AT&T Mobility, from the State of Arizona cooperative contract; and increasing the dollar-limit, by \$250,000, from \$1,100,000 to \$1,350,000 annually, based on estimated requirements.

- \*5-p**     **19-0338**     Bus Shelter Repair Services at the Northeast Corner of Mesa Drive and Southern Avenue as requested by the Transit Services Department **(Citywide)**

This contract will provide repair services to the bus shelter located at the northeast corner of Mesa Drive and Southern Avenue. The shelter was damaged by an auto collision over the summer and needs repair to bring it back to its pre-loss state.

The Transit Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Talis Construction Corporation (a Mesa business), at \$30,000, based on estimated requirements. This purchase is funded by the Transit Fund.



- \*5-q     [19-0351](#)**     Three-Year Term Contract with Two Years of Renewal Options for Uninterruptible Power Supply Preventative System Maintenance and Related Services, Equipment, and Parts for Various City Departments **(Citywide)**

This contract will provide Uninterruptible Power Supply (UPS) preventative maintenance, related services, equipment, and parts per the scope of work and specifications. Mesa Fire and Medical, Information Technology, and PRCF - Facilities Maintenance have a need for UPS maintenance and repair services at various City locations.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Titan Power, Inc., at \$207,600 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-r     [19-0363](#)**     The Signal Butte Park Project CMAR contract award recommendation is to Valley Rain Construction Corporation, based on the Guaranteed Maximum Price of \$3,359,666.98, plus an additional \$201,580.02 (6%) as a change order allowance, for the total award of \$3,561,247. Project funding by 2012 authorized Parks bonds, 2014 authorized Water bonds, and 2013 authorized Street bonds. **(District 6)**

The improvements to the Signal Butte Park project include the installation of asphalt walking pathways, four picnic ramadas, a restroom, off street parking area, enhanced desert landscaping, Wi-Fi coverage, LED lighting fixtures throughout the park, and storm water detention basins to take flow from the water treatment plant and from Elliot Road. The new landscaping in the medians is located in Elliot Road east of Signal Butte Road and west of Mountain Road.

## **6     Take action on the following resolutions:**

- \*6-a     [19-0334](#)**     Extinguishing a portion of a public utilities easement located at 2224 Paseo Lago Vista to accommodate the development of a hotel; requested by the property owner. **(District 1)**
- \*6-b     [19-0365](#)**     Approving and authorizing the City Manager to accept, expend, and distribute grant funds from the U.S. Department of Housing and Urban Development, Continuum of Care Shelter Plus Care Grant, in the amount of \$94,280, for the purposes of providing rental assistance, supportive services, and related administrative services to disabled families experiencing homelessness. **(Citywide)**

- \*6-c    [19-0240](#)    Authorizing the issuance and sale of General Obligation Bonds, Series 2019, not to exceed \$33,100,000. **(Citywide)**
- \*6-d    [19-0241](#)    Authorizing the issuance and sale of Utility Systems Revenue Bonds, Series 2019A, not to exceed \$112,000,000. **(Citywide)**
- \*6-e    [19-0322](#)    Authorizing the defeasance and redemption of a portion of the City's outstanding Taxable Utility Systems Revenue Bonds, Series 2009 (Build America Bonds), not to exceed \$11,000,000. **(Citywide)**
- \*6-f    [19-0324](#)    Authorizing the issuance and sale of Utility Systems Revenue Refunding Bonds, Series 2019B, not to exceed \$60,000,000. **(Citywide)**
- \*6-g    [19-0325](#)    Authorizing the issuance and sale of Utility Systems Revenue Refunding Bonds, Series 2019C, not to exceed \$95,000,000. **(Citywide)**

**7    Introduction of the following ordinances and setting April 15, 2019 as the date of the public hearing on these ordinances:**

- \*7-a    [19-0305](#)    ZON18-00933 **(District 6)** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of South Mountain Road (west side), the 6000 to 6500 blocks of South Mountain Road (east side), and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road (203± acres). Rezone to modify an existing PAD; and Site Plan Review. This request will allow for the modification of the PAD for single residential development. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owners.
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 7-0)
- \*7-b    [19-0374](#)    ZON19-00016 **(District 6)** Within the 7100 to 7600 blocks of East Elliot Road (north side) and the 3100 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (187± acres). Rezone from LI-PAD-PAD and PEP-PAD-PAD to EO to create the Red Hawk Employment Opportunity Zone. This request will establish zoning to guide future development of employment and industrial uses. W. Ralph Pew, Pew & Lake, PLC, applicant; MBR Land I, an Arizona General Partnership, MBR Land I, LLP, B&K Land Investment Co., et al, and Morrison Ranch, Inc., owners.
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

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

**\*8-a**     [19-0302](#)     Amending Title 1, Chapter 8 of the Mesa City Code entitled "Qualified Electors" to be consistent with state statutory requirements for election petitions.  
(Citywide)

**\*8-b**     [19-0237](#)     ZON18-00931 (**District 3**) Within the 1800 block of West Broadway Road (north side). Located east of Dobson Road on the north side of Broadway Road (1.6± acres). Rezone from LI to LI-BIZ; and Site Plan Review. This request will allow for the development of an automobile sales detail building. Andrew Boubel, applicant; CJRJ Group, LLC, owner.

Staff Recommendation: Approval with conditions

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

**\*8-c**     [19-0238](#)     ZON19-00040 (**District 5**) 4558 East Virginia Street. Located east of Greenfield Road and south of the 202 Red Mountain Freeway (20.2± acres). Rezoning from HI-CUP to HI-PAD-CUP; and Site Plan Modification. This request will allow for the expansion of an existing industrial development. Jeff McCall, McCall & Associates, Architects, applicant; Daicel Safety Systems America Arizona, Inc., owner.

Staff Recommendation: Approval with conditions

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

**9 Take action on the following subdivision plats:**

**\*9-a**     [19-0318](#)     "Cadence at Gateway Phase 3 Parcel T" (**District 6**) Within the 5500 to 5800 blocks of the South Crismon Road alignment (east side); and within the 10000 to 10100 blocks of the East Cadence Parkway alignment (north side). Located south and east of Crismon and Ray Roads within the Cadence at Gateway Community. 101 PCD single residence lots (18.4± acres). PPGN-Crismon, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

**\*9-b**     [19-0319](#)     "Cadence at Gateway Phase 3 Parcel U" (**District 6**) Within the 10100 block of the East Cadence Parkway alignment (north side); located south and east of Crismon and Ray Roads within the Cadence at Gateway Community. 117 PCD single residence lots (22.87± acres). PPGN-Crismon, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

- \*9-c**     [19-0320](#)     “Cadence at Gateway Phase 3 Parcel V” **(District 6)** Within the 10100 blocks of the East Williams Field Road alignment (north side). Located south and east of Crismon and Ray Roads within the Cadence at Gateway Community. 69 PCD single residence lots (18.18± acres). PPGN-Crismon, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.
- \*9-d**     [19-0321](#)     “Cadence at Gateway Phase 3 Parcel W” **(District 6)** Within the 5800 through 5900 blocks of the South Crismon Road alignment (east side); and the 10000 block of the East Williams Field Road alignment (north side). Located south and east of Crismon and Ray Roads within the Cadence at Gateway Community. 90 PCD single residence lots (14.19± acres). PPGN-Crismon, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

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

#### **10     Discuss, receive public comment, and take action on the following ordinance:**

- 10-a**     [19-0033](#)     ZON18-00689 **(District 6)** Within the 3200 and 3300 blocks of South Power Road (east side). Located north of Elliot Road on the east side of Power Road (9± acres). Rezoning from LI-PAD to RM-2-PAD-AF; and Site Plan Review. This request will allow for a multi-residential development. Brennan Ray, Burch & Cracchiolo, applicant; Garage Town, USA, LLC, owner.

Staff Recommendation: Denial

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

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

#### **12     Adjournment.<sup>1</sup>**

<sup>1</sup> 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.