



***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](http://Mesa11.com/live), [www.youtube.com/user/cityofmesa11/live](http://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](http://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 the Council, and it is your turn to speak, you will be prompted to unmute your line to provide comment.

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, March 1, 2021**

**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](https://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 the Council, and it is your turn to speak, you will be prompted to unmute your line to provide comment.

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](https://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 Jennifer Duff - District 4  
Councilmember Mark Freeman - District 1  
Councilmember Julie Spilsbury - District 2  
Councilmember Francisco Heredia - District 3  
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**     **21-0219**     Approval of minutes of previous meetings as written.

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

**\*3-a**     **21-0215**     One-Year Renewal with a One-Year Renewal Option to the Term Contract for Fire Hose for the Mesa Fire and Medical Department **(Citywide)**

This contract provides fire hose for the department as needed. The fire hoses meet National Fire Protection Association standards and are used to replace existing hoses removed from service due to age or failure.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the renewal with L. N. Curtis & Sons, at \$78,800 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

**\*3-b**     **21-0217**     Three-Year Term Contract with Two Years of Renewal Options for Streetlight Painting Services for the Transportation Department **(Citywide)**

This contract will provide streetlight painting services of existing luminaries, poles, and pole skirts where applicable. After painting is complete at pre-determined locations, the remainder of the contract will be for services on an as-needed, where-needed basis.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Cobalt Companies, dba Cobalt Coatings, at \$102,450 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by the Local Streets Fund.

- \*3-c**     [21-0216](#)     Purchase of Stormwater Sampling Equipment Components (Replacement) for the Environmental Management and Sustainability Department (Sole Source) **(Citywide)**

This purchase will provide critical components (flowmeters, modems, sensors, and associated accessories) for five, ISCO sampling stations that are experiencing operational issues. Replacing this equipment is necessary to resolve the issues and update obsolete equipment at the sampling stations.

The Environmental Management and Sustainability Department and Purchasing recommend authorizing the purchase from the sole source vendor, Western Environmental Equipment Company, at \$28,468.25, based on estimated requirements.

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

- \*4-a**     [21-0218](#)     Extinguishing a portion of a 20-foot waterline easement located at 8046 East Ray Road to allow for the construction of a commercial warehouse building; requested by the property owner. **(District 6)**

**5     Introduction of the following ordinance and setting March 15, 2021 as the date of the public hearing on this ordinance:**

- \*5-a**     [21-0158](#)     ZON20-00538 **(District 1)** Within the 1200 to 1400 blocks of West Bass Pro Drive (south side) and the 1100 block of North Alma School Road (west side). Located south of the 202 Red Mountain Freeway on the west side of Alma School Road (30.9± acres). Modification to the Planned Area Development (PAD) Overlay on the property to amend condition #1 of Ordinance No. 4847 to allow development of a new office building and parking garage within an existing office development. Michael Edwards, The Davis Experience, applicant; Salt River Point, LL LLC, owner.

Staff Recommendation: Approval with conditions

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

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

- \*6-a**     **21-0151**     ZON20-00562 (**District 6**) Within the 5300 block of South Power Road (east side). Located south of Ray Road and east of Power Road (2.4± acres). Modification of an existing PAD; and Site Plan Review. This request will allow for the development of a hotel. Taylor Earl, Earl and Curley, applicant; Mesa Hotel Partners, LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*6-b**     **21-0150**     ZON20-00491 (**District 6**) Within the 5200 to 5300 blocks of South Ellsworth Road (east side), the 5300 through 6200 blocks of the South Crismon Road alignment (east and west sides), the 9800 to 10000 blocks of the East Williams Field Road alignment (north and south sides) and the 10000 to 10200 blocks of East Williams Field Road (north side). Located on the north side of the future State Route 24 freeway alignment between Ellsworth Road to approximately one-quarter mile east of the Crismon Road alignment (465± acres). Major Amendment to the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan. This request is to modify sections of the approved Community Plan and Land Use Budget allocations for Development Unit 3 within the Plan. Susan Demmitt, Gammage and Burnham, PLC, applicant; PPGN-Williams, LLLP, owner.

Staff Recommendation: Approval with conditions

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

- \*6-c**     **21-0152**     ZON20-00609 (**District 1**) 731 North Alma School Road. Located north of University Drive on the east side of Alma School Road (1.2± acres). Rezone from OC to RS-6. This request will allow for a single residence use. Randal L. Courtney, applicant; Randal L. Courtney, owner.

Staff Recommendation: Approval with conditions

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

- \*6-d**     **21-0153**     ZON20-00769 (**District 6**) Within the 8400 to 8800 blocks of East Elliot Road (north side) and within the 3400 to 3600 blocks of South Hawes Road (east side). Located east of Hawes Road and north of Elliot Road (77± acres). Rezone from LI-PAD to LI-PAD; and Site Plan Review. This request will allow for an industrial development. Eric Zitny, Ware Malcomb, applicant; Loop 202 & Elliot Road Parcel #2 LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*6-e**     [21-0154](#)     ZON20-00815 (**District 3**) Within the 100 block of South Dobson Road (west side). Located south of Main Street on the west side of Dobson Road (2.5± acres). Rezone from GC to GC-BIZ overlay; and Site Plan Review. This request will allow for a commercial development. Rick Daughtery, 3rd Story Architecture, applicant; WJC, LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*6-f**     [21-0155](#)     ZON20-00861 (**District 6**) The 3600 to 4400 blocks of South Ellsworth Road (east side), the 3600 to 4200 blocks of South Eastmark Parkway (west side), the 9200 to 9600 blocks of East Elliot Road (south side), and the 9200 to 9800 blocks of East Warner Road (north side). Located south of Elliot Road and north of Warner Road between Ellsworth Road and Signal Butte Road (325± acres). Major Amendment to the Eastmark Community Plan. This request is to modify the character descriptions for Development Units 1 and 2 of the Eastmark Community Plan. Jill Hegardt, DMB Associated, Inc., applicant; DMB Mesa Proving Grounds LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*6-g**     [21-0157](#)     ANX20-00665 (**District 5**) Annexing property located north of University Drive and west of Ellsworth Road (1.0± acre). Initiated by the applicant, Reese Anderson, Pew and Lake, P.L.C.; for the owners, Vance and Amanda Williams.

## **7     Take action on the following subdivision plats:**

- \*7-a**     [21-0201](#)     “Metro Mesa Phase III” (**District 3**) Within the 1800 to 2000 blocks of South Hobson (east side); within the 600 to 800 blocks of East Baseline Road (north side); within the 1700 to 2000 blocks of South Horne (west side); and within the 600 to 800 blocks of East Auto Center Drive (south side). Located north of Baseline Road and east of Mesa Drive (47± acres). Metro East Valley Holdings Phase Three, LLC, developer; Geoffrey K. Brimhall, KAEKO, surveyor.
- \*7-b**     [21-0202](#)     “Metro Mesa Phase IV” (**District 3**) Within the 500 block of East Auto Center Drive (south side); and within the 1800 block of South Hobson (west side). Located north of Baseline Road and east of Mesa Drive (4.51± acres). Metro East Valley Holdings Phase Three, LLC, developer; Geoffrey K. Brimhall, KAEKO, surveyor.

- \*7-c**     [21-0203](#)     “The ANNEX at Cadence” (**District 6**) Within the 9300 to 9500 blocks of East Cadence Parkway (west side). Located east of Ellsworth Road and south of Ray Road (10.3± acres). Newport Homes, LLC, developer; Raymond S. Munoz III, EPS Group, surveyor.
- \*7-d**     [21-0204](#)     “Overlook at Forest Knoll” (**District 1**) Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road (9.3± acres). 2515 Harris, LLC, developer; Philip M. Fedor, Bowman Consulting, surveyor.

### **Items not on the Consent Agenda**

#### **8     Take action on the following resolution:**

- 8-a**     [21-0224](#)     Approving and authorizing the City Manager to enter into a Development Agreement, a Government Property Lease Excise Tax (GPLET) Lease Agreement, and a Perpetual Easement Agreement, for the development of approximately 9.7± acres of property generally located in downtown Mesa at the southeast corner of East Main Street and South Sistine. The three Agreements facilitate the redevelopment of the property into a mixed-use project consisting of four multi-story buildings with ground floor commercial, market-rate residential units, residential amenities, and parking, that will generate significant economic benefits to the City of Mesa. (**District 4**)

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

- 9-a**     [21-0214](#)     Amending Title 6 of the Mesa City Code (Police Regulations) by repealing Chapter 14, entitled “Fair Housing,” in its entirety, and adding a new Chapter 14 entitled “Non-Discrimination Code,” prohibiting discrimination in public accommodations, employment, and housing on the basis of race, color, ethnicity, national origin, age, disability, religion, sex, sexual orientation, gender, gender identity, veteran’s status, marital status, or familial status, with certain exclusions. (**Citywide**)

#### **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.