



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

Monday, August 31, 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.

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

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: A moment of silence.

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

***2 [20-0825](#)** Approval of minutes of previous meetings as written.

3 Take action on the following contracts:

***3-a [20-0839](#)** One-Year Renewal with a One-Year Renewal Option to the Term Contract for Graphic Design Services for the Arts and Culture Department, Mesa Arts Center **(Citywide)**

Over the past three years, HAPI has been contracted with the Mesa Arts Center for managing the design of all marketing collateral and launching the brand effort to expand outreach and awareness in the community. The vendor has been involved in the concept creation for major community events including print ads, brochures, fliers, posters, digital art, mailers, window clings, and more.

The Arts and Culture Department and Purchasing recommend authorizing the renewal with Hackett Advertising Public Relations Interactive, dba, HAPI, at \$72,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***3-b 20-0837** Ratification of Emergency Purchases made under the Mesa CARES Program (Mesa CARES Funds) **(Citywide)**

These purchases of materials and services were made and approved supporting the Mesa CARES programs; Feeding Mesa, Housing Assistance, Community Health and Safety, and Program Management during the period of March through July 2020. These items do not reflect all expenditures under Mesa CARES but those that require Council approval under City procurement policy.

The Business Services Department recommends ratifying these emergency purchases from Personal Touch Catering; Naumann Hobbs Material Handling; Ramadas Investments II, LLC; DH Pace; Rocket Distributors, LLC; Trane US, Inc.; B&H Foto & Electronics Corp; Dell Marketing LP; IT1 Source, LLC; and Worldwide Technology, LLC, totaling \$4,484,438.64.

***3-c 20-0833** Purchase of Six Emergency Response Vehicles (All Additions) for the Mesa Fire and Medical Department **(Citywide)**

This purchase is in support of the transition of providing Basic Life Support (BLS) and Advanced Life Support (ALS) transport services to the City. The purchase will increase the City's fleet to twelve vehicles.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the purchase using the Houston-Galveston Area Council (H-GAC) cooperative contract with Professional Sales & Service, L.C., at \$1,626,428.82, including sales tax, based on estimated requirements. This purchase is funded by the Ambulance Transport Fund.

***3-d 20-0838** Purchase of Fifteen In-Vehicle Routers (Additions) for Medical Response Vehicles for the Mesa Fire and Medical Department **(Citywide)**

These routers will allow Mesa Fire and Medical to seamlessly switch between either AT&T FirstNet or Verizon service, based on which carrier has the best signal strength in the area. This will ensure crews always stay connected to the Mesa Regional Dispatch Center and receive pertinent emergency information in the quickest way possible.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Discount Cell, Inc., at \$50,000, based on estimated requirements. This purchase is funded by the General Fund through the Department of Innovation and Technology's Lifecycle Program.

***3-e [20-0840](#) Three-Year Term Contract with Two Years of Renewal Options for Storm Drain Grate Welding and Tethering Services for the Transportation Department (Citywide)**

This contract will provide storm drain tethering (welding) to secure storm drain grates to prevent theft and storm drain trash rack repairs in the field on an as-needed basis.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Grate Solutions Company, Inc., at \$32,300 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by the Environmental Compliance Fee.

***3-f [20-0832](#) Fire Station No. 221 Construction Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) (District 6)**

Over the last several years, southeast Mesa has experienced significant population growth. As this growth continues, emergency call volumes will continue to increase for the area. The addition of Fire Station No. 221 is necessary to address this increase in demand.

Fire Station No. 221 will be located approximately 2,000 feet northeast of the intersection of South Ellsworth and East Ray Roads, at the corner of Point Twenty-Two Boulevard and South Pasteur. The station will contain approximately 12,000 square feet of usable space with four drive-thru apparatus bays, eight dorm rooms, two Captain's offices, a kitchen, dining room, dayroom, job/task conditioning areas, crew office, Fire/EMS Training/Community Room, and associated operations based functions, which address typical fire station requirements.

Staff recommends awarding the contract for this project to CORE Construction, Inc. (a Mesa business) in the amount of \$5,850,174 (GMP) and authorizing a change order allowance in the amount of \$585,017.40 (10%), for a total award of \$6,435,191.40. This project is funded by 2018 authorized Public Safety bonds and developer contribution.

3-g [20-0828](#) Lewis East Substation Rebuild Project - Construction Manager at Risk (CMAR) and Pre-Construction Services Contract **(District 4)*

This project will replace the 45-year-old transformer and associated switchgear and up-size the existing 22.4 megavolt-amperes (MVA) transformer to a 28 MVA transformer to support downtown's growing electrical demand. In addition to the equipment replacement, portions of the substation facility will be re-arranged to provide greater flexibility for routine maintenance. The rearrangement will necessitate site grading, new concrete pads to accommodate the larger substation transformer footprint, and other ancillary support structures.

Staff recommends selecting Builders Guild Inc.(a Mesa business) as the CMAR for this project and awarding a Pre-Construction Services contract in the amount of \$75,189. This project is funded by 2014 Electric bonds.

3-h [20-0836](#) Falcon Field Higley Ramp East Reconstruction Project **(District 5)*

Higley Ramp East was constructed in 2001. In 2017, ADOT evaluated the Higley Ramp East pavement and found that routine maintenance is no longer a solution to protect the current pavement and that full removal and replacement is necessary. The scope of the project is full removal and replacement of the existing pavement, which includes removal and replacement of all aircraft tie downs.

Staff recommends awarding the contract for this project to the lowest, responsible bidder, Combs Construction Company, Inc., in the amount of \$498,464 and authorizing a change order allowance in the amount of \$49,846.40 (10%), for a total award of \$548,310.40. This project is funded by the Arizona Department of Transportation's Airport Development Reimbursable Grant and Falcon Field Capital Grants Fund.

4 Take action on the following resolution:

4-a [20-0842](#) Approving the sale of land, and authorizing the City Manager to enter into a Purchase and Sale Agreement, Development Agreement and Parking Easement with EV Development, LLC, for the development of approximately 0.9± acres of property generally located at the southeast corner of Pepper Place and Robson. The Agreements facilitate the redevelopment of the property into mixed-use project consisting of a seven-story building with ground floor commercial, market-rate residential units and a parking garage that will generate significant economic benefits to the City of Mesa. **(District 4)*

5 Introduction of the following ordinances and setting September 14, 2020 as the date of the public hearing on these ordinances:

***5-a** [20-0822](#) ANX20-00206 (**District 6**) Annexing property located south of Ray Road and east of Mountain Road (6.0± acres). Initiated by the property owner, SRF Holding, LLC.

***5-b** [20-0757](#) ZON20-00207 (**District 6**) Within the 11200 block of East Ray Road (south side) and within the 5200 block of South Mountain Road (east side). Located west of Meridian Road on the south side of Ray Road (3.9± acres). Rezone from RS-43 to NC. This request will establish commercial zoning for future development. Rod Jarbo, applicant; SRF Holding, LLC, owner.

Staff Recommendation: Approval with conditions

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

***5-c** [20-0846](#) ZON20-00475 (**District 6**) Within the 10500 to 10800 blocks of East Southern Avenue (south side). Located west of Signal Butte Road on the south side of Southern Avenue (3.6± acres). Rezone from Multiple Residence 4 (RM-4) with a Planned Area Development Overlay (PAD) to Limited Commercial (LC)-PAD. This request will correct an error in the ordinance map approved with zoning case ZON19-00872, and 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 Discuss, receive public comment, and take action on the following ordinance:

***6-a** [20-0756](#) ZON20-00204 (**District 3**) 860 and 864 West Southern Avenue. Located east of Alma School Road on the north side of Southern Avenue (2± acres). Rezone from NC and LC to LC-BIZ; and Site Plan Review. This request will allow for an office building and self-storage facility. Neil Feaser, RKA Architects, Inc., applicant; Creation Funding, LLC, owner.

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

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

8 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.