



City of Mesa
Notice of Meeting Agenda - Final
City Council

Monday, January 8, 2024
5:45 PM

Council Chambers
57 East 1st Street

DECORUM: The public is encouraged to attend City Council meetings in person, telephonically, or electronically. All persons attending the City Council meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Anyone disrupting the meeting will be asked to leave or will be removed and may not be allowed to return.

PARTICIPATION: Members of the public at the meeting may address the City Council by providing comments on a specific agenda item or during "Items from Citizens Present." **To request to speak, submit a blue speaker card to the City Clerk prior to the start of a meeting.** When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. To give everyone an opportunity to speak, comments are generally limited to three minutes unless otherwise determined by the Mayor. If you are with a group, please designate a spokesperson.

For agendized items, comments should be relevant to the item being discussed. During "Items from Citizens Present," the speaker may address the City Council on more general issues. Councilmembers are normally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda.

If you would like handouts distributed to the City Council, please give them to the City Clerk at the time you submit your blue speaker card. Eleven copies of each document is requested.

CONSENT AGENDA: All items listed on the agenda 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. To request removal of an item from the consent agenda, please submit a blue speaker card to the City Clerk prior to the start of the meeting.

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.

Servicios en Español: Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.

For more information regarding City Council meetings, including agendas, approved minutes and ways to participate electronically, please visit <https://www.mesaaz.gov/government/city-council-meetings>.

NOTICE: 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, but 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 Francisco Heredia - District 3
Councilmember Mark Freeman - District 1
Councilmember Julie Spilsbury - District 2
Councilmember Jennifer Duff - District 4
Councilmember Alicia Goforth - District 5
Councilmember Scott Somers - District 6

Mayor's Welcome

Roll Call

Invocation by Pastor Mike Cash of East Valley Free Will Baptist Church

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [24-0003](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [24-0037](#) St. Timothy Roman Catholic Parish Mesa

This is a one-day event to be held on Friday, January 26, 2024, from 5:00 P.M. to 9:00 P.M. at St. Timothy Roman Catholic Parish Mesa located 1730 West Guadalupe Road. **(District 3)**

*3-b [24-0036](#) Mesa United Way Inc.

This is a one-day event to be held on Friday, January 19, 2024, from 6:00 P.M. to 11:00 P.M. at ASU Mix Center located 50 North Centennial Way. **(District 4)**

*3-c [24-0039](#) Macayo's Mexican Food

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Kind Macayo LLC, 1920 South Dobson Road - Navayogasingam Thuraisingam, Agent. The existing Series 6 Bar License will remain inactive until transferred or sold. **(District 3)**

*3-d [24-0038](#) Morning Glory Restaurant

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Morning Glory Restaurant LLC, 9221 East Baseline Road Suite 101 - Eusebia Ambrocio Lopez, agent. There is no existing license at this location. **(District 6)**

4 Take action on the following contracts:***4-a [24-0028](#) Dollar Limit Increase to the Term Contract for Fire Department Uniforms for the Mesa Fire and Medical Department (Citywide)**

In November, the City extended the term contract for six-months to allow time to re-bid and award a new contract. The limit increase is needed due to price increases for approved Class B uniforms, badges, name bars, etc. for Transport and Dispatch; uniform allowance increases for MFMD members; additional purchases for promotions and Fall Academy members; as well as for the normal usage through the six-month contract extension.

The Fire and Medical Department and Purchasing recommend increasing the dollar limit with United Fire Equipment Company by \$275,000, from \$450,000 to \$725,000 through June 30, 2024, based on estimated requirements.

***4-b [23-1369](#) Job Order Master Contracts (JOC) Electrical Construction Services (Citywide)**

The selection of three contractors is needed for the JOC Electrical Construction Services. These services will include new construction, renovations and repairs, additions, demolition, and facility upgrade for City buildings and facilities. Contracts are for three full years, with the two optional one year extensions of the contracts based on successful contract performance and City concurrence.

Staff recommends awarding Job Order Master Contracts to DP Electric Inc., Hawkeye Electric Inc., and K2 Electric. Individual Job Orders will have a limit of \$4,000,000 per job, or as otherwise approved by council.

***4-c [23-1372](#) Cooperative Contact Use for the Eleven-Month Term Contract with Three Years of Renewal Options for Bulk Gasoline and Diesel Fuel for the Fleet Services Department (Citywide)**

This contract will supply bulk gasoline and diesel fuel to support the City's fleet of vehicles and equipment.

The Fleet Services Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Pilot Travel Centers LLC dba Saratoga Rack Marketing LLC and Senergy Petroleum LLC at \$7,000,000 annually, based on estimated usage.

- *4-d** **23-1373** Cooperative Contracts Use for HVAC Services for Citywide Facilities as requested by the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide HVAC equipment, replacement parts, installation, preventative maintenance, and repairs for Citywide facilities.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchases using the Omnia Partners cooperative contract with Trane Technologies, Comfort Systems Southwest, and Daikin Comfort; and using the 1GPA cooperative contract with HACI Services LLC, and Pueblo Mechanical; at \$4,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e** **23-1375** Three-Year Term Contract with Two Years of Renewal Options for Tree Pruning, Removal, and Other Related Services for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide tree pruning, removal, and other related services, including emergency services for the Parks, Recreation and Community Facilities Department, including Aquatics, Parks and Sports Fields Maintenance, Facilities, Cemetery, and Golf Course, on an as-needed basis. The Contractor may also perform safety sensitive responsibilities including emergency tree work related to storm drains and citizen complaints.

A committee representing the Parks, Recreation and Community Facilities Department and Purchasing evaluated responses and recommend awarding the contract to the highest-scored proposal from West Coast Arborists Inc. at \$1,057,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-f** **24-0024** Three-Year Term Contract with Two Years of Renewal Options for Badger Water Meters, Registers, Equipment, and Parts for the Water Resources Department (Single Response) **(Citywide)**

This contract will provide for the purchase of 1.5" and 2" water meters and AMI-compatible registers required for the Smart metering project and ongoing meter maintenance and operations. Large water meters (3" and greater) will also be provided for commercial projects and ongoing meter maintenance and operations.

The Water Resources Department and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder, Badger Meter Inc. at \$4,600,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-g [24-0025](#) Three-Year Term Contract with Three Years of Renewal Options for Carbon Replacement in Aeration Basin Towers for the Water Resources Department (Citywide)**

This contract will provide for the replacement of carbon in the odor control towers at the Greenfield and Northwest Water Reclamation Plants. Services include the removal and proper disposal of existing carbon and replacement with new carbon in each tower. The carbon in the towers needs to be removed and replaced on a regular maintenance schedule to maintain the effectiveness of the plant's odor control system.

The Water Resources Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Karbonous, Inc. at \$368,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-h [24-0026](#) Three-Year Term Contract with Two Years of Renewal Options for Original Equipment Manufacturer (OEM) Cummins Generator System Diagnostic, Maintenance, and Repair Services for the Water Resources Department (Sole Source) (Citywide)**

This contract will provide Cummins generator diagnostic, preventive maintenance, inspections and service-interval, and major repair services, rental services, and refueling services at facilities throughout the City.

A committee representing the Water Resources Department and Purchasing evaluated responses and recommend awarding the contract to the sole source vendor, Cummins Inc. dba Cummins Sales and Service at \$1,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-i [24-0027](#) Three-Year Term Contract with Two Years of Renewal Options for Trench Shoring Safety Equipment and Rental Services for the Water Resources and Energy Resources Departments (Citywide)**

Water Resources and Energy Resources maintenance crews will use the trench shoring equipment, crossing plates, and related supplies and services to perform utility service maintenance work.

A committee representing the Water Resources Department and Purchasing evaluated responses and recommends awarding the contract to the responsive proposal from United Rentals (North America), Inc. (a Mesa business) at \$487,900 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5 Take action on the following resolutions:

- *5-a** [23-0928](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Mesa Unified School District #4 for Surveillance System Emergency Access. **(Citywide)** Resolution No. 12140
- *5-b** [23-1359](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Arizona Department of Revenue for the uniform administration of the City's transaction privilege tax, use tax, severance tax, jet fuel excise and use tax, and rental occupancy taxes imposed by the State or the City of Mesa. Resolution No. 12141
- *5-c** [24-0002](#) Approving and authorizing the City Manager or designee to enter into an Intergovernmental Agreement with the Salt River Pima Maricopa Indian Community to continue providing mutual law enforcement aid. **(Citywide)** Resolution No. 12142
- *5-d** [24-0029](#) Extinguishing a Public Utilities and Facilities Easement at 409 South Country Club Drive to allow for construction of a new self-storage facility, requested by the property owner. **(District 4)** Resolution No. 12143

6 Introduction of the following ordinances and setting January 22, 2024 as the date of the public hearing on these ordinances:

- *6-a** [24-0032](#) ZON22-00054 "Agritainment District at Pioneer Crossing" **(District 1)** Within the 3600 to 3800 blocks of East Thomas Road (south side), within the 3400 to 3600 blocks of North Val Vista Drive (both sides). Located south of Thomas Road on the east and west sides of Val Vista Drive (17.7± acres total). Rezone 13.8± acres from Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD). This request will correct the ordinance map for Ordinance No. 5683; Rezone 1.0± acres from Mixed Use with a Planned Area Development overlay (MX-PAD) to Single Residence-6 with a Planned Area Development overlay (RS-6-PAD). This request will modify the Pioneer Crossing Planned Area Development and allow for the development of a commercial development. This request will also correct the ordinance map for Ordinance No. 5683; Rezone 2.91± acres from Mixed Use with a Planned Area Development overlay (MX-PAD) to Mixed Use with a Planned Area Development overlay (MX-PAD) and Site Plan Review. Todd R/Lisa K Burden, Burden West Limited Partnership LLP, and Reserve 100 LLC, owners; Ralph Pew, Pew & Lake PLC, applicant. Ordinance No. 5841

Staff Recommendation: Approval with conditions

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

- *6-b** **24-0033** ZON22-01274 "SEC Center Street & Lynwood Lane" (**District 1**) Within the 2200 block of North Center Street (east side) and within the 2200 block of North Pasadena (west side). Located north of McKellips Road on the east side of Center Street (8.6± acres). Rezone 8.4± acres from Single Residence-43 (RS-43) to Small Lot Single Residence-3.0 with a Planned Area Development overlay (RSL-3.0-PAD) and 0.2± acres from Multiple Residence-4 (RM-4) to RSL-3.0-PAD. This request will allow for a single residence development. Brighton Homes, owner; Sean Lake, Pew & Lake PLC, applicant. Ordinance No. 5842

Staff Recommendation: Approval with conditions

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

- *6-c** **24-0031** ZON23-00478 "88 Southern Townhomes" (**District 5**) Within the 8800 to 9000 blocks of East Southern Avenue (north side) and within the 1100 block of South 88th Street (east side). Located west of Ellsworth Road on the north side of Southern Avenue (4.4± acres). Rezone from Agriculture (AG) 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. Coconut Properties LLC and Bart Clune Dillon, owners; Shaine Alleman, Tiffany & Bosco P.A., applicant. Ordinance No. 5843

Staff Recommendation: Approval with conditions

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

- *6-d** **24-0030** ANX23-00480 (**District 5**) Annexing property located west of Ellsworth Road on the north side of Southern Avenue (4± acres). This request has been initiated by the applicant, Shaine Alleman, Tiffany & Bosco P.A., for the owners, Coconut Properties LLC, and Bart Clune Dillon. Ordinance No. 5844

7 Introduction of the following ordinance and setting February 5, 2024 as the date of the public hearing on this ordinance:

- *7-a** **23-1190** Amending Section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. The amendments include, but are not limited to, modifying the spacing requirements between Medical Marijuana Dispensaries and Dual Licensee Facilities. Ordinance No. 5845

This ordinance modifies the ordinance pertaining to the spacing requirements between marijuana facilities that was introduced at the August 21, 2023 City Council meeting.

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 7-0)

8 Take action on the following subdivision plats:

- *8-a** [24-0034](#) SUB23-00808 "Mountain Vista Marketplace Parcel E" (**District 5**) Within the 10500 to 10600 blocks of East Hampton Avenue (north side) and within the 1300 to 1400 blocks of South 105th Place (west side). Located west of Signal Butte Road and south of Southern Avenue (2.16± acres). Signal Butte BFC LLC, developer; Robert S. Unger, Synergy Geomatics, surveyor.
- *8-b** [24-0041](#) SUB23-00452 "Elliot Tech Center - Phase II" (**District 6**) Within the 10400 to 10600 blocks of East Elliot Road (north side) and within the 3400 block of South Signal Butte Road (west side). Located north of Elliot Road and west of Signal Butte Road (48± acres). John Hako, Hunter Engineering, Inc., surveyor; TTRG Industrial AZ Mesa Elliot Signal PH 2 Land LLC, owner.
- *8-c** [24-0042](#) SUB23-00479 "The Confluence at Mesa Gateway" (**District 6**) Within the 8800 to 9200 blocks of East Ray Road (north side) and within the 4900 to 5100 blocks of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road (52± acres). Robert A. Johnston, EPS Group, Inc., surveyor; Mesa Gateway Owner, LLC, and Mesa Gateway Owner PH2, LLC, owners.

9 Take action on the following bingo application:

- *9-a** [24-0035](#) Bouncing Balls Bingo Club
- Joni Courchaine, Treasurer; 8700 East University Drive. (**District 5**)

Items not on the Consent Agenda**10 Hear a presentation and take action on the City of Mesa Fiscal Year 2023 Annual Comprehensive Financial Report and Single Audit Report:**

- 10-a** [24-0040](#) Accepting the City of Mesa's Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the Fiscal Year ended June 30, 2023.

11 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**12 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.