



## COUNCIL MINUTES

April 6, 2020

The City Council of the City of Mesa met in a Regular Council Meeting via a virtual format streamed into the lower level meeting room of the Council Chambers, 57 East 1st Street, on April 6, 2020 at 5:47 p.m.

### COUNCIL PRESENT

John Giles\*  
Mark Freeman\*  
Jennifer Duff\*  
Francisco Heredia\*  
David Luna\*  
Kevin Thompson\*  
Jeremy Whittaker\*

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Dee Ann Mickelsen  
Jim Smith

(\*Council participated in the meeting through the use of video conference equipment.)

(Items were discussed out of order, but for purposes of clarity will remain as listed on the agenda.)

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles led a moment of silence, followed by the Pledge of Allegiance.

Awards, Recognitions and Announcements.

Mayor Giles presented a proclamation stating April 11, 2020 through April 17, 2020 is the week of Young Children recognizing the efforts of teachers and local organizations such as First Things First and the National Association for the Education of Young Children. He thanked those who play roles in providing a foundation for learning and education for the children in Mesa.

Mayor Giles provided the Flying Samaritans with a certificate of appreciation and recognized the organization for providing access to thousands of masks to the City of Mesa first responders.

Mayor Giles mentioned a few businesses who have contributed services to the Mesa community such as, United Food Bank and For Our City. He stated United Food Bank is currently serving over 2,000 individuals weekly with food boxes while fulfilling both physical distancing and sanitation guidelines. He continued by stating For Our City is implementing the Adopt a Grandparent program where volunteers are matched with disconnected seniors who are in need of getting food, supplies, prescriptions from the pharmacy, or simply just someone to talk to.

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.

The following citizens did not want their comments read but wanted to indicate support for agenda items 6-d, 6-e, 6-f, 6-g and 10-a:

- Aubrey Thomas, a Phoenix resident
- Cassandra Wood, a Mesa resident
- Dawn Cartier, a Scottsdale resident
- Stephanie Schweitzer
- Jackye Cochrun, a Mesa resident
- Cheryl Harper, a Queen Creek resident
- David Vermillion, a Mesa resident
- Mark Ipsom, a Sun City resident

The following citizens submitted comment cards to be read in support of agenda items 6-d, 6-e, 6-f, 6-g and 10-a:

- Doug Prante
- Jordan Crabtree, a Queen Creek resident
- Brenda Hunsaker, a Mesa resident
- Gene and Lara Bateman, Mesa residents
- Linda Ruley, a Mesa resident
- Kathie Grissom, a Gilbert resident
- Paul Perez, a Mesa resident
- Billy Maynard, a Mesa resident
- Todd Grissom, a Gilbert resident
- Alexandra Boyle, a Mesa resident
- James Hunsaker, a Mesa resident
- Shelbie Grissom, a Mesa resident
- Jacob Rijlaarsdam, a Mesa resident
- Jordan Rose, applicant
- Peter Van Rijn, a Mesa resident
- Jim Boyle, SR, a Mesa resident
- Nora Maynard, a Mesa resident
- Tony Bianchi, representative
- Christian Clausen, a Mesa resident
- Jacie Michelle Grissom, a Chino Valley resident
- Logan Jay Salcito, a Chino Valley resident
- Barbara Boyle, a Mesa resident
- Jason Barney, a Gilbert resident
- Brenna Saurey, a Mesa resident
- Joel Saurey, a Mesa resident
- John Hartman, a Queen Creek resident

- Vikas Patel, a Mesa resident

The speakers offered a series of comments including, but not limited to, the following:

- Support of the rezoning efforts
- Asset for Mesa and the surrounding area
- Improvement of environmental air quality
- Advantages for the City of Mesa and its citizens
- Approval of Hawes Crossing will transform the inner loop into a powerhouse of economic activity, job creation, and high-end development.
- Added benefits of restaurants, services and activities for the community

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

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker  
NAYS – None

Carried unanimously.

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

Minutes from the February 27, 2020 Strategic Planning Session and March 16, 2020 Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. Pizza Hut #35852

A pizza delivery restaurant is requesting a new Series 10 Beer & Wine Store License for Hot Pizzas LLC, 2056 East Baseline Road - Theresa June Morse, agent. There is no existing license at this location. **(District 3)**

\*3-b. Pizza Hut #35861

A pizza delivery restaurant is requesting a new Series 10 Beer & Wine Store License for Hot Pizzas LLC, 1901 West Main Street - Theresa June Morse, agent. There is no existing license at this location. **(District 3)**

\*3-c. Pizza Hut #35864

A pizza delivery restaurant is requesting a new Series 10 Beer & Wine Store License for Hot Pizzas LLC, 6017 East McKellips Road, Suite 101 – Theresa June Morse, agent. There is no existing license at this location. **(District 5)**

\*3-d. Pizza Hut #35872

A pizza delivery restaurant is requesting a new Series 10 Beer & Wine Store License for Hot Pizzas LLC, 2727 East McKellips Road, Suite 106 – Theresa June Morse, agent. There is no existing license at this location. **(District 1)**

\*3-e. Family Dollar Store #30219

A general retail store is requesting a new Series 10 Beer and Wine Store License for Family Dollar Inc., 550 North Country Club Drive - Michael Jackson Gohn, agent. There is no existing license at this location. **(District 1)**

\*3-f. Hilton Mesa

A hotel is requesting a new Series 11 Hotel/Motel License for LCOF Phoenix Mesa Operating LLC, 1011 West Holmes Avenue - Andrea Dahlman Lewkowitz, agent. The previous license held by Pavilion Management Co will revert to the State. **(District 3)**

\*3-g. Daruma

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for CKP Motives Inc., 1116 South Dobson Road, Suite 113 - Eun Joo Cho, agent. There is no existing license at this location. **(District 3)**

\*3-h. D'vine Wine Bar & Bistro

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for D'vine Wine Bar & Bistro LLC, 2837 North Power Road, Suite 101 - Amy S. Nations, agent. The existing license held by Arizona for Better Business Association LLC will revert to the State. **(District 5)**

\*3-i. Que Chevere

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Que Sabroso LLC, 142 West Main Street – Maria Fernanda Cutler, agent. There is no existing license at this location. **(District 4)**

4. Take action on the following contracts:

\*4-a. 10-Month Term Contract with Four, One-Year Renewal Options for Sewer Truck Parts and Service for the Fleet Service Department. **(Citywide)**

This contract will provide OEM parts and repair to be used for the repair/maintenance of the City's five sewer trucks.

The Fleet Services Department and Purchasing recommend authorizing the purchase using the Pima County cooperative contract with AZ Wastewater Industries, Inc., at \$75,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-b. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Mechanical Fittings for the Materials and Supply Warehouse (for the Energy Resources Department). **(Citywide)**

This contract provides Lycofit mechanical fittings, couplings, tees, elbows, caps, and tapping tees for new construction projects and the maintenance and repair of existing gas utilities.

The Business Services and Energy Resources Departments and Purchasing recommend authorizing the renewal with Border States, at \$188,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-c. Three-Year Term Contract with Two Years of Renewal Options for Anodeless Service Risers for the Materials and Supply Warehouse (for the Energy Resources Department). **(Citywide)**

Anodeless service risers are the portion of the natural gas service line required to transition from the underground service piping to the customer's above ground meter. They isolate the customer's meter from the rest of the natural gas system for purposes of corrosion protection and to provide a protective casing for the internal polyethylene piping.

The Business Services and Energy Resources Departments and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Hubbell, dba Lyall, at \$372,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-d. Three-Year Term Contract with Two Years of Renewal Options for Traffic Signal Meter Pedestals for the Materials and Supply Warehouse (for the Transportation Department). **(Citywide)**

The traffic signal meter pedestals will be used to maintain and replace existing meter pedestals in the field as well as supply new meter pedestals for the Transportation Department.

The Business Services and Transportation Departments and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: JTB Supply Co. (Primary); and Consolidated Electrical Distributors, dba Arizona Electric Supply (a Mesa business) (Secondary); at \$60,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*4-e. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Heavy Duty Ballistic Body Armor for the Police Department. **(Citywide)**

This contract provides ballistic body armor for the Police Department's SWAT Team. SWAT Team members require specialty body armor systems that must provide extra coverage protection from small weapons fire and the ability to carry extra equipment for these situations. The SWAT Team uses this contract to replace vests that have exceeded their warrantied service life of five years and purchase additional vests, as necessary.

The Police Department and Purchasing recommend authorizing the renewal with Tyr Tactical, LLC, at \$80,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-f. Purchase of a M-Vac System and Related Validation Supplies for DNA Processing for the Police Department (Sole Source). **(Citywide)**

The Biology Unit analyzed over 1,300 samples for DNA profiles in 2019. Robust collection methods are required to obtain DNA profiles for comparisons and for Combined DNA Index System entries. The M-Vac System is a wet-vacuum based surface sampling system that can collect DNA from porous and rough objects or surfaces expanding the potential for evidence collection and processing.

The Police Department and Purchasing recommend authorizing the purchase from the sole source vendor, M-Vac Systems, Inc., at \$45,002.11, based on estimated requirements. This purchase is grant funded by the U.S. Department of Justice - DNA Backlog Reduction Funds.

- \*4-g. One-Year Term Contract with Four Years of Renewal Options for Industrial, Building, Plumbing, Electrical, and HVAC Materials for Citywide Departments. **(Citywide)**

Multiple departments use this Citywide contract. Materials and Supply, Water Resources, and Energy Resources purchase their miscellaneous electrical equipment and supplies. The contract offers a discount off list price ranging from 10% to 70% plus free freight. Users can order online for desktop delivery or go to their location in Mesa for pick-up orders.

The Business Services Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Border States Industries, Inc., at \$300,000 annually, based on estimated usage.

- \*4-h. Purchase of an Automatic Call Distribution/Interactive Voice Response (ACD/IVR) System (Replacement/Lifecycle Upgrade) for various City Departments as requested by the Innovation and Technology Department. **(Citywide)**

The current Automatic Call Distribution and Interactive Voice Response software version/hardware/operating system is at end of life. This system is used to automatically route calls that come into the City during and after business hours for multiple department service areas. The system also provides 24/7 automated payment, scheduling and information options for Utilities, Municipal Court, and Development and Sustainability.

The Innovation and Technology Department and Purchasing recommend authorizing the purchase with the sole source vendor, Aspect Software, Inc.; and using State of Arizona cooperative agreements with CDWG; and iT1 Source; at \$346,000.

- \*4-i. Three-Year Term Contract with Two Years of Renewal Options for Scheduled and Emergency Response Electric Line Crew Services for the Energy Resources Department. **(Citywide)**

This contract will provide scheduled and as-needed electric line crew services for scheduled construction and maintenance work and emergency response electric line

crew services for standby/on-call repair and maintenance services, including labor and equipment on the City of Mesa's electric distribution circuits and transmission facilities within the City's electric service area.

The Energy Resources Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders, NPL Construction Co., dba, National Powerline Construction Co.; and Wilson Utility Construction, Co.; at \$791,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-j. Five-Year Term Contract with Two Years of Renewal Options for Water/Wastewater Inspection and Assessment Services for the Water Resources Department. **(Citywide)**

Services provided under this contract include: inspection and condition assessment of water/wastewater pipelines; pipeline video inspections; sewer manhole manned inspections; valve and vault inspection; air release valve inspections, assessments, repairs and replacements; valve exercising; inspection and assessment of raw water irrigation lines and appurtenances; reservoir inspections and assessments; bulk chemical storage tank and pressure vessel inspection and assessments; water/wastewater facility inspection; incidental corrosion services; maintenance related support services; and other services as-needed.

An evaluation committee recommends awarding the contract to the highest-scored proposals for each area of work to: Construction Product Marketing, LLC (Primary); Pure Technologies U.S. Inc. (Secondary); Statewide Disinfection, Inc. (Primary) (a Mesa business); and WaCo, LLC (Secondary); at \$980,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by Water Resources Operations and Maintenance budget, the Utility Replacement Extension and Renewal Fund, and Capital Improvement Program projects.

- \*4-k. Three-Year Term Contract with Two Years of Renewal Options for Storm Drain Grates and Manhole Covers for the Transportation Department. **(Citywide)**

The Transportation Department maintains approximately 9,000 catch basins that convey storm water, irrigation tail water, and water from storm events. This contract will provide a variety of storm drain grates to replace aging and damaged storm drain grates, trash racks, and manhole covers.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: Grate Solutions Co, Inc.; Ferguson Enterprises, Inc., dba Ferguson Waterworks; and Neenah Foundry Company; at \$237,500 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index. This purchase is funded by the Environmental Compliance Fee.

- \*4-l. Three-Year Term Contract with Two Years of Renewal Options for Traffic Signal Controller Cabinets for the Transportation Department. **(Citywide)**

This contract will supply traffic signal cabinets for operation of signalized intersections. A traffic signal controller cabinet is an outdoor enclosure that contains the equipment necessary to provide safe and efficient traffic signal operation.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: Sierra Transportation & Technologies,

LLC; and Econolite (a Mesa business); at \$225,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index. This purchase is funded by the Local Streets Fund.

- \*4-m. Water Line and Gas Line Replacement Project - Phase 1 (Water Line – Main Street and Crismon Road), Construction Manager at Risk (CMAR), First (of two) Guaranteed Maximum Price (GMP). **(District 6)**

A total of five separate locations throughout the City are part of the overall Water Line and Gas Line Replacement CMAR Project. This GMP for the water line replacement in the vicinity of Main Street and Crismon Road, is the first of the five locations; the remaining four locations will be presented together as the second GMP for Council consideration at a later date. The four remaining locations are: 1) Main Street and Alma School Road, 2) Pueblo Avenue, from Longmore to Alma School Road, 3) Sycamore Road, from Emelita to 7<sup>th</sup> Avenue, and 4) 8th Avenue, from Dobson Road to Sycamore Road.

The scope of work for GMP No. 1 of the project is to replace the existing 4-inch cement pipe water lines with 8-inch ductile iron pipe within the vicinity of Main Street and Crismon Road. The existing water lines were constructed in 1958 and are nearing the end of their service life. Also included in this project is the installation of new water service lines to 144 lots, the relocation of the existing water meters to the front of each lot, and the installation of new fire hydrants at several locations.

Staff recommends awarding the contract for this project to Garney Construction (a Mesa business) in the amount of \$4,512,124.72 (GMP) and authorizing a change order allowance in the amount of \$112,803.12 (2.5%), for a total award of \$4,624,927.84. This project is funded by 2014 authorized Water bonds.

- \*4-n. One-Year Term Contract with Two Years of Renewal Options for Two Master Job Order Contracts for Mechanical and Plumbing Construction Services. **(Citywide)**

Job Order Master Contracts for mechanical and plumbing construction services includes new construction, renovations and repairs, additions, demolition, and facility upgrades for City buildings and facilities.

Staff recommends the selections of HACI Service LLC, and Pueblo Mechanical and Controls LLC, for mechanical and plumbing construction services. These contracts allow for the issuance of multiple individual job orders with a not-to-exceed limit of \$1,500,000 per job order, and a total contract value not-to-exceed \$3,000,000 for each year of the contract, per contractor.

- \*4-o. One-Year Term Contract with Two Years of Renewal Options for Three Master Job Order Contracts for Small Tenant Improvement Services. **(Citywide)**

Job Order Master Contracts for small tenant improvement services includes renovations and repairs, additions, demolition, and facility upgrades for City buildings and facilities.

Staff recommends the selections of Builders Guild Inc. (a Mesa business), Integrity Building Corp., and SD Crane Builders, Inc. (a Mesa business), for small tenant improvement services. These contracts allow for the issuance of multiple individual job



orders with a not-to-exceed limit of \$250,000 per job order, and a total contract value not-to-exceed \$1,000,000 for each year of the contract, per contractor.

- \*4-p. One-Year Term Contract with Two Years of Renewal Options for Two Master Job Order Contracts for Park and Playground Supply and Installation Services. **(Citywide)**

Job Order Master Contracts for parks and playground supply and installation services includes new construction, renovations and repairs, additions, demolition, and facility upgrades for City park facilities.

Staff recommends the selections of Exerplay (a Mesa business), and Hesscor Inc. (a Mesa business), for park and playground supply and installation services. These contracts allow for the issuance of multiple individual job orders with a not-to-exceed limit of \$1,500,000 per job order, and a total contract value not-to-exceed \$2,000,000 for each year of the contract, per contractor.

- \*4-q. One-Year Term Contract with Two Years of Renewal Options for Two Master Job Order Contracts for Electrical Construction Services. **(Citywide)**

Job Order Master Contracts for electrical construction services includes renovations and repairs, additions, demolition, and facility upgrades for City buildings and facilities.

Staff recommends the selections of Hawkeye Electric, Inc., and Rosendin Electric for electrical construction services. These contracts allow for the issuance of multiple individual job orders with a not-to-exceed limit of \$1,500,000 per job order, and a total contract value not-to-exceed \$3,000,000 for each year of the contract, per contractor.

5. Take action on the following resolutions:

- \*5-a. Approving and authorizing the City Manager to enter into a Grant Agreement with the City of Tucson to accept \$25,000 in grant funds under the East Valley Drug Enforcement Task Force Program to be used for overtime for the Police Department's Organized Crime Section. **(Citywide)** – Resolution No. 11468
- \*5-b. Approving and authorizing the City Manager to enter into a Development Agreement for City Share Reimbursement between NexMetro Enclave, LLC, and the City of Mesa for the reimbursement of \$112,000 for street improvements that are being required by the City in conjunction with a proposed residential development known as Avilla Enclave, located at 8433 East Guadalupe Road. **(District 6)** – Resolution No. 11469
- \*5-c. Approving and authorizing the City Manager to enter into a Development Agreement for City Share Reimbursement between PPGN-Ray, LLLP and the City of Mesa for the reimbursement of \$166,061.50 for street lighting and street improvements that are being required by the City in conjunction with a proposed residential development known as Cadence at Gateway - Crismon Road Phase 3, located at 5931 South Crismon Road. **(District 6)** – Resolution No. 11470
- \*5-d. Re-designating and renewing the existing Central Business District as required by Arizona Revised Statute § 42-6209 (F). **(Districts 1, 2, 3 and 4)** – Resolution No. 11471
- \*5-e. Approving the purchase of, and authorizing the City Manager to enter into contracts for the purchase of (i) up to 15 Megawatts ("MW") of base load electric power and

associated energy, for a term of up to 3 years, and (ii) up to 10 MW of peak load electric power and associated energy, for a period of up to 2 years. **(Districts 1 and 4)** – Resolution No. 11472

- \*5-f. Approving and authorizing the City Manager to enter into three separate Intergovernmental Agreements (IGAs) with the Flood Control District of Maricopa County for the construction, construction management, operation and maintenance of drainage improvements. **(Districts 2 and 5)** – Resolution No. 11473

The three proposed IGAs are for the following projects: 1) Palo Verde Drainage Project - south of Brown Road and east of Power Road (District 5); 2) Val Vista at the Eastern Canal Drainage Project - north of Main Street and east of the SRP Eastern Canal (District 2); and 3) Somerset Circle Drainage Project - north of US 60 and east of Higley Road (District 2).

The Flood Control District of Maricopa County will fund 75% of the project construction costs incurred for each project up to a maximum contribution of \$500,000 per project. The City will be responsible for funding the remaining costs.

6. Introduction of the following ordinances and setting April 20, 2020 as the date of the public hearing on these ordinances:

- \*6-a. **ZON19-00935 (District 3)** 20.68 ± acres of the property is located within the 1800 to 2000 blocks of South Hobson (east side); the 600 to 800 blocks of East Baseline Road (north side); and the 1900 to 2000 blocks of South Horne (west side), and 4.5 ± acres of the property is located within the 500 block of East Auto Center Drive (south side); and within the 1700 to 1900 blocks of South Hobson (west side). Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review (overall 25.18± acres). This request will establish the Metro East Valley PAD and allow for an industrial development. Jeff McCall, McCall & Associates, applicant; Puppyfeathers, LLLP, owner.

Staff Recommendation: Approval with conditions

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

- \*6-b. **ZON19-00919 (District 5)** Within the 7600 block of East University Drive (south side) and within the 300 block of North Sossaman Road (east side). Located on the southeast corner of University Drive and Sossaman Road (1.7± acres). Rezone from RS-9 to RSL-3.0-BIZ. This request will allow for the development of a small-lot single-residence subdivision. Jared Malone, Associated Architects, applicant; Lavigna Investments Corporation, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

- \*6-c. Amending Section 10-4-6 of the Mesa City Code to establish a speed limit of 30 mph on Everton Terrace from Elliot Road to a point 2,290 feet south of Elliot Road, as recommended by the Transportation Advisory Board. **(District 6)**

Arin Young, a Mesa resident indicated opposition to the item.

- \*6-d. **ANX18-00788 (District 6)** Annexing property located south of Elliot Road and west of Ellsworth Road and adopting comparable zoning (319.4± acres). Initiated by the applicant, Jordan Rose, Rose Law Group, for the owners.
- \*6-e. **ANX19-00420 (District 6)** Annexing property located south of Elliot Road and west of Ellsworth Road and adopting comparable zoning (659.4± acres). Initiated by the applicant, Jordan Rose, Rose Law Group, for the owner, State of Arizona.
- \*6-f. See: **Items not on the Consent Agenda.**
- \*6-g. **ZON17-00607 (District 6)** Within the 8000 through 8400 blocks of East Warner Road (north side), the 4000 through 4400 blocks of the South Hawes Road alignment (west side), the 8400 through 8800 blocks of East Elliot Road (south side), the 3600 through 4000 blocks of the South Hawes Road alignment (east side), the 8800 through 9200 blocks of East Elliot Road (south side), the 8800 through 9200 blocks of East Warner Road (north side), and the 3600 through 4400 blocks of South Ellsworth Road (west side) (595± acres). Rezone from AG to RSL-4.0, RSL-2.5, RM-5, OC, LC, GC, LI, and MX with a PAD Overlay. This request will establish the 'Hawes Crossing' PAD to guide the future review of specific plans of development. Jordan Rose, Rose Law Group, applicant; State of Arizona, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 3-2)

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

- \*7-a. **ZON19-00651 (District 5)** Within the 1300 block of North 46th Street (west side). Located north of Brown Road and east of Greenfield Road (4.85 acres). Rezone from RS-43 to RSL-2.5-PAD. This request will allow for the development of a single-residence subdivision. Adam Baugh, Withey & Morris, PLC, applicant; Spring Sun RE, LLC, owner. – Ordinance No. 5560

Staff Recommendation: Approval with conditions

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

The following citizens submitted comment cards to be read in support of agenda item 7-a:

- Adam Baugh, applicant
- Skip Thompson, a Mesa resident
- Chet Welch
- Ernest Henriquez, a Mesa resident
- Dirk Burr, a Mesa resident
- Wyatt Frost, a Mesa resident
- Chris Tucker, a Mesa resident
- Robert Cochran, a Mesa resident
- George Bock, a Mesa resident
- Max Ganley, a Mesa resident
- Tom Gibson

8. Conduct a public hearing and take action on the following minor General Plan amendment and zoning case, and take action on the development agreement, all related to the property located at the northwest corner of Thomas and Recker Roads:

- \*8-a. Conduct a public hearing on minor General Plan amendment case ZON19-00954.

**For continuance to the April 20, 2020 City Council Meeting.**

- \*8-b. **ZON19-00954 (District 5)** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road (109.8± acres). Minor General Plan amendment to change the Character Type from Parks to Neighborhood. This request will allow for the development of a single-residence subdivision. Desert Vista 100, LLC, applicant; City of Mesa, owner.

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption

**For continuance to the April 20, 2020 City Council Meeting.**

- \*8-c. **ZON19-00806 (District 5)** Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road (109.8± acres). Rezone from PS to RS-6-PAD and RS-7-PAD. This request will allow for the development of a single-residence subdivision. Desert Vista 100, LLC, applicant; City of Mesa, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions

**For continuance to the April 20, 2020 City Council Meeting.**

- \*8-d. Approving and authorizing the City Manager to enter into a Development Agreement with Desert Vista 101, LLC, relating to approximately 115 acres of property located at the northwest corner of Thomas Road and Recker Road, for the purpose of developing a single-family residential subdivision and associated improvements. **(District 5)**

**For continuance to the April 20, 2020 City Council Meeting.**

9. Take action on the following subdivision plat:

- \*9-a. "The Point II" **(District 6)** Located within the 4200 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road (±2.7 acres). Evergreen - Point 22 & Signal Butte, LLC, developer; Eric L. Sostrom, Survey Innovation Group Inc., surveyor.

**Items not on the Consent Agenda.**

**6. Introduction of the following ordinances and setting April 20, 2020 as the date of the public hearing on these ordinances:**

- 6-f. **ZON17-00606 (District 6)** Within the 3200 through 4000 blocks of South Hawes Road (west side), the 3200 through 3600 blocks of South 80th Street (east side), the 3600 through 4000 blocks of the South 80th Street alignment (east and west sides), the 7700 through 8400 blocks East Elliot Road (south side), the 8100 through 8400 blocks of East Elliot Road (north side), the 8400 through 8800 blocks of East Warner Road (north side), and the 8100 through 8600 blocks of East Warner Road (south side) (540± acres). Rezone from AG and LI to RS-6, RSL-4.0, RSL-2.5, RM-5, GC, and MX with a PAD Overlay. This request will establish the "Hawes Crossing" PAD to guide the future review of specific plans of development. Jordan Rose, Rose Law Group, applicant; multiple property owners.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 3-2)

The following citizens submitted comment cards in opposition to agenda item 6-f:

- Carey Davis, a Mesa resident
- Dalle Cluff, a Mesa resident
- Alan Haynie, a Mesa resident
- Denis Brimhall, a Mesa resident
- Kevin S. Milne, a Mesa resident

The speakers offered a series of comments including, but not limited to, the following:

- No compatibility with the existing RS6 zoning for Boulder Creek
- Increased traffic with higher density zoning will raise the level of risk for children attending Boulder Creek Elementary School
- Does not provide any support for surrounding communities

It was moved by Vice Mayor Freeman, seconded by Councilmember Luna, that Item 6-f be introduced and setting April 20, 2020 as the date of the public hearing.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker  
NAYS – None

Carried unanimously.

**10. Conduct a public hearing on the following annexation case.**

- 10-a. Public Hearing prior to the release of the petition for signatures for annexation case ANX18-00788, located south of Elliot Road and west of Ellsworth Road (319.4± acres). Initiated by the applicant, Jordan Rose, Rose Law Group, for the owners. **(District 6)**

Mayor Giles announced that this is the time and place for a public hearing regarding the release of the petition for signatures. **(District 6)**

Mark Gaspers, spokesperson from the Boeing Company, indicated opposition to the item. (Following the meeting, Mr. Gaspers clarified his opposition was intended for Agenda Items 8-a through 8-d)

The following citizens did not want their comments read but wanted to indicate support for agenda item 10-a:

- Sean Lake, a Mesa resident
- Greg Guglielmino, a Gilbert resident
- Marla Flannagan, a Mesa resident
- Mital Patel, a Mesa resident
- Peter Van Rijn, a Mesa resident
- Jody Van Rijn, a Mesa resident
- Courtney Everhart, a Mesa resident
- Shital Patel, a Mesa resident
- Tia Cook, a Gilbert resident
- Brenna Saurey, a Mesa resident

Refer to Item 1 for additional comments indicating support and comments of agenda Item 10-a.

There being no additional public comment, the Mayor declared the public hearing closed.

11. Items from citizens present.

There were no items from citizens present.

12. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:22 p.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, 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 6<sup>th</sup> day of April 2020. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

Jg