



City of Mesa

*Council Chambers
57 E. First Street*

City Council

Meeting Agenda - Final

Monday, May 6, 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 Tony Frazee with Gateway Bible Church.

Pledge of Allegiance**Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** **19-0527** Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** **19-0510** Blue Thunder Law Enforcement Motorcycle Club

This is a one-day event to be held on Thursday, May 16, 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** **19-0511** Longbow Golf Club

A golf course with a bar is requesting a new Series 7 Beer and Wine Bar license for Troon Beverages Inc., 5601 East Longbow Parkway - Robert Mahlon McNichols, agent. The previous license held by OB Sports Golf Management Longbow LLC will transfer to the new owner. **(District 5)**

***3-c** **19-0512** Safeway #2922

A grocery store is requesting a new Series 9S Liquor Store license with sampling privileges for Safeway Inc., 4316 South Signal Butte Road - Nicholas Carl Guttilla, agent. There is no existing license at this location. **(District 6)**

***3-d** [19-0513](#) Safeway #2922 FC

A grocery store is requesting a new Series 9 Liquor Store license for Safeway Inc., 4264 South Signal Butte Road - Nicholas Carl Guttilla, agent. There is no existing license at this location. **(District 6)**

***3-e** [19-0514](#) Sprouts Farmers Market #43

A grocery store is requesting a new Series 10S Liquor Store license with sampling privileges for SF Markets LLC, 1240 South Signal Butte Road - Amy S. Nations, agent. There is no existing license at this location. **(District 6)**

***3-f** [19-0515](#) Longbow Golf Club

A golf course restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for Troon Beverages Inc., 5601 East Longbow Parkway - Robert Mahlon McNichols, agent. The previous license held by OB Sports Golf Management Longbow LLC will revert to the State. **(District 5)**

4 **Take action on the following contracts:*****4-a** [19-0442](#) Three-Year Term Contract for Cabling Services with Two Years of Renewal Options for Citywide Departments **(Citywide)**

This contract will provide installation of hardware and cabling for data, video, and related equipment throughout the City for various departments, as needed.

An evaluation team and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Corporate Technology Solutions at \$200,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***4-b** [19-0488](#) Purchase of One Chevrolet Tahoe (Replacement) for the Police Department **(Citywide)**

The vehicle that is being replaced has met established criteria and will be either traded, auctioned, sold, or deployed to special uses as part of the ongoing vehicle replacement program.

The Fleet Services and Police Departments, and Purchasing recommend authorizing the purchase from the existing contract with Midway Chevrolet, at \$41,143.51. This purchase is funded by the Vehicle Replacement Fund.

***4-c** **19-0509** Two-Month Extension and Dollar-Limit Increase to the Term Contract for Emergency Medical Supplies for the Mesa Fire and Medical Department
(Citywide)

Mesa Fire and Medical is working on a rebid for this contract and is requesting a 2-month extension and dollar-limit increase to continue purchasing supplies until the new contract goes into effect.

The Mesa Fire and Medical Department and Purchasing recommend increasing the dollar-limit with Bound Tree Medical, LLC; Life-Assist, Inc.; Concordance Healthcare Solutions LLC; and S&W Healthcare Corp.; by \$210,000, from \$532,000 to \$742,000.

***4-d** **19-0492** One-Year Renewal with a One-Year Renewal Option to the Term Contract for Large Format Commercial Printing for the Business Services Department
(Citywide)

This contract is used to print large format printing projects that Print Services does not have the equipment to complete, or that are not economically feasible. Vendors provide printed materials such as: flatbed printed items, clings, posters/banners, and oversized banners.

The Business Services Department and Purchasing recommend authorizing the renewal with ARC Document Solutions; and Perkinson Reprographics Inc., dba PRI Graphics (a Mesa business); at \$96,200 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

***4-e** **19-0493** One-Year Renewal to the Term Contract for Off-Site Vehicle Washing for Various City Departments as requested by the Business Services Department
(Citywide)

This contract provides pre-qualified vendors for off-site vehicle washing services for the City's fleet on an as-needed basis.

The Business Services Department and Purchasing recommend authorizing the renewal with Cobblestone Auto Spa V LLC; Gecko Car Care Inc., dba Full Circle Autowash; TNS Enterprises, dba Campbells Car Wash; Twin Palms Investments LLC, dba Genie Car Wash; and Car Wash 1, LLC, dba Rinse N Ride Car Wash; (all Mesa businesses); at \$47,500, based on estimated usage.

- *4-f** **19-0490** Contract Amendment to the Term Contract for Contractor Building Maintenance Services as requested by the Parks Recreation and Community Facilities Department (**Citywide**)

This contract provides experienced journeymen to perform a variety of tasks including rough and finish carpentry; remodel work, such as, walls, ceilings, doors, windows, drywall, stairs, tile, masonry, concrete, electrical, and mechanical repairs; and other maintenance work at City facilities. The awarded vendors are placed on a pre-qualified contractors list and are eligible to competitively quote for City building maintenance and repair projects.

The Parks Recreation and Community Facilities Department and Purchasing recommend amending the City's award by adding vendors: August Building Company, LLC; BWC Enterprises Inc., dba Woodruff Construction; and Robert N Ewing General Contractor; with the contract value remaining the same, at \$2,000,000 annually, based on estimated requirements.

- *4-g** **19-0507** Three-Month Term Contract with Three Years of Renewal Options for Athletic Court Surfacing for the Parks, Recreation and Community Facilities Department (**Districts 2, 3, and 4**)

This contract will provide resurfacing of outdoor basketball courts to ensure the safety of users and court longevity at the City's Parks.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the 1 Governmental Procurement Alliance cooperative contract with the lowest-quoted vendor, Elite Sports Builders, at \$80,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-h** **19-0508** Ten-Year Term Contract with Two Five-Year Renewal Options for Management Services at the Dobson Ranch Golf Course for the Parks, Recreation and Community Facilities Department (**District 3**)

This contract will provide a professional golf management company to manage operations and maintenance of all elements of the Dobson Ranch Golf Course including the golf shop, full-service restaurant and banquet facilities, concessions, driving range, and course maintenance.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Paradigm Golf Management, dba Paradigm Golf Group.

***4-i** **19-0495** One-Year Renewal with a One-Year Renewal Option to the Term Contract for Traffic Count Services for the Transportation Department **(Citywide)**

The City requires traffic volume and/or speed counts as part of traffic engineering studies such as, the need for traffic signals, speed studies, left-turn phasing, and the City's speed hump program. The City also requires annual spring traffic volume counts on arterials and major collectors within City limits.

The Transportation Department and Purchasing recommend authorizing the renewal with Field Data Services of Arizona, Inc., dba, Veracity Traffic Group, at \$40,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***4-j** **19-0496** One-Year Renewal to the Term Contract for Traffic Signal Control Cabinets for the Materials and Supply Warehouse for the Transportation Department **(Citywide)**

This contract provides traffic signal cabinets to replace existing equipment in the field, as well as supply new cabinets for traffic signals constructed by the Transportation Department.

The Business Services Department and Purchasing recommend authorizing the renewal with Sierra Transportation & Technologies, LLC; and Econolite; at \$280,000 annually, based on estimated usage.

***4-k** **19-0489** One-Year Renewal with a One-Year Renewal Option to the Term Contract for Anodeless Service Risers for the Materials and Supply Warehouse (for the Energy Resources Department) **(Citywide)**

Anodeless service risers are the portion of the natural gas service line required to transition from the underground service piping to the customer's above ground meter. The risers are specially designed to electrically isolate the customer's meter from the rest of the natural gas system for purposes of corrosion protection and to provide a protective casing for the internal polyethylene piping.

The Business Services Department and Purchasing recommend authorizing the renewal with R.W. Lyall & Company, Inc., at \$541,700 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-I** **19-0491** Dollar-Limit Increase to Year 4 and One-Year Renewal for Year 5 to the Term Contract for Deep Well and Well Pump Maintenance and Repair Services for the Water Resources Department (**Citywide**)

This contract provides deep well and well pump maintenance and repair services to include pulling/repairing deep well pumps, videoing wells, brushing and bailing well casings, and other related services. The dollar-limit increase is to address some minor well flow-capacity performance issues at Desert Well-18 that has required the City to expend more funds to remedy than initially known.

The Water Resources Department and Purchasing recommend increasing the dollar-limit by \$350,000, from \$480,000 to \$830,000 for Year 4; and authorizing the renewal for Year 5, with Weber Water Resources, LLC (Primary Award); and Southwest Waterworks Contractors Inc. (Secondary Award); for \$830,000, based on estimated requirements.

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

- *5-a** **19-0418** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Maricopa Association of Governments (MAG) for a design assistance grant for the Mesa Gateway Shared-Use Pathway Phase III project. The grant funds will allow for a feasibility and design study that will provide connection alternatives of the Mesa Gateway shared-use pathway from Hawes Road, to the Town of Gilbert's San Tan shared-use path at Power Road. The City's share is 20% (\$36,778.40) of the cost of the study; MAG will cover the remaining 80% (\$147,113.60). (**District 6**)
- *5-b** **19-0419** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Maricopa Association of Governments (MAG) for a design assistance grant for the US 60 Pathway-Consolidated Canal, to Eastern Canal Pathways project. The grant funds will allow for a feasibility and design study for the construction of a shared-use pathway along the north side of the US 60 connecting the existing Consolidated Canal and Eastern Canal pathways. The City's share is 20% (\$18,239.62) of the cost of the study; MAG will cover the remaining 80% (\$72,958.49). (**District 2**)
- *5-c** **19-0455** Approving and authorizing the City Manager to enter into a Project Agreement with Maricopa Association of Governments for an Arterial Life Cycle Program Project on Broadway Road between Mesa Drive (LeSueur) and Stapley Drive that defines the regional reimbursement schedule for the project. (**District 4**)

- *5-d [19-0462](#) Approving and authorizing the City Manager to enter into a Subrecipient Agreement with the Arizona Department of Homeland Security to accept \$49,590 in grant funds to purchase portable vehicle barricades and trailers for the Police Department's Programs and Events Division. **(Citywide)**
- *5-e [19-0500](#) Approving and authorizing the City Manager to enter into the First Amendment to the Amended and Restated Lease Agreement with Mesa Golf, Inc., for the property located at 1415 South Westwood. The First Amendment allows for additional uses of the property to include soccer and other athletic-type uses, and extends the term of the Amended and Restated Lease for an additional 25 years. **(District 3)**
- *5-f [19-0505](#) Approving the purchase of, and authorizing the City Manager to enter into contracts with terms of up to three years for, a firm electric power supply and associated energy of up to 11 Megawatts ("MW") varying monthly, with final average pricing of not greater than \$60/MW hour. **(Districts 1 and 4)**

6 Introduction of the following ordinances and setting May 20, 2019 as the date of the public hearing on these ordinances:

- *6-a [19-0486](#) Amending Sections 10-4-3 through 10-4-6 of the Mesa City Code to modify the boundaries of the current 35 mph speed limit on Main Street from Mesa Drive to Gilbert Road; to rescind the current 40 mph speed limit on Main Street from a point, 53 feet west of South Allen Street, to a point 211 feet east of Gilbert Road; and to correctly reflect existing boundaries of the current 45 and 30 mph speed limits on Main Street between Centennial Way/Sirrine and Gilbert Road, as recommended by the Transportation Advisory Board. **(District 4)**
- *6-b [19-0506](#) ANX18-00502 **(District 6)** Annexing property located north of Ray Road, east of Power Road (69.3± acres). Initiated by VIVO Partners, LLC.
- *6-c [19-0461](#) ZON18-00775 **(District 6)** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road (58± acres). Rezone from AG to LC-AF-PAD; Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the AOA 1 and AOA 2 overflight areas in the LC District; and Site Plan Review. This request will allow for a mixed-use development. Vivo Partners, LLC, applicant; Arizona State Land Group, owner.

Staff Recommendation: Approval with conditions

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

- *6-d** [18-1335](#) ZON18-00066 (**District 3**) The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres. Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for the development of multi-residential and commercial uses. Adam Baugh, Withey Morris, PLC, applicant; WM Grace Development Co., ETAL, owner.

Staff Recommendation: Approval with conditions

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

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

- *7-a** [19-0415](#) ZON18-00984 (**District 4**) Within the 700 block of South Stapley Drive (east side) and the 1200 block of East 8th Avenue (north side). Located south of Broadway on the east side of Stapley Drive (0.9± acres). Rezoning from RM-3 and OC to NC-BIZ; and Site Plan Review. This request will allow for a commercial development. Adaptive Architects, Inc., applicant; Pro Tax Financial Services, LLC, owner.

Staff Recommendation: Approval with conditions

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

- *7-b** [19-0414](#) ZON18-00980 (**District 5**) Within the 2600 block of North Power Road (east side). Located south of McDowell Road on the east side of Power Road (10.43± acres). Rezoning from RM-3-PAD to RM-3-PAD; and Site Plan Review. This request will allow for a multi-residence development. Timothy Tyson, Aquila Las Sendas, LLC, applicant; Continental 452 Fund, LLC, owner.

Staff Recommendation: Approval with conditions

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

- *7-c** [19-0416](#) ZON19-00070 (**District 6**) Within the 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road (36± acres). Rezone from AG-AF to LI-AF-PAD; and Site Plan Review. This request will allow for an industrial development. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Kay & Judy Toolson Joint Trust/Crisko, LLC, owner.

Staff Recommendation: Approval with conditions

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

- *7-d [19-0413](#) ZON18-00806 (**District 6**) Within the 3100 to 3400 blocks of South Ellsworth Road (west side). Located north of Elliot Road on the west side of Ellsworth Road (67.5± acres). Rezone from LC-PAD and PEP-PAD to LI; Site Plan Review; and a Special Use Permit for a reduction in parking. This request will allow for an industrial development. Jeffrey Blilie, Beus Gilbert, PLLC, applicant; Sunbelt Land Holdings, LP, owner.

Staff Recommendation: Approval with conditions

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

8 Take action on the following subdivision plats:

- *8-a [19-0497](#) “Cadence at Gateway Phase 2 Parcel K” (**District 6**) Within the 9500 through 9600 blocks of the East Toledo Avenue alignment (south side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 75 PCD single residence lots (15.5± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.
- *8-b [19-0498](#) “Cadence at Gateway Phase 2 Parcel L” (**District 6**) Within the 9700 block of the East Cadence Parkway alignment (west side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 84 PCD single residence lots (18.2± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.
- *8-c [19-0499](#) “Cadence at Gateway Phase 2 Parcel N” (**District 6**) Within the 9800 block of the East Williams Field Road alignment (north side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 69 PCD single residence lots (17.01± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

Items not on the Consent Agenda

9 Conduct a public hearing on the following annexation cases:

- 9-a [19-0420](#) Public hearing for the release of the petition for signatures for annexation case ANX18-00502, located north of Ray Road, east of Power Road (69.3± acres). Initiated by VIVO Partners, LLC. (**District 6**)
- 9-b [19-0421](#) Public hearing for the release of the petition for signatures for annexation case ANX19-00066, located north of University Drive and west of Ellsworth Road (13.07± acres). Initiated by Sean Lake, Pew and Lake, PLC. (**District 5**)

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.