

COUNCIL MINUTES

November 7, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on November 7, 2022, at 6:07 p.m.

COUNCIL PRESENT

John Giles
Jennifer Duff
Mark Freeman
Francisco Heredia
David Luna*
Julie Spilsbury
Kevin Thompson

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Giles conducted a roll call.

Invocation by Angela White; Bahá'í Community Member.

Pledge of Allegiance was led by Mayor Giles.

There were no Awards, Recognitions or Announcements.

1. Take action on all consent agenda items.

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.

It was moved by Councilmember Freeman, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson

NAYS – None

Carried unanimously.

*2. Approval of minutes of previous meetings as written.

Minutes from the September 12, 15, 19, 29, and October 3, 2022, Study Sessions; and October 17, 2022, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. 180th Field Artillery Regiment Association

This is a two-day event to be held on Friday, November 11, 2022, from 3:00 P.M. to 9:00 P.M. and Saturday, November 12, 2022, from 3:00 P.M. to 9:00 P.M., at 4815 East Main Street, Unit 16. **(District 2)**

*3-b. Chicanos Por La Causa Inc.

This is a two-day event to be held on Saturday, December 3, 2022, from 10:00 A.M. to 6:00 P.M. and Sunday, December 4, 2022, from 10:00 A.M. to 5:00 P.M., at 263 North Center Street. **(District 4)**

*3-c. Ultimate Imaginations

This is a two-day event to be held on Friday, November 25, 2022, from 5:00 P.M. to 10:00 P.M. and Saturday, November 26, 2022, from 5:00 P.M. to 10:00 P.M., at 1 North Macdonald. **(District 4)**

*3-d. Roosters Country

A bar is requesting a new Series 6 Bar License for Roosters Country LLC, 3731 East Main Street; Amy S Nations, agent. This is an ownership transfer. The existing license held by sole proprietor, Steven Dunn, will revert to the State for modification. **(District 2)**

*3-e. Copper Stop Mini Mart

A convenience store is requesting a new Series 9 Liquor Store License for Dani & Mila 1 LLC, 2111 South Alma School Road, Suite 4; Osamah Mahmud Arikat, agent. This is an ownership transfer. The existing license held by KRH LLC will revert to the State for modification. **(District 3)**

*3-f. Home 2 Suites by Hilton Mesa Longbow

A hotel is requesting a new Series 10 Beer and Wine Store License for Redstone F&B LLC, 5643 East Longbow Parkway; Ryan Witner Anderson, agent. The existing license held by Singh Family LLC will revert to the State. **(District 5)**

*3-g. India Oven

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for BBAW LLC, 1315 South Gilbert Road, Suite 101-102 and 104-106; Nainesh Patel, agent. The existing license held by Singh Family LLC will revert to the State. **(District 4)**

*3-h. Pizza Factory on Gilbert

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Richy Rich & Pizza Pie LLC, 1221 South Gilbert Road, Suite 35; Richard Reneer Cardon, agent. There is no existing license at this location. **(District 4)**

*3-i. Tortas Sinay #3

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Tortas Sinay #3 LLC, 767 East Broadway Road; Tania A Chairez Posada, agent. There is no existing license at this location. **(District 4)**

4. Take action on the following contracts:

*4-a. Dollar-Limit Increase to the Term Contract for Library Books, Spoken Word, DVDs, and Digital Media for the Library Services Department. **(Citywide)**

This contract provides library books, spoken word (audiobooks), DVDs and digital media, and other professional services such as outsourcing library materials processing from well-established wholesale suppliers. Management approved the six-month contract extension (through 2/28/2023). The City is rebidding the contract and anticipates contract award by 3/1/2023. The increase is required to get through 2/28/2023.

The Library Services Department and Purchasing recommend increasing the dollar-limit with Ingram Library Services, LLC (Primary); and Baker & Taylor, LLC (Secondary), by \$175,000, from \$375,000 to \$550,000, through the contract term ending 2/28/2023.

*4-b. Purchase of an Interactive Electronic Display (Addition) for the Library Services Department (Sole Source). **(Citywide)**

This purchase is for an interactive electronic display (Everbright Mini) that allows self-directed creative play, collaboration, and learning. It will be accessible to visitors of all ages, although primarily used by children and teenagers at the new Monterey Park Library. This is the second purchase of an Everbright display in the last 12 months for \$16,397, for a total of \$32,794.

The Library Services Department and Purchasing recommend awarding the contract to the sole source vendor, Hero Design, LLC for \$16,397.

*4-c. Three-Year Term Contract with Two Years of Renewal Options for Utility Bill Envelopes for the Business Services Department. **(Citywide)**

This contract will provide pre-qualified vendors to supply #10 and #9 utility bill envelopes on an as-needed basis. The envelopes are used to mail utility bill statements to City Utility customers. The City will request quotes from each eligible awarded vendor and award the project(s) to the lowest cost and most responsible bidder for each job.

An evaluation committee recommends awarding the contract to the five, highest scored proposals from Cereus Graphics, Inc.; Courier Graphics Corporation; Response Envelope, Inc.; Southland Envelope Company, Inc.; and The Masters Touch, LLC; at

\$65,160.00 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-d. One-Year Term Contract with Three Years of Renewal Options for Video Production and Editing Services for the Arts and Culture Department. **(Citywide)**

The Arts and Culture Department requires ongoing access to video production and editing services for their marketing, education, development/membership, engagement, performing live, community events, museum programs, and more. The City currently has no video production and editing agreements in place.

The Arts and Culture Department and Purchasing recommend authorizing the purchase using the Town of Fountain Hills Strategic Alliance for Volume Expenditures (S.A.V.E.) cooperative contract, with Wulfen Bear, at \$50,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-e. Purchase of One Gas Chromatograph Mass Spectrometer (GC/MS) (Replacement) for the Mesa Police Department. **(Citywide)**

This purchase will provide a Gas Chromatograph Mass Spectrometer (GC/MS) and Agilent Quickprobe for the Forensic Services Controlled Substances Unit. The GC/MS has the capacity for full range of testing related to any evidence submitted to the lab that may contain a controlled substance or prescription drug.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, KPrime Technologies, Inc., at \$145,000, based on estimated requirements. This purchase is funded by Police Department Lifecycle Funds.

- *4-f. Purchase of One Gas Chromatograph Flame Ionization Detector and Mass Selective Detector System (Replacement) for the Mesa Police Department (Sole Source). **(Citywide)**

The purchase will provide a Gas Chromatograph Flame Ionization Detector and Mass Selective Detector System (GC/FID/MS) for the Forensic Services Toxicology Unit. The GC/FID/MS will be used to test blood and urine specimens for the presence of volatile substances that impairs a person's ability to drive. The GC/FID/MS will replace a Perkin Elmer Headspace Gas Chromatograph Dual Column FID System that is 14 years old.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, KPrime Technologies, Inc., at \$136,500, based on estimated requirements. This purchase is funded by Police Department Lifecycle Funds.

- *4-g. Use of a Cooperative Contract for the Purchase of an Additional 20 Handheld Mobile Fingerprint Recognition Identification Devices for the Mesa Police Department (Sole Source). **(Citywide)**

The Police Department has 122 MorphoIDent devices in use that give personnel the ability to confirm identity via a two-fingerprint scan. These units enable real-time identity verification based on MorphoTrak's fingerprint recognition technology, which acts as the State's identification system (AZAFIS) at the Arizona Department of Public Safety. Identification in the field improves officer safety and allows cite and releases to be completed in the field, instead of needing to transport to the Holding Facility.

The Police Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with the sole source vendor, IDEMIA, at \$38,500, based on estimated requirements. This purchase is funded by Capital - General Fund.

- *4-h. Dollar-Limit Increase to the Term Contract for Safety and Medical Supplies for the Mesa Police Department. **(Citywide)**

This contract provides supplies such as gloves, sanitary wipes, safety glasses, face masks, and bio-hazard items that are essential to maintain sanitary practices and take precautions against the spread of germs. Expenditures have been greater than originally estimated. Availability and pricing continue to be challenging, and additionally, staff anticipates price increases due to inflation.

The Police Department and Purchasing recommend increasing the dollar-limit with Henry Schein, Inc.; Mallory Safety and Supply; Safeware, Inc.; Mini Wing USA; Premier Medical Distribution, LLC; By Love Inc.; Bound Tree Medical, LLC; and Arrowhead Scientific; Year 1 by \$60,000, from \$125,000 to \$185,000; and Years 2 through 5 by \$100,000, from \$100,000 to \$200,000 annually; with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-i. Purchase of an Integrated Ballistic Identification System (IBIS) (Addition) for the Mesa Police Department (Sole Source). **(Citywide)**

The IBIS System will provide timely actionable intelligence for the investigation of firearm-related crimes. IBIS is a search engine that helps law enforcement agencies quickly find links between firearm-related incidents.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, Forensic Technology, for \$225,500.

- *4-j. Three-Year Term Contract with Two Years of Renewal Options for Fire Apparatus Hose for the Mesa Fire and Medical Department (Sole Source). **(Citywide)**

This contract will provide snap-tite apparatus hose to replace existing ones that are removed from service due to age or failure to meet National Fire Protection Association 1962 Standards. Mesa Fire and Medical has requirements for specific types of hose for their fire apparatus. Each type of apparatus has a specific makeup of hose to maintain consistency among all units. Each firefighter has been trained on the type of hose, the type of nozzle, and the location of the fire hose for optimum efficiency and effectiveness when responding to emergencies.

The Fire and Medical Department and Purchasing recommend awarding the contract to the sole source distributor, L. N. Curtis & Sons, at \$150,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-k. Purchase for One Airless Paint Line Striping Machine (Addition) for Falcon Field Airport (Single Response). **(Citywide)**

This purchase will provide an airless paint line striping system plus self-propel system. Falcon Field Airport has determined it is more cost effective and timely to have their own line striping equipment and perform the important function of line striping in-house. The

Airport is required to comply with visibility requirements as stipulated by federal and state agencies for airfield striping and marking, and requires high visibility painted lines for required demarcation on airfield paved surfaces.

Falcon Field Airport and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder, Roadsafe Traffic Systems, Inc. for \$36,500. This purchase is funded by the Falcon Field Fund.

- *4-l. Dollar-Limit Increase to the Term Contract for Event Security/Crowd Management Services for the Parks, Recreation and Community Facilities and Arts and Culture Departments. **(Citywide)**

This contract provides three pre-qualified vendors for event security/crowd management for concert and event security at the Mesa Arts Center, Mesa Amphitheatre and Mesa Convention Center on an as-needed basis. The increase for Year 4 is required to cover event security expenses for the remaining concerts this fall, Merry Main Street, and to cover the invoice for the 2022 AZ Celebration of Freedom.

The Parks, Recreation and Community Facilities Department and Purchasing recommend increasing the dollar-limit with Estaff, Inc., dba EStaff Security, Inc.; PrideGroup, LLC; and Total Events and More, LLC, dba T.E.A.M. Security; Year 4 by \$75,000, from \$125,000 to \$200,000 annually, and Year 5 by \$100,000, from \$100,000 to \$200,000 annually, based on estimated usage.

- *4-m. Purchase of Computer Hardware, Software and Services for the City Phone System Upgrade for the Department of Innovation and Technology (DoIT) (Sole Source). **(Citywide)**

The City uses a modernized IP telephony phone system maintained and supported by Atos. The current phone system hardware/software is nearing the end of life/support and requires replacement/upgrade. This purchase will upgrade the phone system to the latest supported software/hardware and operating system. With many departments relying upon this technology for delivery of their services, providing a reliable and highly available solution is essential.

The Department of Innovation and Technology and Purchasing recommend authorizing the purchase from the sole source vendor, Atos IT Solutions and Services, Inc. for \$45,800. This purchase is funded by DoIT Lifecycle Program Funds.

- *4-n. Dollar-Limit Increase to the Term Contract for Asphalt Equipment Repairs and Services for the Fleet Services Department (Sole Source). **(Citywide)**

Fleet Services recently received an estimate for vehicles that require repairs exceeding the contract limit. The extent of repairs was unknown to the department when the contract was initially set up. The department estimates the increase will be sufficient for the repairs as well as for Years 2 and 3 based on estimated usage.

The Fleet Services Department and Purchasing recommend increasing the dollar-limit with the sole source vendor, EDECO Southwest Services Company, LLC, dba Bearcat Manufacturing, Years 1 through 3, by \$100,000, from \$100,000 to \$200,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-o. Use of a Cooperative Contract for a One-Year Term Contract with a One-Year Renewal Option for McNeilus Equipment OEM Parts for the Fleet Services Department. **(Citywide)**

This contract provides McNeilus refuse truck body parts. Fleet Services currently has a Master Agreement in place for \$25,000 for recurring annual expenses. Due to increases for costs and repairs, purchase expenditures will soon exceed the contract limit. Fleet Services would like to establish use of this cooperative contract for its competitive pricing.

The Fleet Services Department and Purchasing recommend authorizing the purchase using the Sourcewell cooperative contract with McNeilus Truck and Manufacturing Company, at \$50,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-p. One-Year Term Contract with Four Years of Renewal Options for Safety Supplies Offered in the Materials and Supply Warehouse. **(Citywide)**

This contract will establish a one-year contract allowing the City's Warehouse to acquire and make available various safety supplies for City Departments. Safety supplies include: sandbags; protective gloves; head, ear, eye, and face protection; rainware; tape, wands, and barrier flagging; first aid cabinets, kits, and re-fills; safety vests; masks, respiratory protection equipment and parts; traffic cones; rubber boots; and coveralls.

The Business Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Mallory Safety and Supply, at \$241,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-q. One-Year Term Contract with Four Years of Renewal Options for Pull and Valve Boxes for the Materials and Supply Warehouse (for the Water Resources Department) (Single Bid Response). **(Citywide)**

This contract will provide water meter valve boxes and lids for new service installations and repair work for the Water Resources Department. Materials and Supply place orders and maintains stock inventory, as needed.

The Water Resources Department and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder for Groups A and B, Core and Main LP, at \$260,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-r. Use of a Cooperative Contract for the Purchase of a Forklift (Addition) for the Transportation Department. **(Citywide)**

Transportation is requesting a forklift for use at the East Mesa Service Center. Currently, Transportation staff will use a forklift from either Fleet Services or the Warehouse, when needed, but demand for the use of a forklift by all three areas has significantly increased, creating a need to add a forklift.

The Fleet Services and Transportation Departments, and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Arnold Machinery for \$38,417.16. This purchase is funded by the Local Streets Fund.

- *4-s. One-Year Term Contract with Four Years of Renewal Options for Streetlight and Traffic Signal Poles, Mast Arms, and Anchor Bolts for the Materials and Supply Warehouse (for the Transportation Department). **(Citywide)**

The contract will provide three vendors for the supply of streetlight and traffic signal poles, mast arms, and anchor bolts. Streetlight and traffic signal poles are used for the maintenance/replacement of existing poles as well as to be supplied to the Contractor when the Transportation Department constructs smaller projects in-house.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders of each Group (1 through 8): Cem-Tec Corporation; Clark Electric Sales, Inc., dba Clark Transportation Solutions; and Southwest Fabrication LLC; at \$1,550,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-t. Three-Year Term Contract with Two Years of Renewal Options for Pavement Marking for the Transportation Department. **(Citywide)**

This contract will provide for the installation and removal of mainline and shortline pavement markings on an as-needed basis at various locations within the City. Thermoplastic or waterborne traffic paint is used for mainline pavement markings for center lines, lane lines, and edge lines. Waterborne traffic paint, thermoplastic, or preformed tape, are used for shortline pavement markings, symbols and legends for crosswalks. The Contractor is needed to supplement City crews installing and removing pavement markings.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Hulxe Construction Services (a Mesa business), at \$400,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-u. Use of a Cooperative Contract for a Nine-Month Term Contract with Two Years of Renewal Options for Water Plant Mechanics for the Water Resources Department. **(Citywide)**

This contract will provide supplemental peak workflow and coverage on an as-needed basis for plant mechanic services to maintain and repair production equipment for the City's water treatment and reclamation plants.

The Water Resources Department and Purchasing recommend authorizing the purchase using the Strategic Alliance for Volume Expenditures (S.A.V.E.)/City of Tempe cooperative contract with Foster Electric Motor Service, at \$375,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-v. Ratification of Emergency Purchase for a Centrifuge Scroll (Replacement) for the Water Resources Department. **(Citywide)**

This emergency purchase provided a replacement thickening centrifuge scroll at Northwest Water Reclamation Plant. Given the 26 to 30 week lead time to manufacture a new scroll, and that we are already 12 weeks behind schedule for placing an order due to protracted contract negotiations between the City and GEA, the order needed to be placed immediately. It is critical to avoid reaching the end of service life on the current scroll to maintain ongoing treatment operations at the plant.

The Water Resources Department and Purchasing recommend ratifying the purchase with GEA Mechanical Equipment US, Inc., at \$400,000.

***4-w. Queen Creek Road High Pressure Gas Line Phase B2 Project. (Town of Queen Creek)**

This gas line project is one phase of a larger project including a new gate station supply from Kinder Morgan and a new gas line to help serve the area. This phase will complete the overall gas line installation project to provide additional capacity for this area and will help the City maintain gas service to its customers during times of peak demand and allow the City to add new gas customers for which it already has contractual commitments in the area.

Staff recommends awarding a contract for this project to the lowest, responsible bidder, Arizona Pipeline Company, in the amount of \$2,326,769.71, and authorizing a change order allowance in the amount of \$232,676.97 (10%), for a total amount of \$2,559,446.68. This project is funded by the Utility Replacement Extension and Renewal Fund.

***4-x. Three-Year Term Contract with Two Years of Renewal Options for Three Master Job Order Contracts for General Utility Construction Services. (Citywide)**

Job Order Master contracts for general utility construction services include construction improvements of City infrastructure related to underground utilities such as water, sewer, gas, storm sewer, and other City-owned facilities.

Staff recommends approving the selection of Garney Construction (a Mesa business), Hunter Contracting Company, and WaCo Contracting, for Job Order Master Contracts for general utility 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.

5. Take action on the following resolutions:

***5-a. Approving and authorizing the City Manager to enter into a Memorandum of Understanding with the State of Arizona - Department of Public Safety for Cooperative Law Enforcement Training Operations. (Citywide) – Resolution No. 11954**

***5-b. Approving and authorizing the City Manager to enter into an agreement with the U.S. Department of Justice, Drug Enforcement Administration (DEA) to assign two Mesa Police Officers to the DEA Phoenix Task Force and receive up to \$38,740 in reimbursement from the DEA for the officers' overtime. (Citywide) – Resolution No. 11955**

- *5-c. Approving and authorizing the City Manager to enter into a Subrecipient Agreement with the Arizona Department of Homeland Security to accept \$45,000 in grant funds for equipment to support the Police Department's Hazardous Device Team. **(Citywide)** – Resolution No. 11956
- *5-d. Approving and authorizing the City Manager to enter into a Subrecipient Agreement with the Arizona Department of Homeland Security to accept \$170,000 in grant funds for equipment and training to support and sustain the Police Department's Rapid Response Task Force. **(Citywide)** – Resolution No. 11957
- *5-e. Approving and authorizing the City Manager to enter into a Subrecipient Agreement with the Arizona Department of Homeland Security to accept \$50,000 in grant funds for reoccurring subscriptions and training to support and sustain the Police Department's Terrorism Liaison Program. **(Citywide)** – Resolution No. 11958
- *5-f. Approving and authorizing the City Manager to enter into an agreement with A New Leaf, Inc. to increase the number of Mesa men served at the East Valley Men's Center by at least 40% during FY2022/23 and FY2023/24 and to provide emergency temporary housing and other emergency programs and services through FY2023/2024, and which will be funded by Coronavirus State and Local Fiscal Recovery Funds in the amount of \$250,000. **(Citywide)** – Resolution No. 11959
- *5-g. Authorizing continued negotiations for the acquisition of certain real property for the Val Vista Drive Project (No. CP0062), and, as a matter of public necessity, authorizing the acquisition through eminent domain of certain real and personal property rights of property in Mesa generally located along South Val Vista Drive, between US 60 and East Pueblo Avenue, for right-of-way and easement purposes for the Val Vista Drive Project. **(District 2)** – Resolution No. 11960

6. Introduction of the following ordinances and setting November 21, 2022, as the date of the public hearing on these ordinances:

- *6-a. Amending Title 6 (Police Regulations), Chapter 1 (General Offenses), of the Mesa City Code, by adding a new section 22 entitled, "Interfering with a Peace Officer", prohibiting the obstruction of a peace officer from their official duties, or refusing to obey a lawful order issued, while engaged in the discharge of their official duties, and consequences for violations of the section. **(Citywide)**
- *6-b. ZON22-00942 **(District 2)** Within the 1200 to 1300 blocks of South 48th Street (both sides) and within the 4700 to 4800 blocks of East Hampton Avenue (north side). Located east of Greenfield Road and south of Southern Avenue (15± acres). Rezone from Single Residence-43 (RS-43) and Single Residence-15 (RS-15) 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. Pew & Lake, applicant; Sunny Mesa INC, owner.

Staff Recommendation: Approval with conditions

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

- *6-c. ZON22-00583 **(District 3)** Within the 700 block of West 8th Place (south side). Located west of Country Club Drive and north of Rio Salado Parkway (.25± acres). Site Plan

Review. This request will allow for a multiple residence development. Victoria Snively, United Realty MTA, applicant; Thomas and Sarah Ahdoot, owner.

Staff Recommendation: Approval with conditions

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

- *6-d. ZON21-01271 (**District 4**) Within the 600 block of West University Drive (south side), within the 300 block of North Hosick (east side), and within the 300 block of North Date (west side). Located west of Country Club Drive on the south side of University Drive (1.5± acres). Rezone from Limited Commercial (LC) and Single Residence 6 (RS-6) 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. Tim Boyle, Tim Boyle Design, applicant; QCC Promotion and Marketing, LLC, owner.

Staff Recommendation: Approval with conditions

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

- *6-e. ZON22-00671 (**District 5**) Within the 1300 to 1500 blocks of North Power Road (east side), within the 6800 block of East Hobart Street (south side), and within the 6800 block of East Halifax Drive (both sides). Located north of Brown Road on the east side of Power Road (6± acres). Rezone from Single Residence-35 (RS-35) and Office Commercial (OC) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew & Lake, PLC, applicant; Power Road Park, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-2)

7. Introduction of the following annexation and zoning ordinances relating to the proposed development "Wentworth 80th", and setting November 21, 2022 as the date of the public hearing on these ordinances:

- *7-a. ANX22-00608 (**District 6**) Annexing property located north of Elliot Road and east of Sossaman Road (0.5± acres). Initiated by the applicant, Pew & Lake, PLC, for the owner, TLC Foundation LP.
- *7-b. ZON22-00607 (**District 6**) Within the 7600 to 8000 blocks of East Elliot Road (north side) and within the 3300 to 3600 blocks of South 80th Street (west side). Located east of Sossaman Road and north of Elliot Road (58± acres). Rezone from Agriculture (AG), Limited Commercial (LC) and Single Residence 43 (RS-43) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Pew & Lake, applicant; TLC Foundation LP, owner.

Staff Recommendation: Approval with conditions

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

8. Discuss, receive public comment, and take action on the following ordinances:

- *8-a. ZON22-00677 (**District 1**) Within the 3900 block of East Oasis Circle (south side) and within the 2800 to 2900 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road (0.34± acres). Site Plan Modification and amending a condition of approval on zoning case no. Z05-002. This request will allow for an industrial development. Greg Hitchens, applicant; ViewPoint Resort, LLC, owner. – Ordinance No. 5736

Staff Recommendation: Approval with conditions

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

- *8-b. ZON22-00669 (**District 5**) Within the 1200 to 1300 blocks of North Power Road (east side). Located north of Brown Road on the east side of Power Road (8± acres). Rezone from Single Residence 35 (RS-35) to Public and Semi-Public District with a Planned Area Development overlay (PS-PAD) and Site Plan Review. This request will allow for a Public Safety Facility. Michaela Chelini, City of Mesa, applicant; City of Mesa, owner. – Ordinance No. 5737

Staff Recommendation: Approval with conditions

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

- *8-c. ZON21-00995 (**District 6**) Within the 8900 block of East Pecos Road (south side), within the 7200 block of South 89th Place (west side), and within the 8900 block of East Waltham Avenue (north side). Located west of Ellsworth Road on the south side of Pecos Road (2± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), and Site Plan Review. This request will allow for an industrial development. Ian Mulich, Pinnacle Design, Inc., applicant; OLYMPUS DEVELOPMENT & INVESTMENTS LLC, owner. – Ordinance No. 5738

Staff Recommendation: Approval with conditions

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

- *8-d. ZON22-00682 (**District 6**) Within the 3700 to 3900 blocks of South Sossaman Road (east side). Located south of Elliot Road on the east side of Sossaman Road (20± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay and Council Use Permit (LI-PAD-CUP), and Site Plan Review. This request will allow for the expansion of an existing mini-storage facility with boat and recreational vehicle storage. Timothy Quigley, applicant; Redpoint Contracting, LLC and Happy Wife Storage, LLC, owner. – Ordinance No. 5739

Staff Recommendation: Approval with conditions

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

- *8-e. ZON22-00924 (**District 6**) Within the 3700 to 3900 blocks of South Hawes Road (west side) and within the 7800 block of East Elliot Road (south side). Located east of Sossaman Road and north of Warner Road (26± acres). Rezone from Small Lot Single

Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD-PAD). This request will allow for the development of a single residence subdivision. Keith Nitcher, Kimley-Horn and Associates, Inc., applicant; Robo Land, LLC, owner. – Ordinance No. 5740

Staff Recommendation: Approval with conditions

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

- *8-f. ANX22-01047 **(District 5)** De-annexing public right-of-way to Maricopa County, consisting of ± 0.7 acres located within the 200 block of North Signal Butte Road, within the 10800 block of East Mercury Drive, and within the 10800 block of East Boston Street, subject to approval by the Maricopa County Board of Supervisors. The de-annexation of public right-of-way is allowed pursuant to A.R.S. § 9-471.03. – Ordinance No. 5741

In 2018, $6\pm$ acres of land were annexed into the City, including the land that is the subject of this proposed de-annexation ordinance. Since 2018, Maricopa County has determined that it needs an additional 25 feet of right-of-way in the area, specifically for Signal Butte Road, Mercury Drive, and Boston Street. This de-annexation is to accommodate Maricopa County's right-of-way requirements.

- *8-g. ZON21-00080 **(District 5)** Within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of East Thomas Road (south side). Located east of Higley Road on the south side of Thomas Road ($11\pm$ acres). Rezone from Single Residence 90 (RS-90) to Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP), and Site Plan Review. This request will allow for a boat and recreational vehicle storage facility. Russell Skuse, Horrocks Engineers, applicant; R&S Development Group LLC, owner.

Staff Recommendation: Approval with conditions

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

For continuance to the December 8, 2022 City Council meeting.

9. Take action on the following subdivision plats:

- *9-a. SUB22-00339 "Mesa Industrial Office/Warehouse" **(District 2)** Within the 4500 block of East Ivy Street (north side) and within the 1700 block of North Parkcrest (east side). Located south of McKellips Road and east of Greenfield Road ($2.3\pm$ acres). Fox Companies, LLC., developer; James Williamson, Superior Surveying, surveyor.
- *9-b. SUB22-00498 "SOSSAMAN 202 INDUSTRIAL PARK" **(District 6)** Within the 7300 to 7600 blocks of the East Warner Road alignment (south side) and within the 4400 to 4800 blocks of the South Sossaman Road alignment (west side). Located west of the Sossaman Road alignment and south of the Warner Road alignment ($112.3\pm$ acres). Northington Mesa Industrial Investors, LLC, developer; Jason P. Graham, surveyor.
- *9-c. SUB22-00276 "Hawes Crossing Village 2 - Parcel B" **(District 6)** Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes

Road (west side). Located east of Sossaman Road and north of Warner Road (9.5± acres). Taylor Morrison, Inc., developer; Adrian Burcham, Hubbard Engineering, surveyor.

- *9-d. SUB22-00169 "Hawes Crossing Village 2 - Parcel A" **(District 6)** Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (26± acres). Taylor Morrison, Inc., developer; Adrian Burcham, Hubbard Engineering, surveyor.
- *9-e. SUB22-00332 "Hawes Crossing Village 2 - Parcel C1 & C2" **(District 6)** Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (19.5± acres). Taylor Morrison, Inc., developer; Adrian Burcham, Hubbard Engineering, surveyor.
- *9-f. SUB22-00360 "Hawes Crossing Village 2 - Parcel D" **(District 6)** Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (11.8± acres). Taylor Morrison, Inc., developer; Adrian Burcham, Hubbard Engineering, surveyor.
- *9-g. SUB22-00446 "Hawes Crossing Village 2 - Parcel E" **(District 6)** Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (14± acres). Taylor Morrison, Inc., developer; Adrian Burcham, Hubbard Engineering, surveyor.

10. Items from citizens present.

There were no items from citizens present.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:21 p.m.

JOHN GILES, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 7th day of November 2022. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK