



**City of Mesa**  
**Notice of Meeting Agenda - Final**  
**City Council**

**Monday, January 23, 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 Francisco Heredia - District 3**  
**Councilmember Mark Freeman - District 1**  
**Councilmember Julie Spilsbury - District 2**  
**Councilmember Jennifer Duff - District 4**  
**Councilmember Alicia Goforth - District 5**  
**Councilmember Scott Somers - District 6**

## Roll Call

Invocation by Pastor Perry Emerick with Central Christian Church.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

### Items on the Consent Agenda

\*2 [23-0138](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

\*3-a [23-0112](#) Brooksee Foundation

This is a one-day event to be held on Saturday, February 4, 2023, from 8:00 A.M. to 2:00 P.M. at Mesa Riverview Park, 2100 West Rio Salado Parkway. **(District 3)**

\*3-b [23-0113](#) St. Bridget Roman Catholic Parish

This is a one-day event to be held on Saturday, February 18, 2023, from 5:30 P.M. to 8:00 P.M. at 2213 North Lindsay Road. **(District 1)**

\*3-c [23-0114](#) GoPuff

An alcohol delivery store is requesting a location transfer of a Series 9 Liquor Store License for GB License LLC, 7427 East Hampton Avenue Suite 133; Andrea Dahlman Lewkowitz, agent. The existing license held by GB License LLC will revert to the State for modification. **(District 6)**

\*3-d [23-0115](#) GoPuff

An alcohol delivery store is requesting a new Series 10 Beer and Wine Store License for GB License LLC, 225 South Hibbert Suite 101; Andrea Dahlman Lewkowitz, agent. The existing license held by GB License LLC will revert to the State. **(District 4)**

**\*3-e**     [23-0116](#)     JJ Madisons All American Grill

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for JJ Madisons Corp., 430 North Power Road; Sheena Kaye Gray, agent. The existing license held by 3rd Base Inc. will revert to the State. **(District 2)**

**\*3-f**     [23-0117](#)     The Taco Spot

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for The Taco Spot III LLC, 542 West Baseline Road Suite 105 - Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 4)**

**4**        **Take action on the following contracts:**

**\*4-a**     [23-0080](#)     Three-Year Term Contract with Two Years of Renewal Options for Water and Wastewater Construction Services **(Citywide)**

Job Order Master contracts for water and wastewater construction services include construction improvements related to water and wastewater plants, systems, and related infrastructure improvements throughout the City.

Staff recommends approving the selection of Garney Construction, Inc. (a Mesa business), Archer Western Construction, LLC, and J.R. Filanc Construction Company, for the Job Order Contracts for water and wastewater construction services. These three master contracts allow for the issuance of multiple individual job orders with a limit of \$4,000,000 per job order, or as otherwise approved by council. The contracts will be funded from the Capital Improvement Program and approved by the appropriate City departments.

**\*4-b**     [23-0129](#)     Three-Year Term Contract with Two Years of Renewal Options for Water-Reducible Alkyd Paint for the Solid Waste Department **(Citywide)**

The Solid Waste Department uses water-reducible alkyd gloss paint to paint the City's trash and recycle bins and roll-off containers.

The Solid Waste Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Bert's Paint, Inc. at \$37,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- \*4-c**     **23-0127**     Dollar-Limit Increase to the Term Contracts for Solid Waste Disposal and Vegetative Waste Processing Services as requested by the Solid Waste Department (**Citywide**)

This contract provides multiple pre-qualified vendors for solid waste disposal and vegetative waste processing services for City of Mesa, Town of Gilbert, and City of Tempe. This contract allows for annual increases according to specified indexes in the contracts. This year, the index increases were between 7.7% and 8.1%. Due to these price increases that went into effect January 1, 2023 and the anticipated growth in the upcoming year, the Solid Waste Department is requesting a contract dollar-limit increase accordingly.

The Solid Waste Department and Purchasing recommend authorizing the amendment, to reflect the revised Contract, increasing by \$550,000 the dollar limit of the multi-vendor Master Agreement, which covers all Solid Waste Disposal and Vegetative Waste Processing Services, from \$10,300,000 to \$10,850,000.

- \*4-d**     **23-0118**     One-Year Term Contract with One-Year Renewal Options for Compressed Natural Gas (CNG) Station Operation and Maintenance Services for the Solid Waste Department (**Citywide**)

This contract will provide CNG station maintenance and repair services; an all-inclusive, maintenance service program to keep the City's CNG stations operating at its optimal level.

The Solid Waste Department and Purchasing recommend authorizing the purchase using the Strategic Alliance for Volume Expenditures (S.A.V.E.)/City of Scottsdale cooperative contract with Clean Energy dba Clean Energy Fuels Corp., at \$235,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-e**     [23-0121](#)     Dollar Limit Increase to the Term Contract for Fingerprinting Services for various City Departments as requested by the Human Resources and Mesa Police Departments **(Citywide)**

This contract provides fingerprinting services for the City's prospective employees, volunteers, contractors, temporary agency workers, permits and licenses, and Mesa Police Department. Staff anticipates an annual increase in criminal fingerprints from 1,700 to 7,000 due to the passage of Senate Bill 1602 that went into effect on January 1, 2023. The new law requires fingerprints for all persons who have been charged with, arrested for, convicted of, or summoned to court as a criminal defendant.

The Human Resources and Mesa Police Departments and Purchasing recommend increasing the dollar limit with Secureone Inc. dba Secureone Livescan Fingerprinting (a Mesa business), Year 3 by \$112,362, from \$92,150 to \$204,512 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-f**     [23-0111](#)     Dollar Limit Increase to the Term Contract for Landscape Maintenance Services for City Facilities - Zone 6 for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract provides landscape maintenance services for all applicable facilities within Zone 6 encompassing 24 City facilities. An increase is needed to add landscaping maintenance services for "The Studios" building.

The Parks, Recreation and Community Facilities Department (PRCF) and Purchasing recommend increasing the dollar limit with Mariposa Landscape Arizona, Inc., by \$36,074.08 for Zone 6, from \$419,764 to \$455,838.08 annually, based on estimated usage.

- \*4-g**     [23-0119](#)     Dollar Limit Increase to the Term Contract for Custodial Services - Zone 6 for the Parks, Recreation and Community Facilities Department (PRCF) **(Citywide)**

The increase is needed to add contracted custodial services for the "The Studios" building. Custodial services/tasks include basic cleaning, clean and buffing, RR detail, carpet extraction, strip and wax, and top scrub at specific intervals.

The Parks, Recreation and Community Facilities Department, and Purchasing recommend increasing the dollar limit with Varsity Contractors, Inc., dba Varsity Facility Services, A KBS Company, Year 3 by \$50,615.67, from \$1,226,078.89 to \$1,276,694.56 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

**\*4-h**     **23-0126**     One-Year Term Contract for SkyLogix Systems, Services and Support for the Parks, Recreation and Community Facilities Department (Sole Source) **(Citywide)**

This contract will provide SkyLogix ARC-10 systems, components, wireless services, and support used for sports remote-controlled field lighting systems.

The Parks, Recreation and Community Facilities Department and Purchasing recommend awarding the contract to the sole source vendor, SkyLogix at \$65,000 annually, based on estimated usage.

**\*4-i**     **23-0123**     Three-Year Term Contract and Two Years of Renewal Options for Landscape Maintenance Services for Parks, Retention Basins, and Sports Fields - Zones 1, 2, 3 and 4 for the Parks, Recreation, and Community Facilities Department **(Citywide)**

These contracts will provide landscape maintenance services for sports fields, parkways, parks, retention basins or grounds adjacent to City facilities. Zone 1 encompasses 634.46 acres of park and retention basin land between Power Road and Meridian Road. Zone 2 encompasses 337.27 acres of park and retention basin land between Power Road and Val Vista Drive. Zone 3 encompasses 255.88 acres of park and retention basin land between Val Vista Drive and Stapley Drive. Zone 4 encompasses 401.47 acres of park and retention basin land between Stapley Drive and Price Road.

The evaluation committee recommends awarding the contract to the highest scored proposals from Mariposa Landscape Arizona, Inc., at \$6,433,286.93 annually, based on estimated usage, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

**\*4-j**     **23-0124**     Use of a Cooperative Contract with an Initial Term of 22-Months and Two Years of Renewal Options for Miscellaneous Construction Materials for the Materials and Supply Warehouse **(Citywide)**

This contract will replenish the Warehouse's inventory with materials that are competitively priced (nationally based volume cooperative and highly discounted pricing) in a timely manner. Materials include brick pavers, block caps, mortar, bags of cement, concrete pads, nails, stakes, sealants, grout, bags of asphalt cold patch, etc.

The Business Services Department and Purchasing recommend authorizing the purchase using the Sourcewell (State of Minnesota) cooperative contract with White Cap, at \$152,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-k**     [23-0125](#)     Three-Year Term Contract with Two Years of Renewal Options for Refurbishment of Electric Distribution Transformers for the Energy Resources Department **(Citywide)**

This contract will provide for the refurbishment of Mesa electric distribution transformers that have been identified as eligible for refurbishment that are the appropriate size and type that are still needed by the Department. The contractor will pick up, transport, test, refurbish, rebuild and deliver units that are ready to return to service. The electric industry supply chain presently is not fully supporting the electric utility schedule needs therefore many utilities have started refurbishing transformers to keep up with demand.

The Energy Resources Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Environmental Management Utility Services, LLC dba Emerald Transformer at \$220,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- \*4-l**     [23-0128](#)     Dollar Limit Increase to the Term Contract for the Subscription Service for the Hosted Customer Relationship Management (CRM) and Box Office Ticketing System for the Mesa Arts Center **(Citywide)**

Mesa Arts Center has been successfully using this hosted solution, AudienceView, a ticketing system for the past eight years. The system provides ticket sales, theatre access management, fund reconciliation and accounting, customer information management, and marketing. This dollar limit increase will be needed to cover the invoices for the current contract year.

The Arts and Culture Department and Purchasing recommend increasing the dollar limit with AudienceView Ticketing Corp., Year 9 by \$10,000, from \$145,000 to \$155,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

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

- \*5-a**     [23-0140](#)     Approving and adopting the Mesa General Plan 2050 Public Participation Plan. **(Citywide)**

**6        Introduction of the following ordinances and setting February 13, 2023 as the date of the public hearing on these ordinances:**

- \*6-a**     [23-0120](#)     Amending Title 3, Chapter 2, Section 1, of the Mesa City Code, governing the organization of the City's Fire Department, to reflect the name "Mesa Fire and Medical Department," and to add language describing the expanded scope of services. **(Citywide)**

- \*6-b**     **23-0082**     ZON21-00129 “Sweetwater” (**District 1**) Within the 2200 to 2400 blocks of East McDowell Road (south side). Located east of Gilbert Road on the south side of McDowell Road (9± acres). Rezone from Single Residence 43 (RS-43) and Single Residence 43 with Historic Landmark Overlay (RS-43-HL) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development with associated commercial use. Ryan Nelson, Sweetwater Companies applicant; RON BAILLY TRUST/GUNNING MARK S, owner.

Staff Recommendation: Approval with conditions

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

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

- \*7-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)

- \*7-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)



**Items not on the Consent Agenda**

- 8 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:**
- 8-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)
- 8-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)
- 9 Conduct a public hearing, discuss, and take action on the appeal of the Planning and Zoning Board's approval of the site plan in case ZON22-00829 "Mesa Self Storage":**
- 9-a [23-0086](#)** ZON22-00829 "Mesa Self Storage" (District 4) Within the 400 block of South Morris (west side) and within the 300 block of West Broadway Road (south side). Located east of Country Club Drive on the south side of Broadway Road (1.3± acres). Site Plan Review. This request will allow for a self-storage facility. James Hamilton, DXD Capital, applicant; B & T Lucas Family Trust, owner.
- Staff Recommendation: Approval with conditions  
P&Z Board Decision: Approval with conditions (Vote: 6-1)
- The City Council may affirm, reverse, or modify the decision of the Planning and Zoning Board or may remand the case to the Planning and Zoning Board.

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

**11 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.