



City of Mesa
Notice of Meeting Agenda - Final
City Council

Monday, January 9, 2023
5:45 PM

Council Chambers
57 East 1st Street

DECORUM: The public is encouraged to attend City Council meetings in person, telephonically, or electronically. All persons attending the City Council meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Anyone disrupting the meeting will be asked to leave or will be removed and may not be allowed to return.

PARTICIPATION: Members of the public at the meeting may address the City Council by providing comments on a specific agenda item or during "Items from Citizens Present." **To request to speak, submit a blue speaker card to the City Clerk prior to the start of a meeting.** When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. To give everyone an opportunity to speak, comments are generally limited to three minutes unless otherwise determined by the Mayor. If you are with a group, please designate a spokesperson.

For agenda items, comments should be relevant to the item being discussed. During "Items from Citizens Present," the speaker may address the City Council on more general issues. Councilmembers are normally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda.

If you would like handouts distributed to the City Council, please give them to the City Clerk at the time you submit your blue speaker card. Eleven copies of each document is requested.

CONSENT AGENDA: All items listed on the agenda with an asterisk (*) are on the consent agenda which means they will be considered by the City Council as a group, without any separate discussion of these items, unless a Councilmember or citizen requests the item be removed from the consent agenda to be considered separately. To request removal of an item from the consent agenda, please submit a blue speaker card to the City Clerk prior to the start of the meeting.

ACCESSIBILITY: 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.

Servicios en Español: Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.

For more information regarding City Council meetings, including agendas, approved minutes and ways to participate electronically, please visit <https://www.mesaaz.gov/government/city-council-meetings>.

NOTICE: Pursuant to A.R.S. § 38-431.02, notice is hereby given that the City Council will hold a meeting open to the public at the date and time above. If indicated in the agenda, pursuant to A.R.S. § 38-431.03, the City Council may vote to go into executive session which will not be open to the public. Members of the City Council may appear at the meeting in person, telephonically, or electronically. Children are welcome at City Council meetings, but please remember meetings are video recorded; by allowing your child to attend, you consent to your child being recorded. A.R.S. § 1-602(A)(9).

Mayor John Giles
Vice Mayor Jennifer Duff - District 4
Councilmember Mark Freeman - District 1
Councilmember Julie Spilsbury - District 2
Councilmember Francisco Heredia - District 3
Councilmember Alicia Goforth - District 5
Councilmember Scott Somers - District 6

Mayor's Welcome

Roll Call

Invocation by Pastor Jeremy Gills of Mesa Church of Christ

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 [23-0085](#) Approval of minutes of previous meetings as written.
- 4 Take action on the following liquor license applications:
- *4-a [23-0059](#) St. Timothy Roman Catholic Parish Mesa
- This is a one-day event to be held on Friday, January 27, 2023, from 5:00 P.M. to 9:00 P.M. at 1730 West Guadalupe Road. **(District 3)**
- *4-b [23-0060](#) Village Grille & Patio
- A golf club is requesting a new Series 6 Bar License for Sunland Springs Village Golf Club Inc., 11061 East Medina Avenue - Ryan Neal Thompson, agent. The existing Series 12 (Restaurant) License will revert to the State, and the Series 7 (Beer & Wine Bar) License will remain at the location in an inactive status until it is transferred or sold. **(District 6)**
- *4-c [23-0061](#) Creative Dance Collective
- A dance studio is requesting a new Series 7 Beer and Wine Bar License for Creative Dance Collective LLC, 2107 West Guadalupe Road - Alexander Zuran III, agent. There is no existing license at this location. **(District 3)**
- *4-d [23-0062](#) Rosati's Ellsworth
- A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Art of Pizza LLC, 1035 North Ellsworth Road Suite 103 - 104 - Arturo Carlos, agent. There is no existing license at this location. **(District 5)**

5 Take action on the following contracts:

- *5-a** [23-0011](#) Use of Cooperative Contract for the Purchase and Installation of Six Fire Dispatch Furniture Consoles (Replacements) for the Mesa Fire & Medical Department (**Citywide**)

This request will provide for the purchase and installation of six new fire dispatch furniture console replacements and include the relocation of existing configurations and the removal and disposal of old consoles at the Mesa Regional Dispatch Center training facility.

The Fire & Medical Services Department and Purchasing recommend authorizing the purchase using the Houston-Galveston Area Council cooperative contract with Russ Bassett Corp. at \$146,468. This purchase is funded by the Capital - General Fund.

- *5-b** [23-0048](#) Purchase of One Portable Chemical Identifier (Replacement) for the Mesa Fire and Medical Department (Sole Source) (Grant funded) (**Citywide**)

This purchase will provide one hand-held Raman chemical identifier used to identify unknown chemicals. Mesa Fire and Medical Department HazMat Technicians will use this meter to identify any material on the scene of a substance deemed immediate danger to life and health.

The Mesa Fire and Medical Department and Purchasing recommend awarding the contract to the sole source vendor, FarrWest Environmental Supply, Inc. at \$60,000. This purchase is grant funded by the Arizona Department of Homeland Security.

- *5-c** [23-0066](#) Dollar Limit Increase and One-Year Renewal to the Term Contract for Tires for the Materials and Supply Warehouse (for the Fleet Services and Mesa Fire and Medical Departments) (**Citywide**)

This contract provides Bridgestone tires, primarily large tires for heavy-duty vehicles such as solid waste trucks and fire apparatus, Goodyear tires, and is an option to purchase emergency vehicle tires for Mesa Fire and Medical's fire apparatus. The City is currently in Year 4. Due to tire price increases across the board, tire purchase expenditures have already reached the contract threshold. The dollar limit increase is needed for the City to continue making tire purchases through the Year 4 term period.

The Business Services Department and Purchasing recommend increasing the dollar limit using the NASPO/State of Arizona cooperative contract for Year 4 by \$100,000, from \$325,000 to \$425,000 annually; and authorizing the renewal at \$450,000 annually with Southern Tire Mart, LLC and Purcell Tire Company based on estimated usage.

***5-d** **23-0054** Ratification of an Emergency Purchase and Establishment of a Term Contract with Optional Renewals Using a Cooperative Contract for the Purchase of Gasoline and Diesel Fuel for the Fleet Services Department **(Citywide)**

This purchase provided emergency gasoline and diesel fuel deliveries due to the current contracted vendor, Western States Petroleum (WSP) not being able to deliver unleaded or diesel fuel to the City at certain times. WSP recommended the City secure a secondary source. Senergy Petroleum provided emergency deliveries for \$63,358.59. Additionally, the City will need to continue purchasing fuel from Senergy Petroleum when WSP is unable to deliver. This not to exceed amount is shared between WSP and Senergy Petroleum.

The Fleet Services Department and Purchasing recommend ratifying the purchase using the State of Arizona cooperative contract with Senergy Petroleum for up to \$6,865,000, based on estimated usage.

***5-e** **23-0055** Award of One Additional Vendor Using a Cooperative Contract for the Term Contract for Heavy-Duty Truck, Construction, Industrial Fleet and Equipment Parts, Services, and Accessories for the Fleet Services Department **(Citywide)**

This contract provides a full line of parts, accessories, and services for City-owned OEM heavy-duty trucks, construction, and industrial fleet, equipment parts, services, and accessories. Master Machinery's services are necessary as Fleet Services currently does not have a service contract with this vendor. The Department estimates the increase of \$175,000 is sufficient based on the past year's usage, and given the frequency of use and the increasing costs of labor and parts, Fleet Services does not anticipate this amount decreasing over time.

The Fleet Services Department and Purchasing recommend awarding an additional vendor using the Maricopa County cooperative contract with Master Machinery LLC, and increasing the dollar limit by \$175,000, from \$500,000 to \$675,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-f** **23-0049** One-Year Term Contract with Four Years of Renewal Options for Air Filters for the Materials and Supply Warehouse for the Parks, Recreation and Community Facilities Department (PRCF) **(Citywide)**

This will provide air filters per specifications for PRCF - Facilities Maintenance to use in City buildings. Materials and Supply place orders and maintains stock inventory as needed.

The Business Services and Parks, Recreation and Community Facilities Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, National Waterproofing and Roofing LLC, at \$38,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *5-g** **23-0057** Use of a Cooperative Contract with an Initial Term of Two Years and Three Months with Renewal Options for the Installation, Maintenance, and Repairs of Outdoor Sports Courts for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide products and services for the installation, maintenance, and repairs of the City's outdoor sports courts.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the OMNIA Partners cooperative contract with Elite Sports Builders at \$40,000 for the first three months and \$100,000 annually thereafter, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-h** **23-0050** Use of a Cooperative Contract for an Initial Term of 15-Months and Two Years of Renewal Options for Audio Visual Equipment, Accessories, and Services for Various City Departments **(Citywide)**

This contract will supply various City Departments with the ability to purchase from a robust selection of audio-visual equipment, accessories, and services at discounted pricing.

The Business Services Department and Purchasing recommend authorizing the purchase using the OMNIA Partners cooperative contract with B&H Photo, Video, Pro Audio at \$175,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-i** [23-0053](#) Use of a Cooperative Contract for a Two-Year and Nine Month Term Contract for Communications Cabling Systems for Various City Departments (as requested by the Department of Innovation and Technology) **(Citywide)**

This contract will provide services to install hardware and cabling for data, video, and related equipment throughout the City.

The Department of Innovation and Technology and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Corporate Technology Solutions, LLC (CTS), Norstan Communications, Inc. dba Black Box Network Services, and Kearney Electric, Inc., at \$187,500 for the first nine months, and \$250,000 annually thereafter, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-j** [23-0052](#) Three-Year Lease Renewal with Two, Three-Year Renewal Options for the City's Data Center Space for the Department of Innovation and Technology (Sole Source) **(Citywide)**

In 2016, AT&T (now Evoque) was chosen as the sole source provider for Mesa's co-location services. This facility is the only commercially available facility of this type in Mesa and is situated along a fiber optic path already owned by City. The Evoque Data Center is the City's primary data center and houses the City's IT infrastructure for all on-premise business applications and databases. This data center features enterprise-grade cooling, power management, and connectivity to support the provision of City IT services.

The Department of Innovation and Technology and Purchasing recommends authorizing the use of the sole source vendor, Evoque Data Center Solutions at \$409,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-k** [23-0051](#) Three-Year Term Contract with Two Years of Renewal Options for Bio-Solids Removal and Re-Use/Disposal Services for the Water Resources Department **(Citywide)**

This contract will provide a contractor for the removal and reuse/disposal of dewatered biosolids from the City's Northwest and Greenfield Water Reclamation Plants. These plants produce a combined average of 106 wet tons of dewatered bio-solids per day that must be removed from the plant sites daily.

An evaluation committee recommends awarding the contract to the highest scored proposal from Synagro West, LLC at \$1,086,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***5-l** **23-0056** Purchase of Auger and Liner (Replacements) for the Bar Screen Conveyor System for the Water Resources Department (Sole Source) **(Citywide)**

The Northwest Water Reclamation Plant (NWWRP) has one conveyor system which is used in the Headworks building for the bar screens that are used to remove unwanted debris from the wastewater. Equipment repairs/replacements to the auger and liner for the conveyor system at the NWWRP is approaching. The City is still a couple of years away from having the new Headworks building in service, therefore, the department must continue to support the current equipment.

The Water Resources Department and Purchasing recommend awarding the contract to the sole source vendor, Parkson Corporation, at \$31,000.

***5-m** **23-0058** Use of a Cooperative Contract for an Initial Term of 18-Months and Three Years of Renewal Options for Machine Shop and Related Services for the Water Resources Department **(Citywide)**

This contract will provide machine shop and related services as needed for the City's reclamation and water treatment plants. Services include blueprint and/or drawing preparation, disassembly and assembly services, precision machining, machinery and equipment services, fabrication, field services, welding, inspection, and quality control.

The Water Resources Department and Purchasing recommend authorizing the purchase using the City of Phoenix cooperative contract with Device Development, LLC at \$300,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***5-n** **23-0064** Dollar Limit Increase to the Term Contract for Residential Refuse and Recycling Containers for the Solid Waste Department **(Citywide)**

This contract supplies 35-gallon, 65-gallon, and 95-gallon plastic refuse and recycling containers for residential and commercial use on an as-needed basis. This contract ensures Solid Waste has a supply of containers to meet the requirements of the City's refuse and recycling container inventory. The increase request is due to the two-month extension as well as an increase for needed orders. The Department estimates an additional 9,624 new barrels are needed at a total cost of \$602,765 to get through 3/31/2023, based on purchases for the current term.

The Solid Waste Department and Purchasing recommend increasing the dollar limit with Duramax Holdings LLC dba Otto Environmental Systems; Schaefer Systems International, Inc.; and Tank Holding Corporation; by \$610,000, from \$1,640,000 to \$2,250,000 annually.

- *5-o** [23-0068](#) One-Year Term Contract with Four Years of Renewal Options for Traffic Control Cabinets and Controllers, Traffic Signal Video Detection Systems, School Zone Flasher Controls for the Transportation Department (Sole Source) **(Citywide)**
- The Transportation Department Intelligent Transportation Systems (ITS) Operations Group utilizes these components for the purpose of protecting the public, reducing congestion, and to improve quality of life.
- The Transportation Department and Purchasing recommend awarding the contract to the sole source vendor, Clark Electric Sales dba Clark Transportation Solutions at \$400,000 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-p** [23-0069](#) Three-Year Term Contract with Two Years of Renewal Options for Traffic Control Sign Hardware and Materials for the Transportation Department **(Citywide)**
- This contract will provide traffic control sign hardware (brackets, post caps, and holders) and materials per specifications. Traffic control sign hardware and materials are used for the maintenance and installation of traffic control and street name signs throughout the City.
- The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Pacific Products and Services, Inc. at \$37,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index. This purchase is funded by Local Streets Fund.

6 Take action on the following resolutions:

- *6-a** [23-0005](#) Modifying fees and charges for the Business Services Department by adding a new fee for a Short-Term Rental License. **(Citywide)**
- *6-b** [23-0013](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Pinal County for the installation of a gas sleeve at the Queen Creek Wash. The City will reimburse Pinal County for the costs of \$60,160 funded by Gas Utility Systems Revenue Obligations.
- *6-c** [23-0030](#) Extinguishing a 50-foot drainage easement and a 45-foot drainage easement generally located near the southwest corner of East Peterson Avenue and South 94th Place to allow for the reconfiguration of both easements and to accommodate future development; requested by the property owner. **(District 6)**

- *6-d [23-0065](#) Extinguishing a 20-foot water line easement located at 7722 East Velocity Way to allow for development of the property with two speculative industrial buildings; requested by the property owner. **(District 6)**

7 Discuss, receive public comment, and take action on the following ordinance, and take action on the following resolution relating to the proposed development generally located east of Higley Road on the south side of Thomas Road:

- *7-a [22-1252](#) ZON21-00080 **(District 5)** Within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of East Thomas Road (south side). Located east of Higley Road on the south side of Thomas Road (11± acres). Rezone from Single Residence 90 (RS-90) to Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP), and Site Plan Review. This request will allow for a boat and recreational vehicle storage facility. Russell Skuse, Horrocks Engineers, applicant; R&S Development Group LLC, owner.

Staff Recommendation: Approval with conditions

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

- *7-b [22-1529](#) A resolution approving and authorizing the City Manager to enter into a Development Agreement with R&S Development Group LLC, on approximately 10 acres of land located within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of Thomas Road (south side), regarding sewer line improvements and the temporary use of a private wastewater system for the Project. **(District 5)**

8 Introduction of the following ordinances and setting January 23, 2023 as the date of the public hearing on these ordinances:

- *8-a [23-0024](#) ZON22-00429 "Merwin Rezoning" **(District 2)** Within the 1400 block of North Val Vista Drive (east side) and within the 3600 block of East Huber Street (north side). Located east of Val Vista Drive and north of Huber Street (4.7+ acres). Rezone from Agricultural (AG) to Single Residence-35 (RS-35). This request will allow for a single residence development. Meredith Thomson, Architect, Candelaria Design Associates, LLC, applicant; Merwin Family Trust, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 5-0)

- *8-b** [23-0027](#) ZON22-00546 “Recker and 202 Retail” (**District 5**) Within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side). Located south of Virginia Street on the west side of Recker Road (25± acres). Site Plan Modification and amending the conditions of approval on zoning case Z07-118. This request will allow for a commercial development. Neil Feaser, RCAA, applicant; SUN CITY 115, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 5-0)

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

- *9-a** [22-1525](#) ANX22-01048 “Sossaman Road Right-of-Way De-Annexation” (**District 6**) Ordinance de-annexing public right-of-way to Maricopa County located within the 4200 to 4400 blocks of South Sossaman Road (1.2± acres), subject to approval by the Maricopa County Board of Supervisors. The de-annexation of public right-of-way is allowed pursuant to A.R.S. § 9-471.03.

In 2021, 101± acres of land were annexed into the City, including the land that is the subject of this proposed de-annexation ordinance. Since 2021, Maricopa County has determined that it needs an additional 32 feet of right-of-way in the area, specifically for Sossaman Road. This de-annexation is to accommodate Maricopa County’s right-of-way requirements.

10 Take action on the following subdivision plats:

- *10-a** [23-0014](#) SUB22-00750 “Re-plat of Heritage Village Assisted Living” (**District 5**) Within the 1000 block of North 80th Street (east side). Located south of Brown Road and east of 80th Street. (4.5± acres). John Manross, developer; Anthony Zaugg, Allen Consulting Engineers, Inc., surveyor.
- *10-b** [23-0015](#) SUB22-01117 “Re-Plat of Master Final Plat Avalon Crossing Development Unit 1” (**District 6**) Within the 10000 to 10200 blocks of East Williams Field Road, within the 6000 to 6100 block of South Crismon Road, within the 10000 to 10100 block of East Unity Avenue, and within the 6100 to 6200 block of South Labelle. Located east of Crismon Road and south of Williams Field Road (34.09± acres). Mesa BA Land, LLC, and TB Mesa 1, LLC., developers; Richard G. Alcocer, Coe and Van Loo, LLC, surveyor.
- *10-c** [23-0016](#) SUB22-00172 “Mesa Technology Park II” (**District 6**) Within the 3200 to 3400 blocks of South Ellsworth Road (west side) and the 9000 to 9200 blocks of East Peterson Avenue (north side). Located north of Elliot Road and west of Ellsworth Road (35± acres). Paul Engle, Hunter Engineering, applicant; James Brucci, surveyor.

- *10-d [23-0023](#) SUB21-00963 "Kitchell - 202/Val Vista" (**District 1**) Within the 3300 through 3500 blocks of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (west side). On the northwest corner of Thomas Road and Val Vista Drive (13.1± acres). Physical Resource Engineering, developers; Geoffrey K. Brimhall, surveyor.

Items not on the Consent Agenda

- 11 **Discuss, receive public comment, and take action on the following ordinance, and take action on the following resolution relating to the proposed "'Baseline Logistics Park" formerly known as "Hines"' development:**
- 11-a [22-1428](#) ZON22-00263 "'Baseline Logistics Park" formerly known as "Hines"' (**District 2**) Within the 5600 to 5800 blocks of East Inverness Avenue (north and west sides) and within the 5600 to 5800 blocks of South Sunview (north and south sides). Located east of Higley Road and north of Baseline Road (50± acres). Rezone from Planned Employment Park with a Planned Area Development Overlay and Council Use Permit (PEP-PAD CUP) to Planned Employment Park with a Planned Area Development Overlay (PEP-PAD), Light Industrial with a Planned Area Development Overlay (LI-PAD), and Site Plan Review. This request will allow for an industrial development. Sean Lake, Pew & Lake, PLC, applicant; VHS ACQUISITION SUBSIDIARY NUMBER 11 INC, owner.
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-1)
- 11-b [22-1530](#) Approving and authorizing the City Manager to enter into a Development Agreement with VHS Acquisition Subsidiary Number 11 Inc. related to approximately 50 acres of real property within the 5600 to 5800 blocks of East Inverness Avenue (north and west side) and within the 5600 to 5800 blocks of South Sunview (north and south sides), and generally located east of Higley Road and north of Baseline Road, for the primary purpose of prohibiting and limiting certain land uses. (**District 2**)
- 12 **Hear a presentation and take action on the City of Mesa Fiscal Year 2022 Annual Comprehensive Financial Report and Single Audit Report:**
- 12-a [22-1532](#) Accepting the City of Mesa's Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the Fiscal Year ended June 30, 2022.
- 13 **Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 14 **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.