



Council Meeting Notice: To decrease COVID-19 exposure, the City Council Chambers is closed, but public participation and viewing will be available electronically.

Members of the City Council will appear electronically for this meeting, via a video conferencing platform, and the live meeting will be accessible via broadcast and telephonically.

Because of the current public health emergency, the City Council Chambers is closed for Council Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at Mesa11.com/live, www.youtube.com/user/cityofmesa11/live, or <https://www.facebook.com/CityofMesa>, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **5301232921** and following the prompts.

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by going to Mesaaz.gov/bluecard **at least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **5301232921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before Council, your line will be taken off mute and you will be given an opportunity to speak.

Applicants and their representatives who have items on the Council agenda and who want to be able to comment on their item or be able to answer questions should fill out this [Applicant online comment card](#) **at least 1 hour prior to the start of the meeting** and call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **5301232921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before Council, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.



City of Mesa

*Council Chambers
57 E. First Street*

City Council Meeting Agenda - Final

Wednesday, July 1, 2020

5:45 PM

CITIZEN PARTICIPATION

All citizens are permitted and encouraged to speak on agenda items including and preceding "Items from citizens present." Public participation is available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by going to Mesaaz.gov/bluecard **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 5301232921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before Council, your line will be taken off mute and you will be given an opportunity to speak.

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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, an online comment card will need to be completed by going to Mesaaz.gov/bluecard **at least 1 hour prior to the start of the meeting** and by following the instructions provided under "Citizen Participation" at the top of this page.

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**

Invocation: Moment of silence.

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

***2** [20-0669](#) Approval of minutes of previous meetings as written.

3 Take action on the following contracts:

***3-a** [20-0690](#) Dollar-Limit Increase to the Term Contract for AC Delco and Motorcraft Vehicle Parts for the Fleet Services Department **(Citywide)**

This contract provides AC Delco (GM) and Motorcraft (Ford) parts for the maintenance and repair of the City's fleet of sedans, light-duty trucks, and vans. In response to COVID-19 and GM and Ford plant shutdowns, Fleet Services has increased their parts purchases and stock inventory levels to ensure enough products are on hand to get the City through the pandemic; to reduce the impact of auto parts market shortages, and subsequent fleet downtime due to lack of critical parts.

The Fleet Services Department and Purchasing recommend increasing the dollar limit with Parts Mart Inc., by \$50,000 for Year 2, from \$225,000 to \$275,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-b** **20-0692** One-Year Renewal for Walk-In Groceries and Miscellaneous Items for Various City Departments and Strategic Alliance for Volume Expenditures (S.A.V.E.) Cooperative Members as requested by the Business Services Department **(Citywide)**

Glendale Elementary was the lead agency for this solicitation. The City is able to utilize this contract as a S.A.V.E. member. Citywide departments are able to purchase groceries and miscellaneous items from multiple local retail vendors within convenient proximity to our facilities.

The Business Services Department and Purchasing recommend authorizing the renewal using the Glendale Elementary School District No. 40 cooperative contract with Bashas'; Food City; AJ's Market; Costco; Fry's Food and Drug; Safeway; Sam's Club; and Smart and Final; at \$160,000 based on estimated usage.

- *3-c** **20-0685** Purchase of a Backup/Data Protection and Storage Solution (Replacement) for the Department of Innovation and Technology **(Citywide)**

The current backup storage device has reached the end of its serviceable life and needs to be replaced to ensure reliable backups are maintained. The device will expand the current platform the City has been using for two years and address the immediate capacity needs required to retire the older device.

The Department of Innovation and Technology (DoIT) and Purchasing recommend authorizing the purchase using the Maricopa County cooperative contract and the lowest quoted vendor iT1 Source, at \$102,987.27, based on estimated requirements. This purchase is funded by DoIT Life Cycle Funds.

- *3-d** **20-0687** Purchase of a Hand-Held Chemical Identifier (Addition) for the Mesa Fire and Medical Department (Single Response) **(Citywide)**

This purchase is for a chemical identifier that uses Fourier Transform-Infrared Spectroscopy (FT-IR) technology to identify unknown chemicals. Hazmat technicians will use this meter to identify any substance deemed immediate danger to life and health on a scene.

The Mesa Fire and Medical Department and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder, FarrWest Environmental Supply, Inc., at \$68,027.20, based on estimated requirements. This purchase is grant-funded by the Arizona Department of Homeland Security.

***3-e [20-0684](#) Purchase of Two Nitrogen Generators (Replacements) (Citywide)**

Forensic Services and the Toxicology Unit use nitrogen generators to run instruments for analyzing evidence. The current generators are in disrepair and replacing them will ensure all analyses are completed in a timely manner.

City staff recommends authorizing the purchase using the Sourcewell cooperative contract with Atlas Copco, at \$49,157.37, based on estimated requirements. The purchase of one generator is grant-funded (\$26,000) by the Arizona Criminal Justice Commission.

***3-f [20-0688](#) Three-Year Term Contract with Two Years of Renewal Options for Jet Aviation Fuel (Citywide)**

This contract provides Jet Aviation Fuel for the Aviation Support Unit that operates three helicopters based at the Falcon Field Airport.

City staff recommends awarding the contract to the lowest, responsive, and responsible bidder, Associated Energy Group dba, AEG Fuels, at \$275,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***3-g [20-0689](#) Five-Year Term Contract with Two Years of Renewal Options for Motor, Pump, and Well Maintenance, Repair and Replacement Services for the Water Resources Department and the Parks, Recreation and Community Facilities Department (Citywide)**

This contract will provide for the purchase of pumps, motors, related equipment and parts, deep well pumps and related well equipment, repair services, rentals, and equipment for emergency pump around situations for use by the Water Resources and Parks Departments. This new contract is intended to consolidate and replace several stand-alone contracts.

An evaluation committee recommends awarding the contract to the qualified and highest-scored proposals from Capital Pump and Equipment, LLC; Hennesy Mechanical Sales, LLC; Hydro-Solutions Pump and Well Services (a Mesa business); Keller Electrical Industries, Inc.; KP Venture Well Drilling & Pump Co. LLC; Laron, Inc.; Phoenix Pumps, Inc.; Pioneer Equipment, Inc.; Precision Electric Company; Pumpman Phoenix; Southwest Waterworks Contractors PM, LLC; and Weber Water Resources (a Mesa business); at \$2,825,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *3-h [20-0686](#)** Purchase of Disconnect Switches for Lewis East Substation (Life Cycle Replacement) as requested by the Energy Resources Department **(Citywide)**

The disconnect switches are required for the life cycle replacement of the existing switches at the Lewis East Substation and rebuilding critical portions of the 45-year old substation. The scope involves replacing seven disconnect switches and manufacturer field service commissioning.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Southern States, LLC, at \$56,774.78, based on estimated requirements. This purchase is funded by authorized 2014 Electric Bond Funds.

4 Take action on the following resolutions:

- *4-a [20-0650](#)** Approving and authorizing the City Manager to enter into a Conduit Occupancy Agreement with MCImetro Access Transmission Services Corp., dba Verizon Access Transmission Service, for a term of 20 years. **(Citywide)**

This Agreement is for the use of a portion of the City's existing conduit bank system by MCImetro for the purpose of expanding its fiber network in Mesa. MCImetro will pay the City an annual occupancy fee of \$1.75 per linear foot for 2" conduit, plus a 2% annual escalation fee.

- *4-b [20-0651](#)** Extinguishing a portion of a drainage easement located at 7302 South Ellsworth Road to allow for the development of a fast food restaurant; requested by the property owner. **(District 6)**

- *4-c [20-0674](#)** Approving and authorizing the City Manager to enter into the First Amendment to the Intergovernmental Agreement with the cities of Avondale, Glendale, Mesa and Scottsdale related to joint legal representation with Engelman Berger, P.C. in the Gila River Adjudication. The amendment is to remove the City of Chandler, which elected to withdraw from the Agreement. **(Citywide)**

- *4-d [20-0694](#)** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Arizona Board of Regents, acting on behalf of Arizona State University, regarding the cultivation of microalgae from anaerobic digester biogas. The Agreement covers reciprocal interests that are funded by the U.S. Department of Energy research project "Membrane Carbonation for 100% Efficient Delivery of CO2 from Industrial Gases". **(Citywide)**

- *4-e** [20-0696](#) Approving and authorizing the City Manager to enter into the First Amendment to the Development Agreement and related amendments to the Project Documents with Union Mesa Holdings, LLC, relating to the development of a phased office campus project on approximately 28.2 acres of property located north and northeast of the intersection of Cubs Way and Riverview Drive.
(District 1)

5 Introduction of the following ordinances and setting July 8, 2020 as the date of the public hearing on these ordinances:

- *5-a** [20-0653](#) ZON19-00871 **(District 6)** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road (11± acres). Rezoning from LC to LC-PAD with a Council Use Permit for residential uses within a commercial zoning district; and Site Plan Review. This request will allow for the development of apartments, a hotel, and a restaurant within a mixed-use development. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner.

Staff Recommendation: Approval with conditions

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

- *5-b** [20-0656](#) ZON19-00872 **(District 6)** Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10800 blocks of East Southern Avenue (south side); within the 10500 to 10800 blocks of East Hampton Avenue (north side); and within the 10300 to 10800 blocks of East Hampton Avenue (south side). Located west of Signal Butte Road and south of Southern Avenue (81.4± acres). Rezone from LC-PAD and LC-PAD-BIZ to LC-PAD, RM-4-PAD and RM-5-PAD; and Site Plan Review. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner.

Staff Recommendation: Approval with conditions

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

6 Take action on the following subdivision plat:

- *6-a** [20-0671](#) “THE GRID” **(District 4)** Within the 200 block of East Main Street (south side) and within the 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive on the south side of Main Street (3.8± acres). 3W Management, LLC, developer; Gabriel S. Rios, Wood/Patel, surveyor.

Items not on the Consent Agenda**7 Conduct a public hearing on the following annexation case:**

- 7-a** **20-0655** Public hearing prior to the release of the petition for signatures for the proposed annexation case ANX20-00206, located south of Ray Road and east of Mountain Road (6.0± acres). This request has been initiated by the property owner, SRF Holding, LLC. **(District 6)**

8 Items from citizens present. (Maximum of three speakers for three minutes per speaker).**9 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.