



# City of Mesa

*Council Chambers  
57 E. First Street*

## City Council

### Meeting Agenda - Final

**Monday, November 21, 2016**

**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 Dennis Kavanaugh - District 3***

***Councilmember Dave Richins - District 1***

***Councilmember Alex Finter - District 2***

***Councilmember Chris Glover - District 4***

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

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

## Mayor's Welcome

## Roll Call

*(Members of the Mesa City Council will attend either in person or by telephone conference call)*

**Invocation by Senior Pastor Dave Swope with Calvary Baptist Church.**

## Pledge of Allegiance

## Awards, Recognitions and Announcements

### 1 Take action on all consent agenda items.

#### Items on the Consent Agenda

\*2 [16-1208](#) Approval of minutes of previous meetings as written.

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

\*3-a [16-1203](#) American Cancer Society Inc.

This is a one-day charitable event to be held on Friday, December 2, 2016 from 5:30 P.M. to 8:00 P.M., at 3426 East Baseline Road, Suites 101-103.

**(District 2)**

\*3-b [16-1211](#) Neighborhood Economic Development Corporation

This is a one-day charitable event to be held on Sunday, December 11, 2016 from 9:00 A.M. to 4:00 P.M., at 218 West Main Street. **(District 4)**

\*3-c [16-1204](#) AZ Karaoke & Bar

A karaoke bar is requesting a new Series 7 Beer and Wine Bar License for Cashbox KTV LLC, 1844 West Broadway Road - Selena Wang, agent. There is no existing license at this location. **(District 3)**

\*3-d [16-1212](#) Fired Pie

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for FPRW LLC, 1003 North Dobson Rd, Suite 106 - Jesus Altamirano, agent. There is no existing license at this location. **(District 1)**

**\*3-e**     **16-1205**     Mvpita Mediterranean Grill

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Warde LLC, 1066 North Power Road, Suite 103 - Michelle Lauren Warde, agent. There is no existing license at this location.  
**(District 5)**

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

**\*4-a**     **16-1198**     One-Year Renewal of the Term Contract for Street Sweeper Brooms for the Fleet Services Department **(Citywide)**

This contract provides replacement brooms for the City's street sweeping vehicles.

The Fleet Services Department and Purchasing recommend authorizing the renewal contract with United Rotary Brush Corporation, at \$70,200, based on estimated requirements.

**\*4-b**     **16-1201**     One-Year Renewal of the Term Contract for Automotive Transmission Repairs, Services and Replacements for the Fleet Services, and Fire and Medical Departments **(Citywide)**

This contract will provide automotive transmission parts, repair and replacement services for the City's heavy-duty vehicles and light-duty vehicles.

The Fleet Services and Fire and Medical Departments, and Purchasing recommend authorizing the renewal contract using the S.A.V.E./Mesa Public Schools cooperative contract with W.W. Williams, Sun Devil Auto (a Mesa Business), and AAMCO (AZ Transmission Systems) (a Mesa Business), cumulatively not to exceed \$375,000 annually, based on estimated requirements.

**\*4-c**     **16-1199**     One-Year Renewal of the Term Contract for Meals for the Police Department Holding Facility **(Citywide)**

The Police Department's holding facility is a temporary holding area that has a daily population of 40 to 70 detainees. Detainees present during meal times are offered a simple meal generally consisting of a turkey/cheese sandwich and granola snack bar.

The Police Department, and Purchasing recommend authorizing the contract renewal with MARC Community Resources Inc. (a private non-profit corporation in Mesa), at \$40,000.

**\*4-d**     **16-1197**     Three-Year Term Contract for Portable and Mobile Two-Way Radios for the Police Department **(Citywide)**

This contract will provide portable and mobile two-way radios and related accessories and equipment to replace the radios currently being used by the Police Department. The radios currently in use are up to 14 years old and have reached the end of their useful life. The radios are no longer guaranteed support from the vendor and users have been experiencing increasing radio failures. The Police Department will lease-to-purchase an initial quantity of 1,793 radios and related equipment. The cost of this purchase, \$8,492,324, will be paid over three years (\$2,830,774.67 per year). These payments will be funded by General Fund Capital.

Additionally, the Police Department requests additional capacity of \$713,130 annually through the three-year term to purchase equipment as needed for new hires and expanded programs requiring the need for radio communication. As these purchases are needed, funding sources will be identified.

The evaluation committee recommends awarding the contract to the highest-scored proposal from Motorola Solutions, Inc., up to \$3,550,000 annually, based on estimated requirements.

**\*4-e**     **16-1202**     Three-Year Term Contract for Wood Poles for the Materials and Supply Warehouse (for the Energy Resources Department) **(Citywide)**

The Energy Resources Department-Electric Utility uses wood poles to support overhead electric power lines and associated equipment such as transformers and capacitor banks. This contract specifies treated, roofed and pre-drilled Douglas fir poles.

The Business Services and Energy Resources Departments, and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders, McFarland Cascade Holdings, Inc.; and Border States Electric; cumulatively not to exceed \$43,900 annually, based on estimated requirements.

**\*4-f**     **16-1200**     Three-Year Term Contract for Bulk Methanol for Wastewater Treatment for the Water Resources Department **(Citywide)**

This contract will provide bulk methanol for the Northwest Water Reclamation Plant. The plant uses methanol as a carbon source in the aeration basin system for their water treatment process.

The Water Resources Department and Purchasing recommend awarding the contract to the lowest, responsible and responsive bidder, Tarr Acquisition, LLC, dba Tarr, LLC, at \$135,000 annually, based on estimated requirements.

**\*4-g**     **16-1195**     Central Arizona Project (CAP) Raw Water Pipeline - Construction Manager at Risk (CMAR) **(District 6)**

The City of Mesa is currently in the process of building a new water treatment plant at the northeast corner of the Elliot Road and Signal Butte Road intersection. This proposed pipeline will provide a water source for this treatment plant. This 54-inch pipeline will extend approximately 3-miles from the existing turnout structure at the CAP canal, to the Signal Butte Water Treatment Plant. The raw water pipeline will deliver up to 53 million gallons of water per day to be treated at the plant.

Staff recommends selecting Garney Construction as the CMAR for this project, and award the Pre-Construction Services contract in the amount of \$54,800. This project will be funded by the 2014 authorized Water bonds.

**\*4-h**     **16-1194**     Pioneer Park Improvements - Construction Manager at Risk (CMAR) **(District 4)**

Pioneer Park improvements include the addition of a new water play plaza, installation of an iconic play structure, remodel and ADA upgrades to the existing restroom, relocation and reconstruction of two basketball courts, a train plaza with interactive features, expansion of Wi-Fi coverage and infrastructure to support special events, new landscaping in multiple areas as well as new site furnishings and lighting fixtures throughout the park.

Staff recommends selecting Haydon Building Corporation as the CMAR for this project, and awarding a pre-construction services contract in the amount of \$48,864. This project is funded by the 2012 authorized Parks bonds.

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

- \*5-a**     [16-1196](#)     Approving and authorizing the City Manager to enter into the Second Amendment to the Desert Creek at Las Sendas-Parcel 51 Development Agreement with JCA Holdings, LLC, to add Section 8.3.5, which will allow the development of parcel number 219-19-007P upon the issuance of building permits for a Senior Living Community on adjacent parcels, and to remove language in the Development Agreement requiring minimum general/medical office improvements on parcel number 219-19-007V. **(District 5)**
- \*5-b**     [16-1209](#)     Approving the street name change from East Medina Avenue to East Steven Pollard Avenue from South Ellsworth Road to a point 890 feet west of South Ellsworth Road, as recommended by the Sustainability and Transportation Committee. The cost to the City will be approximately \$1,100. **(District 6)**
- \*5-c**     [16-1222](#)     Canvassing, declaring and adopting the results of the General Election, consolidated with the Statewide General Election, held on November 8, 2016.

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

- \*6-a**     [16-1119](#)     Z16-035 **(District 4)** 500 block of South Pasadena (east side), between 521 and 551 South Pasadena excluding 525, 531, 537, but including the property behind (east of) those three addresses. Located south of Broadway Road and west of Mesa Drive. (1.67 ± acres). Rezoning from RM-2 and RM-3-PAD to RM-2-BIZ and Site Plan Review. This request will allow development of attached single residences within a multi-residential district. Bruce Tulley, Trapezium Consulting Group, applicant; Kevin Zrik, CFZ Development LLC, owner.
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- \*6-b**     [16-1163](#)     Z16-045 **(District 1)** 3400 to 3500 block of East Thomas Road (south side). Located west of Val Vista Drive on the south side of Thomas Road (11.34± acres). Rezoning from LC-PAD to RM-2-PAD-PAD; and amending Parcel E of the Lehi Crossing DMP to allow multiple-residence development rather than unspecified limited commercial land uses; and Site Plan Review. Brennan Ray, Bruch & Cracchiolo, P.A., applicant; Engel Investments, L.P., owner.
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- \*6-c**     **16-1166**     Z16-046 (**District 3**) 1800 block of West Main Street (north side), 100 Block of North Dobson Road (east side) and 100 block of North Sycamore (west side). Located east of Dobson Road, north of Main Street and west of Sycamore (20.59± acres). Rezoning from ID-2, GC-BIZ, LC-BIZ and LC to T4N, T4NF, T5N, T5MSF, and T5MS and the adoption of a Smart Growth Community Plan including a Preliminary Development Plan. This request will allow development of a transit-oriented neighborhood including but not limited to uses such as multi-residences, townhomes, parking garages, commercial retail and services, senior living facilities, extended care facilities, and education facilities. Neil Calfee, Miravista Holdings, applicant; Sycamore Station Fund LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0-1)

**7     Take action on the following subdivision plat:**

- \*7-a**     **16-1192**     “Tri-City Pavillions II” (**District 3**) The 1800 to 2000 blocks of West Main Street (north side). Located on the northeast corner of Dobson Road and Main Street. 4 LC commercial lots (11.69± acres). Tri City Retail, LLC, developer. David Klein, Superior Surveying Services, Inc., surveyor.

**Items not on the Consent Agenda**

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

- 9     Adjournment.**

The Council may vote to hold an executive session for the purposes of obtaining legal advice from the City Attorney (A.R.S. §38-431.03A(3)) or to discuss and instruct the City Attorney regarding the City’s position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))