



## CITY OF MESA NOTICE OF MEETING & AGENDA - FINAL CITY COUNCIL

**Monday, May 2, 2022  
5:45 PM**

**Mesa Council Chambers  
57 E. First Street, Mesa, Arizona**

**PARTICIPATING AND ATTENDING MEETINGS:** The public is welcome and encouraged to speak at City Council regular meetings on an agenda item or on an issue that is not specifically on the agenda during "Items from Citizens Present." The public may attend and participate in person, electronically, and telephonically. Speakers will generally be given three minutes.

**IN PERSON COMMENT:** Submit a blue speaker/comment card to the City Clerk prior to the meeting. You have the choice to have your comments read aloud or to speak. If you choose to speak, your name will be called, and you will be asked to address Council at the lectern.

**TELEPHONE COMMENT:** Submit an online comment card *at least one hour* prior to the meeting by going to [mesaaz.gov/bluecard](http://mesaaz.gov/bluecard). At the start of the meeting, **call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 5301232921** and follow the prompts. You will be prompted to unmute your line when it is time for you to speak.

**ELECTRONIC COMMENT:** Submit an online comment card *at least one hour* prior to the start of the meeting by going to [mesaaz.gov/bluecard](http://mesaaz.gov/bluecard). The comment will be read during the live meeting that can be watched on local cable Mesa Channel 11 or online at [mesaaz.tv/live](http://mesaaz.tv/live) or <https://facebook.com/CityofMesa>.

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

**CONSENT AGENDA:** All items listed 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. Please submit a blue speaker/comment card to the City Clerk before the meeting to move an item off the consent agenda.

**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. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.

**DECORUM:** All persons attending the Council meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Any person interfering with the meeting will be asked to leave or removed from the meeting and will not be allowed to return. To give everyone an opportunity to speak, comments are generally limited to three minutes unless otherwise determined by the Mayor. Comments must be relevant to the item being discussed, except during Items from Citizens Present. Councilmembers are generally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda. If you are with a group, please designate a spokesperson. When it is your turn, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. If you have materials to hand out, please give them to the City Clerk for distribution to the Council and staff. Eleven copies of each document are needed to insure there are enough handouts. Political campaigning is prohibited by state law.

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. 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 David Luna – District 5**  
**Councilmember Kevin Thompson – District 6**

## Mayor's Welcome

## Roll Call

Invocation by Reverend Dr. Rula Colvin with Red Mountain United Methodist Church.

## Pledge of Allegiance

## Awards, Recognitions and Announcements

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

### Items on the Consent Agenda

\*2 [22-0444](#) Approval of minutes of previous meetings as written.

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

\*3-a [22-0568](#) Operation Restoring Veteran Hope

This is a one-day event to be held on Saturday, May 21, 2022, from 10:00 A.M. to 5:00 P.M. at Desert Winds Harley Davidson, 922 South Country Club Drive. (District 4)

### 4 Take action on the following contracts:

\*4-a [22-0581](#) Dollar-Limit Increase to the Term Contract for Contractor Building Maintenance Services as requested by the Parks Recreation and Community Facilities Department (PRCF) (Citywide)

The increase will provide sufficient funding for necessary repairs to Mesa City Plaza and Dobson Ranch Golf Course, as well as future building maintenance services required by PRCF, until the contract expires on 10/31/2022.

The Parks Recreation and Community Facilities Department and Purchasing recommend increasing the dollar limit with Builders Guild Inc. (a Mesa business), Diamond Ridge Development, East Valley Disaster Services (a Mesa business), SDB Inc., Skyline Builders, August Building Company, LLC; BWC Enterprises Inc., dba Woodruff Construction; and Robert N Ewing General Contractor, Year 5 by \$3,500,000, from \$2,700,000 to \$6,200,000, based on estimated requirements.

- \*4-b**     [22-0565](#)     Three-Year Term Contract with Two Years of Renewal Options for Aquatic Maintenance Parts for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide aquatic maintenance repair parts and new equipment for the 11 sites maintained by PRCF - Aquatics Maintenance. These repair and maintenance parts are critical to the proper operations and continued safety of the City's commercial aquatic facilities.

The Parks, Recreation and Community Facilities Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders, Aquatic Environmental Systems and John Strider, dba Diving Board Solutions, LLC, at \$45,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-c**     [22-0601](#)     Purchase of New Employee Onboarding Software (Addition) for the Human Resources Department (as requested by the Office of ERP Management) (Sole Source) **(Citywide)**

This subscription software solution is intended to automate the onboarding processes performed by the Human Resources New Hire Team. The Onboarding module provides the ability to create new hire checklists, electronically deliver required new hire paperwork, and uses the new hire candidates existing NeoGov personal profile to access and complete required tasks and paperwork. The City currently uses the NeoGov Insight recruitment module that facilitates all aspects of the recruiting process from the opening and approval of a new or replacement requisition, through the screening, interview, offer, and candidate acceptance steps. Onboarding is designed to work in tandem with Insight recruitment module.

The Human Resources Department, Office of ERP Management and Purchasing recommend awarding the contract to NeoGov, at \$82,899.94.

- \*4-d**     [22-0566](#)     Four-Month Contract Extension and Dollar-Limit Increase to the Term Contract for GEA Westfalia Centrifuge Parts and Services for the Water Resources Department (Sole Source) **(Citywide)**

This contract provides GEA Westfalia centrifuge parts, and repair and maintenance services essential to safely operating all GEA Westfalia separator decanters at the Greenfield and Northwest Water Reclamation Plants. The department requests to extend this contract for four months and increase the contract amount by \$670,000. This contract extension and increase will allow the Water Resources Department to complete inspections, identified maintenance needs, and work in progress with the vendor, as the City completes establishment of a new contract.

The Water Resources Department and Purchasing recommend extending the contract and increasing the dollar-limit with GEA Mechanical Equipment US, Inc., by \$670,000, from \$450,000 to \$1,120,000.

- \*4-e**     [22-0570](#)     Three-Year Term Contract with Two Years of Renewal Options for Lycofit Mechanical Fittings for the Materials and Supply Warehouse (for the Energy Resources Department) (Single Bid Response) **(Citywide)**

This contract provides Lycofit mechanical fittings for new construction projects and the maintenance and repair of existing gas utilities. Energy Resources Department - Gas Utility uses these mechanical fittings, manufactured by R.W. Lyall & Company, Inc., to connect polyethylene pipe in the City's natural gas distribution system.

The Business Services and Energy Resources Departments and Purchasing recommend awarding the contract to the qualified, responsive, and responsible bidder, Border States Industries, Inc., at \$242,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-f**     [22-0567](#)     Monterey Park Expansion - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 **(District 6)**

The expansion of Monterey Park is needed for additional baseball/softball fields and parking lot, irrigation system, landscape improvements, pickleball courts, playground and a small library building. The first GMP No. 1 includes site clearing and mass grading, installation of underground utilities, irrigation infrastructure, field lighting, fencing, landscaping, and some hardscapes. A second GMP will be presented to Council at a future date to include the remainder of the project scope.

Staff recommends awarding a construction services contract to the CMAR, Hunter Contracting Co., in the amount of \$8,450,179.41 (GMP), and authorizing a change order allowance in the amount of \$422,508.97 (5%), for a total amount of \$8,872,688.38. The project is funded by 2018 General Obligation bonds and Capital General Funds.

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

- \*5-a**     [22-0564](#)     Extinguishing a drainage easement and drainage covenant located at 3745 South Power Road to accommodate construction of a new coffee shop; requested by the property owner. **(District 6)**
- \*5-b**     [22-0534](#)     Extinguishing a portion of a 20-foot public utility easement and public utilities and facilities easement located at 1506 South Signal Butte Road to accommodate the construction of a new Whataburger restaurant; requested by the property owner. **(District 5)**
- \*5-c**     [22-0579](#)     Extinguishing a portion of a 20-foot public utility easement and public utilities and facilities easement, a temporary drainage easement, and a portion of a 10-foot drainage easement, all located at 1458 South Signal Butte Road to accommodate the construction of a new commercial development called "Mountain Vista Market Place", requested by the property owner. **(District 5)**
- \*5-d**     [22-0580](#)     Extinguishing a portion of a 20-foot public utility easement and public utilities and facilities easement located at 1558 South Signal Butte Road to accommodate the construction of a new EOS Fitness gym; requested by the property owner. **(District 5)**

**\*5-e**     [22-0495](#)     Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Maricopa County for the deployment of traffic signals devices along Power Road and Sossaman Road, between the Loop 202 Santan Freeway and ASU Polytechnic Campus/Innovation Way. The equipped traffic signals will support connected vehicle applications and develop, integrate, and configure the Multimodal Intelligent Traffic Signal System (MMITSS) application. **(District 6)**

**\*5-f**     [22-0556](#)     Endorsing the creation of the Fillmore Place Irrigation Water Delivery District that is generally bound by East Kino Drive on the north, East 7th Place on the south, North Mesa Drive on the west, and North Horne on the east. **(District 1)**

The formation of an irrigation water delivery district allows the District to make improvements and perform maintenance and operations of their irrigation system. Final designation of the District is determined by the Maricopa County Board of Supervisors.

**6     Introduction of the following ordinances and setting May 16, 2022 as the date of the public hearing on these ordinances:**

**\*6-a**     [22-0181](#)     ZON21-00940 **(District 2)** Within the 3100 block of East Southern Avenue (south side) and the 1200 block of South 32nd Street (west side). Located east of Lindsay Road on the south side of Southern Avenue (2.4± acres). Rezone from Single Residence 9 (RS-9) to Multiple Residence 3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development.

Staff Recommendation: Approval with conditions

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

**\*6-b**     [22-0352](#)     ZON21-01126 **(District 6)** Within the 3200 to 3400 blocks of South Signal Butte Road (west side). Located north of Elliot Road on the west side of Signal Butte Road (65.8± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Noel Griemsmann, Snell & Wilmer, LLP, applicant; Signal Butte Mesa Holdings, LLC, owner.

Staff Recommendation: Approval with conditions

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

**\*6-c**     [22-0571](#)     Amending Article VI, Section 609 of the Mesa City Charter related to certain requirements for City procurements, subject to the approval of the amendment by the qualified electors of the City of Mesa. **(Citywide)**

- \*6-d**     [22-0583](#)     Amending Article II, Section 205(D) of the Mesa City Charter to allow a meet and confer process and memorandum of understanding with sworn public safety employee organizations on behalf of certain sworn public safety employees concerning wages and other forms of direct monetary compensation, hours, non-health related benefits, and working conditions not covered under state or federal laws or city personnel rules, subject to the approval of the amendment by the qualified electors of the City of Mesa. **(Citywide)**

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

- \*7-a**     [22-0484](#)     ZON21-00435 (**District 2**) Within the 4400 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road (1.2± acres). Site Plan Modification. This request will allow for a multi-tenant retail building with a drive-thru. Zach Collins, applicant; BASELINE 9 LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*7-b**     [22-0485](#)     ZON21-00921 (**District 5**) Within the 10000 block of East Southern Avenue (north side) and within the 1000 to 1200 blocks of South Crismon Road (east side). Located north of Southern Avenue and east of Crismon Road (8.5± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to Multiple Residence 3 with a Planned Area Development overlay (RM-3-PAD), and Site Plan Review. This request will allow for a multiple residence development. Ralph Pew, Pew and Lake, PLC, applicant; PROS INVESTMENTS LLC, owner.

Staff Recommendation: Approval with conditions

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

- \*7-c**     [22-0486](#)     ZON21-01024 (**District 6**) Within the 7200 to 7400 blocks of the South Hawes Road alignment (east side). Located south of Pecos Road on the east side of the Hawes Road alignment (13± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay and Office Commercial with a Bonus Intensity Zone overlay (LI-BIZ and OC-BIZ) to Light Industrial and Office Commercial with a Planned Area Development overlay (LI-PAD and OC-PAD), and Site Plan Review. This request will allow for an industrial development. Katie Rounds, The Kaidence Group, applicant; HAWES COMMERCE PARK LLC, owner.

Staff Recommendation: Approval with conditions

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

**Items not on the Consent Agenda**

- 8**     **Items from citizens present. (Maximum of three speakers for three minutes per speaker).**
- 9**     **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.